RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN ARTICLE 216 SPANISH SPRINGS AREA, TO ADD THE VILLAGE GREEN COMMUNITY AREA MODIFIERS, TO INCLUDE PROVISIONS RELATED TO: APPLICABILITY, EXCEPTIONS, SETBACKS, BUILDING HEIGHT, TRUCK DELIVERY AREAS, UTILITIES, ARCHITECTURE, LIGHTING, EXTERIOR SIGN LIGHTING, PARKING LOT LIGHTING, LANDSCAPING, CALLE DE LA PLATA AND PYRAMID WAY STREETSCAPES, BUFFER YARDS, TRANSPORTATION IMPROVEMENTS, AND PUBLIC TRAIL EASEMENTS; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 24-01

WHEREAS

A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and

B. The Washoe County Planning Commission initiated amendments to Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, on January 2, 2024 as fully described in Exhibit A-1 to this resolution; and

C. Development Code Amendment Case Number WDCA23-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on January 2, 2024; and

D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and

E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Development Code amendment Case Number WDCA23-0005:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;

2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;

3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the

requested amendment allow for a more desirable utilization of land within the regulatory zones; and,

4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on January 2, 2024.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair