

**WASHOE COUNTY COMMISSION**

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION
ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,
TAHOE AREA PLAN LAND USE MAP (WMPA25-0002) TO CHANGE THE
MASTER PLAN LAND USE CATEGORY ON A 5.74-ACRE PARCEL (APN
125-010-21) FROM 80% CONSERVATION/20% RESIDENTIAL TO 100%
RESIDENTIAL.

WHEREAS, on August 5, 2025, the Washoe County Planning Commission held a public hearing on the proposal, adopted Master Plan Amendment Case No. WMPA25-0002 by Resolution Number 25-09, and recommended that the Board of County Commissioners also adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on September 9, 2025, this Board voted to adopt the proposed amendment, having made the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource.

WHEREAS, in accordance with NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Tahoe Regional Planning Agency and receive a final determination that the proposed amendment conforms with the Tahoe Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby ADOPT the amendment to the Tahoe Area Plan (Case No. WMPA25-0002), as set forth in Exhibit A attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Tahoe Regional Plan.

ADOPTED this 9th day of September 2025, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Alexis Hill, Chair

ATTEST:

Jan Galassini, County Clerk

Exhibit A, WMPA25-0002

