



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTHWEST AREA PLAN, MASTER PLAN MAP (WMPA22-0004), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 22-XX

Whereas, Master Plan Amendment Case Number WMPA22-00XX came before the Washoe County Planning Commission for a duly noticed public hearing on March 1, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA22-0004, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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 Change Conditions. The proposed amendment 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 impairment and the efficient expenditure of funds for public services.

Southwest Area Plan Required Findings

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA22-0004, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on March 1, 2022

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Southwest Area Plan, Goal 1

Exhibit A, WMPA22-0004

Goal One: The pattern of land use designations and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.

Policies

- SW.1.1 The Southwest Truckee Meadows Character Management Plan map shall identify the West Truckee Meadows Wildland Transition Suburban Character Management Area, ArrowCreek Wildland Transition Suburban Character Management Area, Timberline Wildland Transition Suburban Character Management Area, Lakeside/Holcomb Suburban Character Management Area, Foothill Suburban Character Management Area, Thomas Creek Suburban Character Management Area, Lower Galena Suburban Character Management Area, and the Mt. Rose Wildland Open Space Rural Character Management Area.
- SW.1.2 Policy Growth Level: In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.
- SW.1.3 The following Regulatory Zones are permitted within the West Truckee Meadows Wildland Transition Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. High Density Rural (HDR – One unit per 2.5 acres).
 - e. Medium Density Suburban (MDS – Three units per 1 acre) – Limited to the areas designated MDS as of the effective date of this plan.
 - f. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
 - g. Low Density Suburban (LDS - One unit per 1 acre).
 - h. Neighborhood Commercial (NC).
 - i. Open Space (OS).
 - ji. Public/Semi-public Facilities (PSP).
 - jk. Parks and Recreation (PR).
- SW.1.4 The following Regulatory Zones are permitted within the ArrowCreek Wildland Transition Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
 - e. Low Density Suburban (LDS – One unit per 1 acre)
 - f. Public/Semi-public Facilities (PSP).

- g. Parks and Recreation (PR).
- h. Open Space (OS).
- i. High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.

SW.1.5 The following Regulatory Zones are permitted within the Timberline Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Public/Semi-public Facilities (PSP).
- c. Parks and Recreation (PR).
- d. Open Space (OS).
- e. High Density Rural (HDR) Limited to the areas designated HDR as of the effective date of this plan.

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. Low Density Suburban (LDS – One unit per 1 acre).
- h. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- i. High Density Rural (HDR – One unit per 2.5 acres).

SW.1.7 The following Regulatory Zones are permitted within the Foothill Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-public facilities (PSP).

SW.1.8 The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per 1 acre).

- f. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- g. Medium Density Suburban (MDS – Three units per 1 acre).
- h. Public and Semi-public facilities (PSP).

SW.1.9 The following Regulatory Zones are permitted within the Lower Galena Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-public facilities (PSP).

SW.1.10 The following Regulatory Zones are permitted within the Mt. Rose Wildland Open space Rural Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. Public and Semi-public facilities (PSP).

SW.1.11 This plan shall be interpreted to ensure that all existing entitlements as of the adoption of this plan are fully recognized.

SW.1.12 Requests to intensify existing land uses in and around the West Truckee Meadows Wildland Transition Suburban Character Management Area shall be reviewed for potential impacts to the scenic value of the Fourth Street/I-80/Truckee River corridor.