



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN
THE RENO-STEAD CORRIDOR JOINT PLAN MAP
(CITY OF RENO PLANNING CASE NUMBER LDC16-00025)
AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 16-06

Whereas a Reno-Stead Corridor Joint Plan Amendment case (Sky Vista Master Plan Amendment, City of Reno Planning Case Number LDC16-00025) came before the Washoe County Planning Commission in a joint meeting with the City of Reno Planning Commission for a duly noticed public hearing on May 18, 2016; and,

Whereas the Sky Vista Master Plan Amendment request was filed by Mr. Chuck Bluth with the City of Reno and requires an amendment to the Reno-Stead Corridor Joint Plan to remove a ±55.5 acre property (APN 086-380-15)---located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road---from the Joint Plan; and,

Whereas the property which is the subject of the Sky Vista Master Plan Amendment request currently has a master plan designation of High Density Suburban/Low Density Residential (3-7 dwelling units per acre) within the Reno-Stead Corridor Joint Plan, and Mr. Bluth is requesting further action by the City of Reno Planning Commission, if the subject property is removed from the Reno-Stead Corridor Joint Plan, to re-designate the property as Mixed Residential (3-21 dwelling units per acre) under the City of Reno's Master Plan, but that such further action can only be taken provided the Washoe County and the City of Reno Planning Commissions vote to remove the subject property from the Reno-Stead Corridor Joint Plan; and,

Whereas amending the Reno-Stead Corridor Joint Plan requires a joint hearing before the Washoe County Planning Commission and the City of Reno Planning Commission pursuant to NRS 278.02786, which hearing was duly noticed in accordance with law including NRS chapter 278; and,

Whereas the Washoe County and the City of Reno Planning Commissions heard input from both staff and the public regarding the proposed Joint Plan Amendment; and,

Whereas, the Washoe County and the City of Reno Planning Commissions gave reasoned consideration to the information received regarding the proposed Joint Plan Amendment; and,

Whereas, this resolution was passed by the affirmative vote of a 2/3 majority of the total membership of the Washoe County and City of Reno Planning Commissions; and,

Whereas, all required findings applicable to master plan amendments, including those in NRS chapter 278 and the Washoe County Development Code, were made at the conclusion of the hearing;

Now, therefore, be it resolved that pursuant to NRS 278.210(3) and NRS 278.02786, the Washoe County Planning Commission does hereby recommend that the Reno-Stead Corridor Joint Plan be amended as part of the Sky Vista Master Plan Amendment, City of Reno Planning Case Number LDC16-00025, by removing from the Joint Plan a ±55.5 acre property (APN 086-380-15) located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road, as shown on the map included as Exhibit A to this resolution; this Exhibit and resolution are the map, descriptive matter, and other matter intended by the planning commission to constitute the amendment to the Joint Plan; and,

Further, be it resolved that a certified copy of this resolution shall be submitted to the Washoe County Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220 and NRS 278.02786.

ADOPTED on May 18, 2016

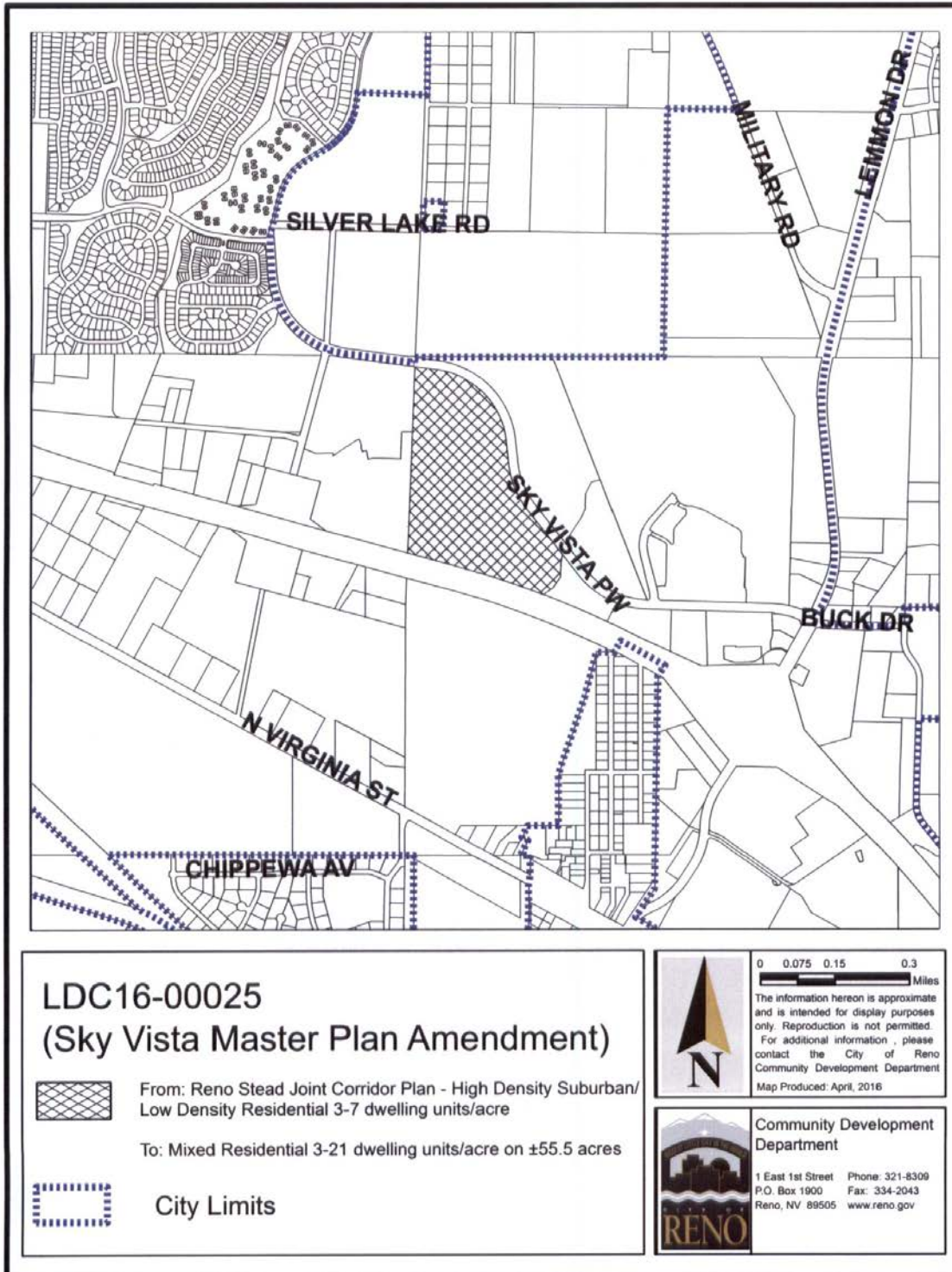
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

William H. Whitney, Secretary

James Barnes, Chair

Attachment: Exhibit A – Map of LDC16-00025, Sky Vista Master Plan Amendment



Cross-hatched area on map illustrates the ± 55.5 acre property (APN 086-380-15) located along the south side of Sky Vista Parkway, ± 900 feet west of its intersection with Trading Post Road, proposed to be removed from the Reno-Stead Corridor Joint Plan