

**WASHOE COUNTY COMMISSION**

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

RESOLUTION
ADOPTING AN AMENDMENT TO THE SUN VALLEY
REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONE ON ONE
PARCEL TOTALING 45.51 ACRES FROM MEDIUM DENSITY SUBURBAN (MDS) TO
40.64 ACRES OF MEDIUM DENSITY URBAN (MDU) AND 4.87 ACRES OF OPEN
SPACE (OS) (APN:502-250-09) (WRZA22-0003)

WHEREAS, Pedcor Investments, LLC applied to the Washoe County Planning Commission on behalf of Chocolate Group, LLC (owner) to amend the regulatory zones on one parcel (APN 502-250-09) totaling 45.51 acres from Medium Density Suburban (MDS) to 40.64 acres of Urban Residential (UR) and 4.87 acres of Open Space (OS);

WHEREAS, on April 5, 2022, the Washoe County Planning Commission held a public hearing on the proposed amendment. Commissioner Peyton moved to approve Regulatory Zone Amendment Case No. WRZA22-0003. The motion failed with a vote of 1 in favor and 6 opposed, with all members present, which resulted in a denial of WRZA22-0003;

WHEREAS, upon appeal of the Planning Commission's denial and upon holding a public hearing on June 28, 2022, this Board voted to grant the appeal thereby reversing the Planning Commission's decision, and to adopt the proposed amendment, having made the following findings in accordance with Washoe County Code Section 110.821.15(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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. 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 amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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. And;

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA22-0003 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Sun Valley Regulatory Zone Map (Case No. WRZA22-0003), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County adopts WMPA22-0003 and has received a final determination that the amendment in WMPA22-0003 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 28th day of June 2022, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit B-1

