



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 THREE PARCELS FROM 16.706 ACRES OF LOW DENSITY SUBURBAN (LDS) AND 1.676 ACRES OF GENERAL RURAL (GR) TO 14.702 ACRES OF HIGH DENSITY SUBURBAN (HDS) AND 3.68 ACRES OF GR, AND RECONFIGURE THE BOUNDARIES OF THE HDS AND GR ZONES ON THE PARCELS (APNS 508-020-04, -42 & -44) (WRZA21-0005)

WHEREAS, Krater Consulting Group applied to the Washoe County Planning Commission on behalf of LC Highland 2, LLC (owner) to amend the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of HDS (High Density Suburban) and 3.68 acres of GR on 18.382 acres, and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44).

WHEREAS, On December 7, 2021, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Resolution No. 21-10, recommending that the Washoe County Board of County Commissioners adopt the proposed Regulatory Zone Amendment Case No. WRZA21-0005;

WHEREAS, Upon holding a subsequent public hearing on May 10, 2022, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.35:

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. WMPA21-0008 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Sun Valley Regulatory Zone Map (Case No. WRZA21-0005), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA21-0008 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 10th day of May 2022, to be effective only as stated above.

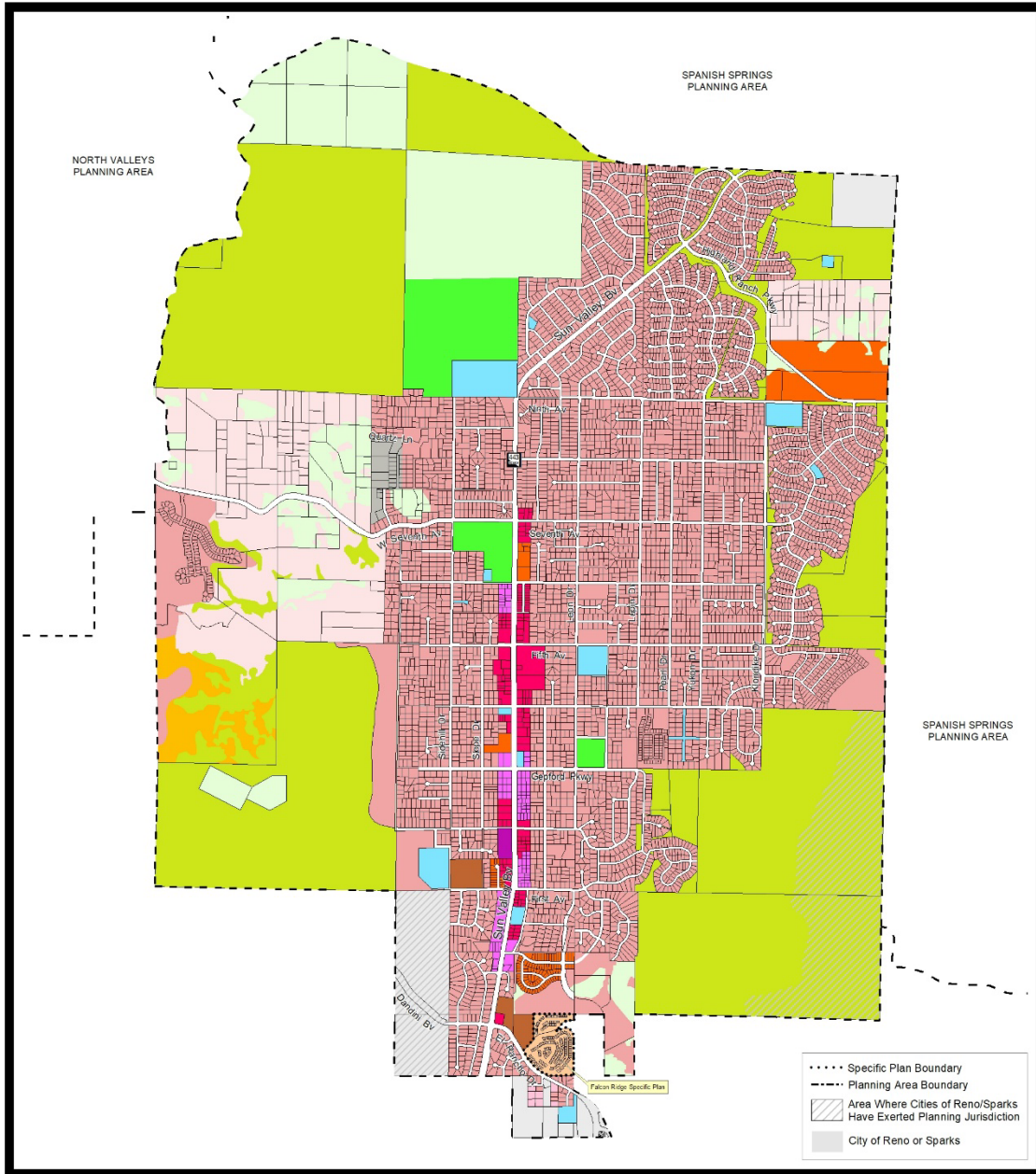
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit B-1



| SUN VALLEY REGULATORY ZONE MAP | | | | | |
|--------------------------------|---------------------------|--|--------------------------------|--|-----------------------------------|
| | LOW DENSITY RURAL | | HIGH DENSITY SUBURBAN | | INDUSTRIAL |
| | MEDIUM DENSITY RURAL | | LOW DENSITY URBAN | | PUBLIC AND SEMI-PUBLIC FACILITIES |
| | HIGH DENSITY RURAL | | MEDIUM DENSITY URBAN | | PARKS AND RECREATION |
| | LOW DENSITY SUBURBAN | | HIGH DENSITY URBAN | | OPEN SPACE |
| | LOW DENSITY SUBURBAN 2 | | GENERAL COMMERCIAL | | GENERAL RURAL |
| | MEDIUM DENSITY SUBURBAN | | NEIGHBORHOOD COMMERCIAL/OFFICE | | GENERAL RURAL RESIDENTIAL |
| | MEDIUM DENSITY SUBURBAN 4 | | TOURIST COMMERCIAL | | DRY LAKE/WATER BODY |

SOURCE: Planning and Building Division
 PC Date: December 7, 2021
 BCC Date: May 10, 2022

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.
 0 500 1,000 2,000 Feet

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.
 DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA
 1001 E. Ninth St.
 Reno, Nevada 89512 (775) 328-3600