

**WASHOE COUNTY COMMISSION**

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

RESOLUTION**ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY AREA PLAN APPENDIX C- MAPS TO RECONFIGURE THE BOUNDARIES OF THE SUBURBAN RESIDENTIAL AND RURAL MASTER PLAN DESIGNATIONS ON THREE ADJACENT PARCELS (APNS 508-020-04, -42 & -44) (WMPA21-0008)**

WHEREAS, Krater Consulting Group applied to the Washoe County Planning Commission on behalf of LC Highland 2, LLC (owner) for a master plan amendment to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing the designation from 16.7 to 14.7 acres, and the Rural master plan designation, increasing the designation from 1.67 to 3.68 acres, on three adjacent parcels (APN's 508-020-04, -42 & -44) within the Sun Valley Area Plan;

WHEREAS, on December 7, 2021, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Resolution No. 21-09, recommending that the Washoe County Board of County Commissioners adopt the proposed Master Plan Amendment Case No. WMPA21-0008;

WHEREAS, upon holding a public hearing on May 10, 2022, this Board directed that the master plan and regulatory zone amendments be reconsidered with a Development Agreement to cap the density of dwelling units per acre to no more than 5 du/acre over the three subject parcels;

WHEREAS, upon holding a subsequent public hearing on August 16, 2022, this Board voted to conditionally adopt the proposed master plan amendment and to conduct the first reading of an ordinance adopting the associated development agreement, which master plan amendment adoption was conditioned upon the eventual approval of said development agreement. The associated development agreement limits the gross density to 4.5 units per acre for the property, restricting the total number of dwelling units over the three parcels to 82.

WHEREAS, this Board has affirmed the following findings as made by the Planning Commission pursuant to 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.

The Board is also able to make the required Sun Valley Area Plan Finding Goal Thirteen:

SUN13.1. The amendment will further implement and preserve the Vision and Character Statement. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan. The amendment will not conflict with the public's health, safety or welfare.

WHEREAS, under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Washoe County Master Plan, Sun Valley Area Plan, Appendix C - Maps (Case No. WMPA21-0008), as set forth in Exhibit A-1 attached hereto, conditioned upon the Board's adoption of the associated development agreement, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 16th day of August 2022, to be effective only as stated above.

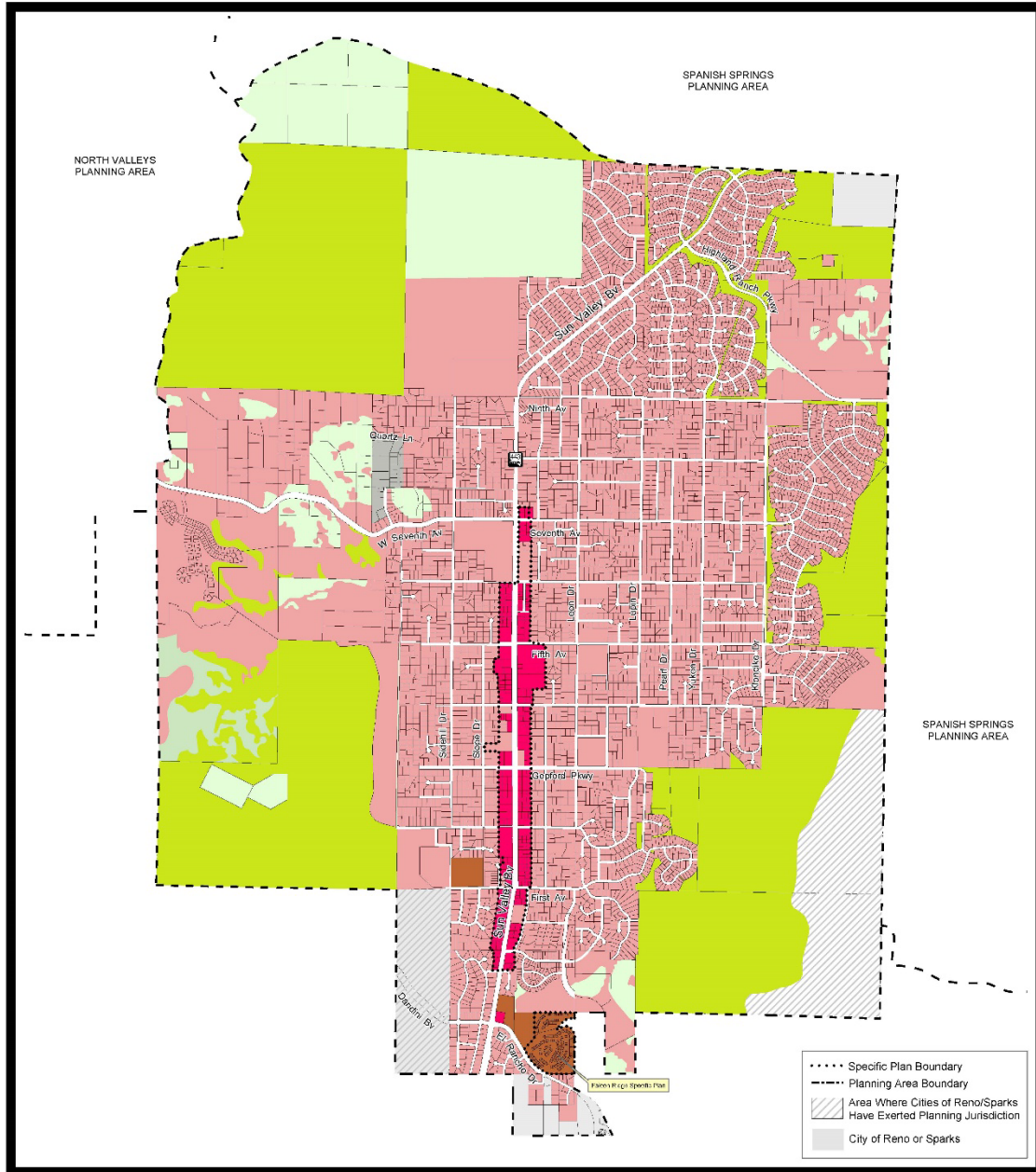
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit A-1



SUN VALLEY MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)

Source: Planning and Building Division

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 MASTER PLAN 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) 328-3500

PC Date: December 7, 2021
 EDC Date: August 10, 2022
 TMPA Conformance Date: