



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE January 13, 2026

DATE: December 12, 2025

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning and Building, Community Services Department, (775) 328-3627, jolander@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA25-0005 and Regulatory Zone Amendment Case Number WRZA25-0006 (Sun Valley 48 LLC).

Consideration of:

- (1) The Planning Commission's recommendation to adopt amendments to the Washoe County Master Plan, Sun Valley Master Plan Land Use Map, (WMPA25-0005) to change the master plan land use designation on a ± 17.2 acre parcel (APN: 085-010-52) and a ± 1.2 acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on ± 14 acres and Open Space (OS) on ± 4.4 acres; and if adopted, authorize the chair to sign a resolution to this effect; and
- (2) The Planning Commission's recommendation to adopt an amendment to the Sun Valley Regulatory Zone Map, to change the regulatory zoning on a ± 17.2 acre parcel (APN: 085-010-52) and a ± 1.2 acre parcel (APN: 085-010-53) from Medium Density Suburban (MDS-3 du/acre single family detached; or 5 du/acre single family attached & middle housing) to Low Density Urban (LDU -10 du/acre single family detached; or 14 du/acre for single family attached, multi-family, middle housing; or 12 du/acre mobile home park) on ± 14 acres and Open Space (OS) on ± 4.4 acres, subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, and if approved, authorize the chair to sign a resolution to this effect; and
- (3) Subject to a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities, to adopt a resolution sponsoring an amendment to the 2024 Truckee Meadows Regional Plan to change the land designation of the subject parcel from Tier 3 to Tier 2.

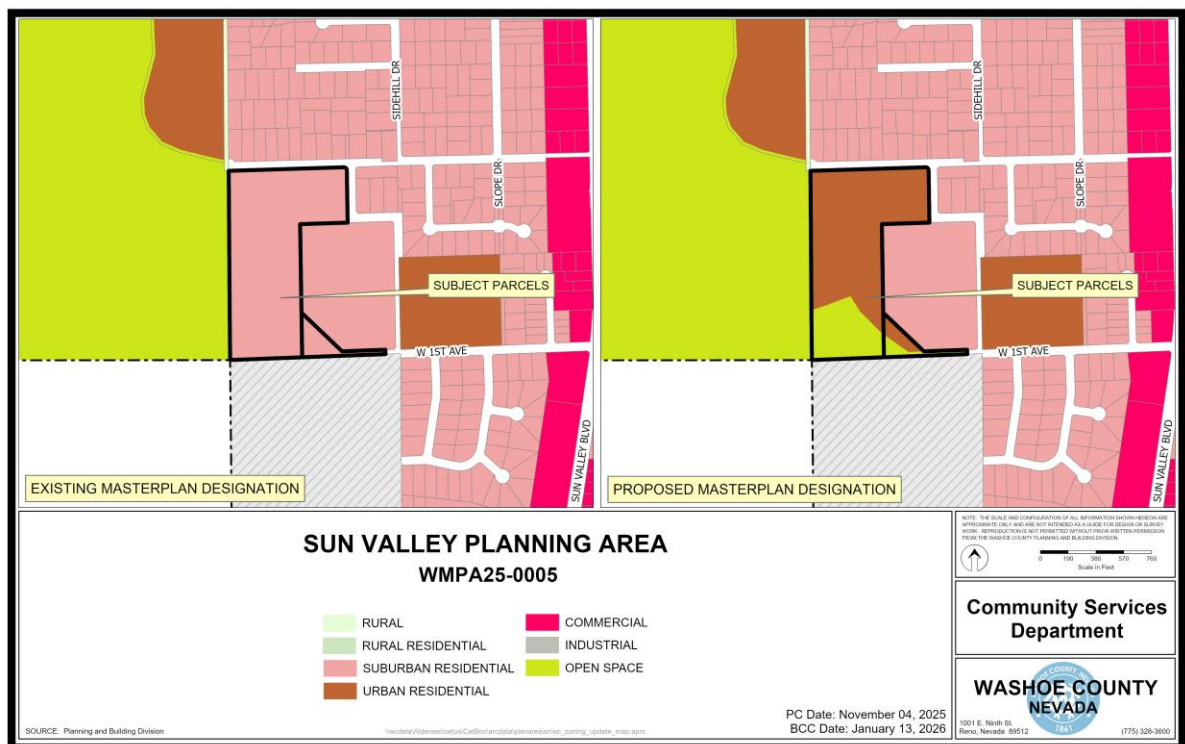
AGENDA ITEM # _____

The applicant is Sun Valley 48, LLC. The subject two parcels are located between 1st Avenue and 2nd Avenue at their western terminus and total 18.4 acres.

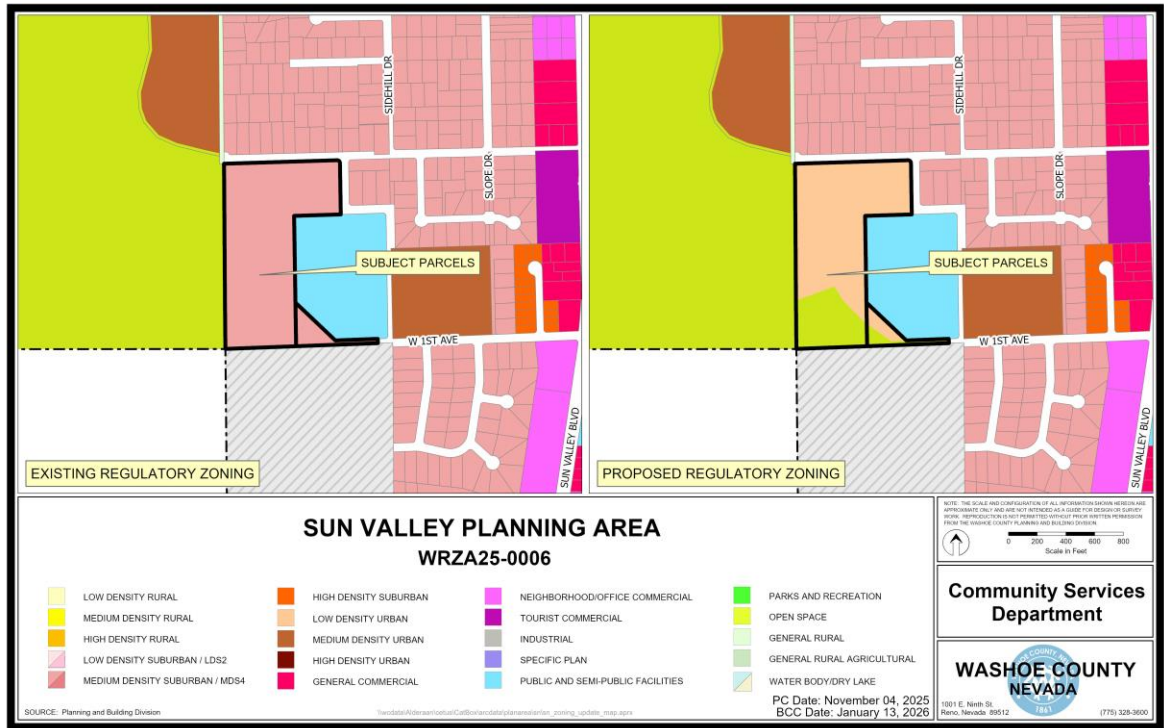
Following the public hearing, the Board of County Commissioners may adopt the proposed amendments; may modify the proposed amendments, however, modification of a master plan amendment must be referred back to the Planning Commission for its report in accordance with NRS 278.220(4); or may deny the proposed amendments. (Commission District 3.) FOR POSSIBLE ACTION

SUMMARY

This is a request to approve a master plan land use map amendment and regulatory zone amendment for two parcels totaling 18.4-acres.



Existing and Proposed Master Plan Designations - Side by Side Comparison



Existing and Proposed Regulatory Zone Maps - Side by Side Comparison

Washoe County Strategic Objective supported by this item: Economic Impacts - Meeting the Needs of Our Growing Community and Support a thriving community.

PREVIOUS ACTION

On November 4, 2025, the Washoe County Planning Commission considered the Sun Valley 48 master plan and regulatory zone amendments request. The Commission voted 5 in favor and 2 opposed for the master plan amendment and voted 4 in favor and 3 opposed for the regulatory zone amendment. The motions passed and the Commission recommends adoption of these amendments, being able to make at least three of the five findings in WCC 110.820.15(d) and all six required findings in WCC 110.821.15(d).

On May 3, 2022, the Washoe County Planning Commission approved the West 2nd Avenue Highlands Tentative Map (WTM22-003), for a 48 lot single-family residential, common open space development. However, the applicant concluded that the existing density of Medium Density Suburban (MDS-3 single family dwelling units per 1 acre) did not make the project feasible. According to the application, the proposed master plan and regulatory zone amendments application will increase the allowed density, which the applicant contends will make residential development more viable.

BACKGROUND

The proposed master plan and regulatory zone amendments include a 17.2 acre parcel and a 1.2 acre parcel (APN: 085-010-52 & 53) between 1st Avenue and 2nd Avenue at their western terminus, in the Sun Valley area. The existing master plan land use designation is Suburban Residential (SR) and the regulatory zoning is Medium Density

Suburban (MDS). The proposal is to change the master plan designation to Urban Residential (UR) and the regulatory zoning to Low Density Urban (LDU -10 du/acre single family detached and 14 du/acre single-family attached, multi-family and middle housing and 12 du/acre for manufactured home parks) and Open Space (OS). The master plan designation of UR will allow the zoning designations of LDU and OS.

The proposal will change 14 acres from MDS to LDU regulatory zoning and 4.4 acres from MDS to OS regulatory zoning. The OS regulatory zoning change will reduce the allowed area for residential uses from 18.4 acres to 14 acres. The current overall allowable density for MDS regulatory zoning, for the total acreage of 18.4 acres is 55 units. If approved, the LDU regulatory zoning will allow single family attached and detached, middle housing multi-family, and manufactured home parks. The allowed dwelling units for 14 acres would be either 140 single family detached units or up to 196 single family attached, multi-family or missing middle units. The application states, "there is no proposed development at this stage, however project impacts have been analyzed with a conceptual design of a 168-unit residential development."

The applicants are proposing to change 4.4 acres located in the southern portion of the site to OS regulatory zoning. This area includes a natural drainage area and slopes of 15% or more. The intent is to allow this area to remain undeveloped with no structures. The OS regulatory zoning will preserve 4.4 acres and will not allow any residential uses.

The site is located between 1st Avenue and 2nd Avenue, at their western terminus and is within the Sun Valley Planning Area. The parcels to the north and east of the subject parcels have a master plan land use designation of Suburban Residential (SR) and a regulatory zone of Medium Density Suburban (MDS), to the west the parcel has a master plan and regulatory zone designation of Open Space (OS), and the parcels to the south are within the City of Reno jurisdiction. The Red Hill Open Space is located to the west and Lois Allen Elementary school is located directly to the east. There are residential houses to the north and to the south is a City of Reno approved residential development.

If the Board approves the requested amendments to the master plan and regulatory zoning maps, the proposed amendments would also require a regional plan amendment. In order to manage regional growth, the 2024 Truckee Regional Plan separates land within Washoe County into tiers. These tiers establish a priority hierarchy for growth as follows: Mixed Use Core, Tier 1 land, Tier 2 land, Tier 3 land, and Rural Area. The parcel is currently designated Tier 3 in the Truckee Meadows Regional Plan. Table 3.1 in the Regional Plan identifies the density requirements for each Tier: the maximum density for Tier 3 land is "existing." Therefore, for these amendments to conform with the Regional Plan, a regional plan amendment will be required. The applicant is seeking to change the designation of the subject property from Tier 3 to Tier 2, which allows a maximum density of up to 30 du/acre; and thus, would permit the County's current master plan land use designation and regulatory zone designation on the property to be changed to those with a higher density/intensity. Per NRS 278.0272(7), a regional plan amendment can be proposed by a local government, the Regional Planning Commission (RPC), or the RPC's Governing Board. If the Board chooses to sponsor this regional plan amendment, it will be considered by the RPC. The RPC is responsible for considering regional plan amendments and making a recommendation to the Regional Planning Governing Board (RPGGB), who has authority to approve or deny proposed amendments. In the event the Board chooses to approve the master plan and regulatory zone amendment requests, it is recommended that Board also sponsor the required regional plan amendment.

NEIGHBORHOOD MEETING

The neighborhood meeting was held at Hobey's Casino on August 26, 2025, and there were six attendees. Comments made included the following:

- Traffic impacts
- Impacts to schools
- Access to open space and trails
- Safety concern for the community
- Grading and impact to the environment
- Increase in density

The meeting lasted over 50 minutes, with the public asking various questions. The majority of comments were about more homes and the impacts more homes would bring to the area. There were also comments about the topography, infrastructure and access to open space.

PUBLIC HEARING NOTICE

Master Plan Amendment Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.220(3) and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260 and WCC Section 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 88 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

FISCAL IMPACT

No fiscal impact.

STAFF COMMENT ON REQUIRED MASTER PLAN AMENDMENT FINDINGS

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Sun Valley Planning Area. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Planning Area analysis above.

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 public health, safety or welfare.

Staff Comment: As identified on page 8 of this staff report, the proposed amendment will provide for land uses compatible with the adjacent existing land uses, and will not adversely impact public health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and provide comments with no significant concerns (See Exhibit E).

3. Response to Changed 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.

Staff Comment: The applicant is seeking a master plan amendment in order to allow for higher density residential uses. The applicant is requesting to increase the residential density to provide more housing to the area. This request aligns with previous approved request in the area.

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.

Staff Comment: The site will be served by the Sun Valley General Improvement District (SVGID) for water and sewer. The SVGID has reviewed the application and has indicated there is capacity for the proposed amendments and any future development at this location.

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.

Staff Comment: The applicant is requesting to change the master plan designation on two parcels from Suburban Residential (SR) to Urban Residential (UR) and from Tier 2 to Tier 3 per the Truckee Meadows Regional Planning Agency. These changes will allow for increased density, which aligns with other parcels in the area, as detailed in the staff report. Higher residential density is

currently found in the area and exist on adjacent parcels. The proposed amendment will continue to promote the desired pattern for the orderly physical growth of the County and continue to guide development of the County by increasing housing units.

STAFF COMMENTS ON REQUIRED REGULATORY ZONE AMENDMENT FINDINGS

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Sun Valley Planning Area. 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 public health, safety or welfare.

Staff Comment: 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. Northern Nevada Public Health, Environmental Health reviewed the request and provide comments with no significant concerns (See Exhibit E).

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.

Staff Comment: The applicant is seeking a regulatory zone amendment in order to allow for higher residential density uses. The higher density will provide more housing to the area. The conditions of the area have changed, other parcels in the area have been approved for high densities. This request aligns with previous approved request in the area.

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.

Staff Comment: All needed facilities are existing or will be provided by the applicant with any future development plans. The Sun Valley General Improvement District (SVGID) is the water and sewer service provider and has reviewed the application and has the capacity for the amendments and any future development at this location.

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.

Staff Comment: The proposed amendment will not adversely affect the impact or the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report.

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.

Staff Comment: The applicant is requesting to change the parcels from MDS regulatory zoning to LDU regulatory zoning and from Tier 3 to Tier 2 per the Truckee Meadows Regional Planning Agency. These changes will increase the density, which aligns with other parcels in the area, as detailed in the staff report. Higher residential density is currently found in the area and exist on adjacent parcels. The proposed amendment will continue to promote the desired pattern for the orderly physical growth of the County and continue to guide development of the County by increasing housing units.

7. Effect on a Military Installation when a Military Installation is required to be noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0005; and subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the Sun Valley Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA25-0006. Further, if the Board adopts the master plan and regulatory zone amendments, it is recommended that the Board adopt and authorize the Chair to sign the resolution contained as Attachment C to this staff report to initiate an amendment to the 2024 Truckee Meadows Regional Plan to change the designation on these parcels from Tier 3 to Tier 2.

POSSIBLE MOTIONS

Should the Board agree with the Planning Commission's recommendation, a three-part possible motion would be:

- (1) "Move to adopt Master Plan Amendment Case Number WMPA25-0005, to adopt an amendment to the Sun Valley Master Plan Land Use Map, which is a component of the Washoe County Master Plan, to change the master plan land use designation on ±17.2

acre parcel (APN: 085-010-52) and on a ± 1.2 acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on a ± 14 acres and to Open Space (OS) on ± 4.4 acres; and authorize the Chair to sign the resolution contained in Attachment A to this staff report to that effect.

In making this motion, the Board is able to make the following findings for the master plan amendment as required by 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 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.”

AND

(2) “Move to adopt, subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, Regulatory Zone Amendment Case Number WRZA25-0006, which, amends the Sun Valley Regulatory Zone Map, to change the regulatory zoning on a ± 17.2 acre parcel (APN: 085-010-52) and on a ± 1.2 acre parcel (APN: 085-010-53) from Medium Density Suburban (MDS-3 du/acre single family detached or 5 du/acre single family attached or middle housing) to Low Density Urban (LDU -10 du/acre single family detached; or 14 du/acre for single family attached, multi-family, and middle housing; or 12 du/acre manufactured home park) on ± 14 acres and to Open Space (OS) on ± 4.4 acres; and authorize the Chair to sign the resolution contained in Attachment B to this staff report to that effect.

In making this motion, the Board is able to make the following findings for the regulatory zone amendment as required by 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 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; more desirable use. 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 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.”

AND

- (3) “Move to adopt and authorize the Chair to sign the resolution contained as Attachment C to this staff report to initiate an amendment to the 2024 Truckee Meadows Regional Plan to change the designation of the subject parcels (APNs: 085-010-52 & 53) from Tier 3 to Tier 2.”

Attachments: A- BCC MPA Resolution
B- BCC RZA Resolution
C- BCC Regional Planning Resolution
D-Planning Commission Signed Action Order with Signed MPA Resolution & RZA Resolution
E- Planning Commission Staff Report
F- Planning Commission Meeting Minutes for November 4, 2025

Applicant/Owner: Sun Valley 48, LLC, frank@leporiconstruction.com

Representatives: Manhard Consulting, Ltd., cbaker@manhard.com