

**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) for a regulatory zone amendment to amend the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres Low Density Suburban (LDS - 1 dwelling unit/acre) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS - 7 dwelling units/acre) 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 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 to no more than 5 dwelling units per 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 regulatory zone amendment and to conduct the first reading of an ordinance adopting the associated development agreement, which regulatory zone amendment 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 110.821.35(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. 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, 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 Master Plan Amendment Case No. WMPA21-0008 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 B-1

