

Exhibit A

Appeal

**Master Plan Amendment Case Number WMPA18-0001
(Sun Valley Area Plan)**

And

**Development Code Amendment Case Number WDCA18-
0001 (Sun Valley Area Plan Modifiers)**



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

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RENO, NEVADA 89520-0027
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Planning Commission Action Order
Master Plan Amendment Case Number WMPA18-0001 and
Development Code Amendment Case Number WDCA18-0001

Decision: **Denial**

Decision Date: April 3, 2018

Mailing/Filing Date: April 5, 2018

Applicant: Washoe County Community Services Department
Planning and Building Division
1001 East Ninth Street
Reno, NV 89512

Assigned Planner: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) – For possible action, hearing and discussion to amend the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, “New single family detached residential, including mobile homes, will not be allowed within the DCMA.” If approved and subsequently found in conformance with the Truckee Meadows Regional Plan by the regional planning authorities, the Sun Valley Area Plan would no longer prohibit new single family detached residential units in the Sun Valley DCMA. Because this is a possible amendment to the master plan, approval must be by resolution supported by a 2/3 vote of the entire planning commission membership.

AND

Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers) – For possible action, hearing, and discussion to amend to Chapter 110 of the Washoe County Code (WCC) at 110.218.35(a) to remove “Neighborhood Commercial / Office” zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed within the Sun Valley area. If approved, placement of mobile homes and manufactured homes within these zones would instead be subject to the general placement rules found in Table 110.302.05.1, which allows them with a board of adjustment special use permit.

- Applicant: Washoe County Planning and Building Division
- Location: Downtown Character Management Area (DCMA) of Sun Valley
- Master Plan Category: Commercial



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

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- Regulatory Zone: Neighborhood Commercial
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 818, Amendment of Development Code and Article 820, Amendment of Master Plan
- Commission District: 3 and 5, Commissioners Jung and Herman

Notice is hereby given that the Washoe County Planning Commission denied the above referenced Master Plan Amendment case number based on the inability to make the findings 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 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;
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; and
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.

Notice is hereby given that the Washoe County Planning Commission denied the above referenced Development Code Amendment case number based on the inability to make the findings required by Washoe County Code Section 110.818.15(e).

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the

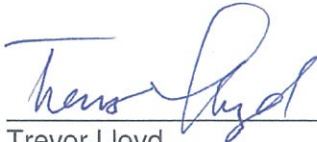
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Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,

4. No Adverse Effects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/RP/ks

xc: Dave Solaro, Director, CSD
Mojra Hauenstein, Division Director, Planning and Building
Trevor Lloyd, Planning Manager
Nate Edwards, Deputy District Attorney

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Lisa Beaver, Truckee Meadows Fire Protection District; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Sun Valley Citizen Advisory Board, Chair