

Exhibit B

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)**



Planning Commission Staff Report

Meeting Date: April 3, 2018

Agenda Item: 8F

MASTER PLAN AMENDMENT AND DEVELOPMENT CODE AMENDMENT CASE NUMBERS:
WMPA18-0001 and WDCA18-0001

BRIEF SUMMARY OF REQUEST: Amend Master Plan and Development Code to allow single-family residential uses (including mobile homes) within the Sun Valley Downtown Character Management Area (DCMA), subject to approval of a Special Use Permit.

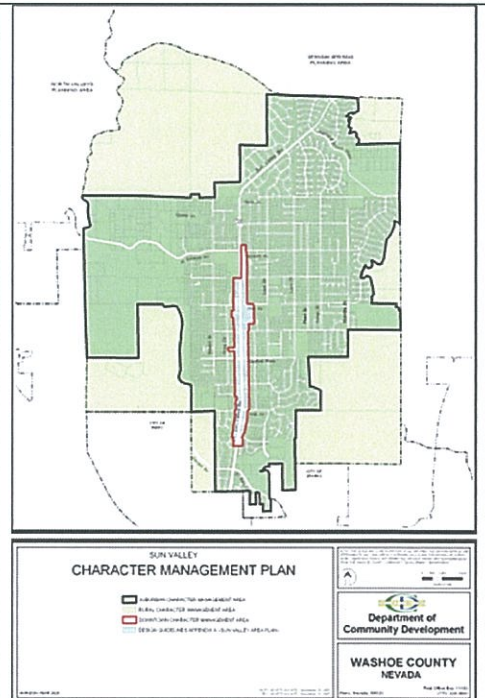
STAFF PLANNER:

Planner's Name: Roger Pelham, Senior Planner
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.us

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



STAFF RECOMMENDATION**RECOMMEND APPROVAL****RECOMMEND
DENIAL****POSSIBLE MOTION****Master Plan Amendment:**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0001 having made the five findings in accordance with Washoe County Code Section 110.820.15(d) and three findings in accordance with Sun Valley area plan at SUM.13.1. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA18-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

Development Code Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of Development Code Amendment Case Number WDCA18-0001, to amend Washoe County Chapter 110 (Development Code) 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, having made the four findings in accordance with Washoe County Code Section 110.818.15(e). I further move to authorize the Chair to sign the resolution contained in Attachment B on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date.

(Motions with Findings begin on page 9 of this report)

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Background and Proposed Master Plan and Development Code Amendments

In 2010 the Sun Valley Area Plan was extensively revised. This was one of several area plan updates that were undertaken as periodic updates. A part of the vision for the Sun Valley Area that was adopted at that time includes, "Both sides of Sun Valley Boulevard from approximately Rampion Way in the south to 7th Avenue in the north will be known as the Downtown Character Management Area (DCMA). This area will provide development and redevelopment opportunities for a mix of multi-family residential, office, commercial and tourist commercial land uses."

This vision was implemented by means of Policy SUN.1.2 which reads as follows:

- SUN.1.2 To promote "mixed-use" development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
- a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards. New single family detached residential, including mobile homes, will not be allowed within the DCMA.

The vision was further implemented by means of the Sun Valley Area Plan Modifiers within the Development Code (Chapter 110 of the Washoe County Code) at 110.218.35(a), which reads as follows:

Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood

Commercial/Office, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

In the years following adoption of this vision and the associated policies and codes, it has become apparent that implementation of the vision is problematic in the Neighborhood Commercial / Office (NC) regulatory zone. Many parcels of land within the NC regulatory zone, and within the DCMA are about 1/3 acre in size. Many of those parcels of land have been developed for many years with manufactured homes and mobile homes. This is consistent with the predominant development pattern in much of the Sun Valley Area Plan.

There have been many instances in which manufactured and mobile homes have been removed from properties within the DCMA and the property owner has then sought a permit to place another one on the same parcel at a later date. When this is done within 12 months, this has been approved as a continuation of an existing non-conforming use, in accordance with Article 904 Nonconformance of the Development Code. However, when more than one year has passed no permits have been able to be approved. The situation often results in parcels remaining vacant while surrounded by similar uses. This policy also results in the inability of a property owner being able to replace an older single-wide mobile home with a newer or larger home, as Nonconformance will allow an expansion of just 10 percent, one time only.

While Staff recognizes, and agrees, with the vision statement of the Sun Valley Area Plan and recognizes that a density bonus for mixed-use development within the DCMA is beneficial, in many cases it is not practical for individual property owners to develop their lots in accordance with that vision while most or all of the surrounding properties are utilized for manufactured and mobile homes. For this reason staff believes that a relaxation of the restriction on manufactured and mobile homes (single-family residences) is beneficial, and supports the vision statement.

As shown in the excerpt from Table 110.302.05.1, below, all other areas of Washoe County allow manufactured homes (single-family residences) in the NC regulatory zone, subject to the approval of a Special Use Permit. Staff believes that owners of property within the DCMA and within the NC regulatory zone should be afforded that same opportunity.

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A

Key:

-- = Not allowed; A = Allowed; AR = Administrative Review pursuant to Section 110.306.25(i); P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

These amendments were initiated by the Washoe County Planning Commission on January 2, 2018, after a hearing and recommendation by staff of the Planning and Building Division.

PROPOSED AMENDMENTS

Text proposed to be deleted is shown as ~~strikethrough~~.

- SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
- a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards. ~~New single family detached residential, including mobile homes, will not be allowed within the DCMA.~~

And

110.218.35 (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, ~~Neighborhood Commercial/Office~~, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

Sun Valley Citizen Advisory Board (SVCAB)

The proposed project was considered by the Citizen Advisory Board at the regularly scheduled meeting on February 5, 2018. Trevor Lloyd, Planning Manager was available to address any questions and provide explanation of the requests. Substantial discussion ensued. The minutes of that meeting are attached to this report at Attachment E. Support of retaining the current Master Plan provisions was expressed.

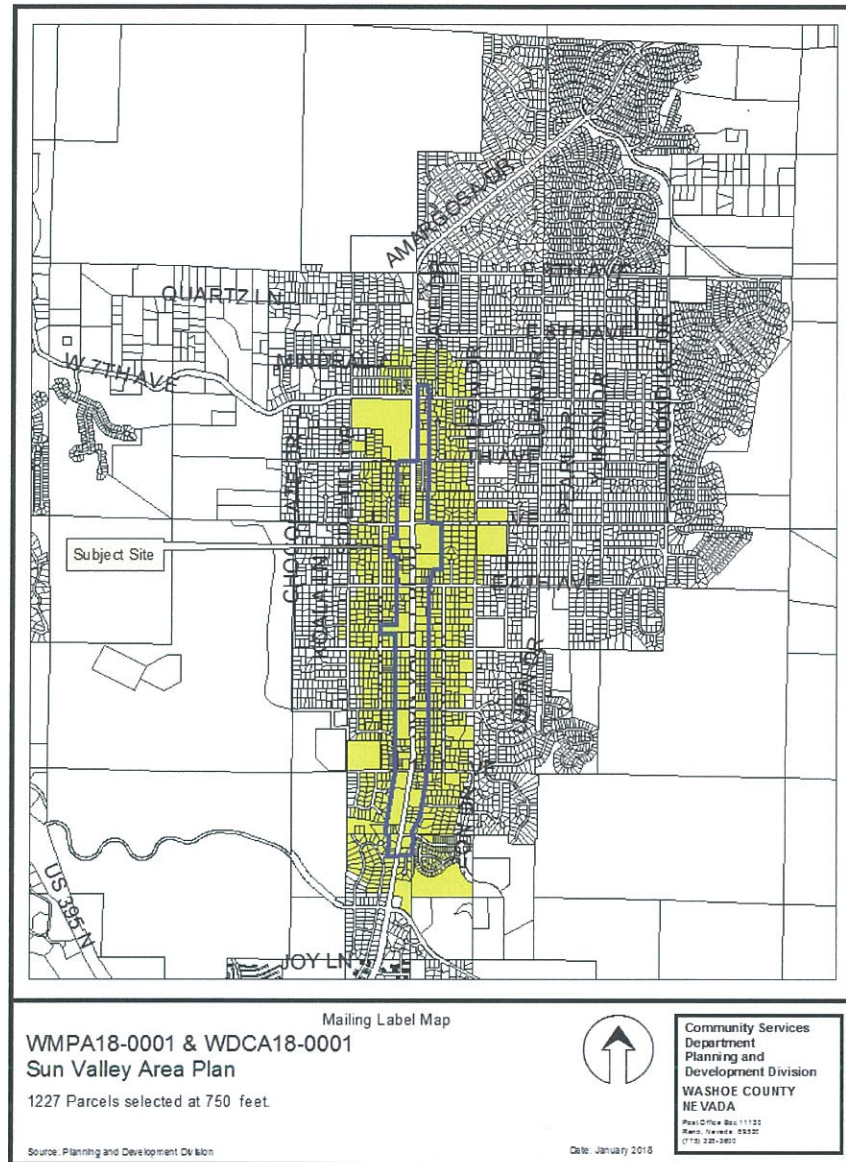
Margaret Reinhardt moved to recommend denial 7a & 7b. Michael Rider seconded the recommendation to deny. Discussion: Margaret Reinhardt recommended that the Area Plan and the Development Code provisions remain as they are currently written. There are too many things that need to get worked out. Look into possibility of addressing those properties 3 properties back. Carmen Ortiz said those empty lots are sitting empty; they can't do anything with it. Trevor said under the current code, they are prohibited to put a home on that land. Michael suggested maintaining the commercial property on Sun Valley Blvd. He said the proposal doesn't address it. It rights the wrongs; however, it needs to be fine tuned. He would like to see this to come back to this CAB. The motion passed unanimously.

Public Notice

Public notice for the approval of a Development Code Amendment requires publication in a newspaper as well as notice to all Citizen Advisory Board members in the County. Public notice for the approval of a Master Plan Amendment requires the at least 30 notices to be send to all property owners and all residents of mobile home parks, within 750 feet of the proposed change. Notice to a military installation within 3000 feet is also required, but there is no such installation in this area.

Public notice for a Master Plan Amendment is required for all property owners within 750 feet of the area proposed for amendment.

Public notice was provided in accordance with the applicable requirements, as shown on the following map.



Staff Comment on Required Findings

Master Plan Amendment

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six 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: Single family dwellings are permissible in the Neighborhood Commercial regulatory zone in most other areas plans. This amendment would make the Sun Valley Area Plan consistent with other area plans; therefore 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.

Staff Comment: Single family dwellings may be compatible with other permissible uses within the Neighborhood Commercial regulatory zone, subject to conditions of approval as may be required with the approval of a special use permit. Therefore, 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.

Staff Comment: The proposed amendment responds to the requests from several property owners who have parcels of land which were previously developed with single family residences (including mobile homes and manufactured homes) that are now prohibited from placing new homes or larger homes on those lots. Therefore, the proposed amendment responds to changed conditions 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.

Staff Comment: Any single family dwelling that may be developed on any of the effected parcels of land must demonstrate that adequate facilities will be provided, both by generally applicable requirements of the Development Code as well as possible conditions of approval that may be placed on the required special use permit. Therefore, the finding can be made that there are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted within the Commercial 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.

Staff Comment: The Citizen Advisory Board expressed the opinion that the amendment will not promote the desired pattern of orderly physical growth, as they expressed that Neighborhood Commercial lots should be developed with commercial uses, not single family residences, along Sun Valley Boulevard. Staff holds a differing opinion as many lots are small, and were previously developed with single family residences

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance; therefore this finding need not be made by the Planning Commission.

SUN.13.1 In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

- a. The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: The Character Statement includes, "The community supports mixed-use development adjacent to Sun Valley Boulevard that will improve the appearance of existing and future commercial development and also provide for concentrating multi-family residential on this major arterial." The proposed change would allow single family residences with the approval of a special use permit. The special use permit allows the imposition of conditions of approval that may be used to improve the appearance of existing and future development along Sun Valley Boulevard.

- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.

Staff Comment: The proposed amendment will change policy SUN.1.2 (a). The proposed amendment does not conflict with any other policies in the Area Plan and the Master Plan.

- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The change will provide the opportunity for owners of parcels of land that have a regulatory zone of Neighborhood Commercial to seek a special use permit to establish a single family dwelling, and to allow some with existing single family dwellings to enlarge those dwellings. This change does not conflict with the public's health, safety or welfare.

Development Code Amendment

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

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.

Staff Comment: Single family dwellings are permissible in the Neighborhood Commercial regulatory zone in most other areas plans. This amendment would make the Sun Valley Area Plan Modifiers consistent with other area plans; therefore the proposed 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.

Staff Comment: Any adverse impact to the public health, safety or welfare associated with the development of a single family residence in the Neighborhood Commercial regulatory zone would be mitigated by conditions of approval as may be required with

the approval of a special use permit. The intent of the Development Code, as applicable to the Neighborhood Commercial regulatory zone, is stated at Section 110.106.15 (Q) which reads, in part, as follows, "[The Neighborhood Commercial] regulatory zone also is intended to create and preserve areas for residential uses, including multi-family and neighborhood commercial uses that are complementary to surrounding residential communities. The area is to be developed in a low-intensity, park-like setting." The original purposes for the Development Code as expressed in Article 918, Adoption of Development Code is found in section 110.918.10. Of particular relevance is subsection (a) which reads, "Promote the public health, safety, morals, convenience and general welfare;" and subsection (g) which states, "Promote the economic and social advantages gained from an appropriately regulated use of land resources." It is the opinion of staff that the Planning Commission can make this finding.

3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the 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.

Staff Comment: The proposed amendment responds to the requests from several property owners who have parcels of land which were previously developed with single family residences (including mobile homes and manufactured homes) that are now prohibited from placing new homes or larger homes on those lots. Therefore, the proposed amendment responds to changed conditions since the Code was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land within the Neighborhood Commercial regulatory zone.

4. No Adverse Affects. 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.

Staff Comment: The proposed Development Code amendment has no relationship to the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Recommendation

Staff remains of the opinion that the benefits of approval outweigh the detriments, as detailed in this report. Staff offers the following motions for the Planning Commission's consideration.

Motion

Approvals:

Master Plan Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0001 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and three findings in accordance with Sun Valley area plan at SUM.13.1. I further move to certify the resolution contained in Attachment A and the proposed Master Plan Amendments in WMPA18-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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.
6. Vision and Character Statement. The amendment will further implement and preserve the Vision and Character Statement;
7. Conformity. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan; and
8. No Conflict. The amendment will not conflict with the public's health, safety or welfare.

Development Code Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of Development Code Amendment Case Number WDCA18-0001, to amend Washoe County Chapter 110 (Development Code) 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, having made the four findings in accordance with Washoe County Code Section 110.818.15(e). I further move to authorize the Chair to sign the resolution contained in Attachment B on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date.

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 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.

Denials

Master Plan Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission NOT adopt the resolution contained at Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0001, and deny the amendment request, being UNABLE to make three of the six findings of fact in accordance with 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.

Development Code Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Development Code Amendment Case Number WDCA18-0001, to amend Washoe County Chapter 110 (Development Code) 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, being UNABLE to make at least one of the following findings of fact Section as required by 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

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.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

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



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY MASTER PLAN MAP (WMPA18-0001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 18-11

Whereas, Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) came before the Washoe County Planning Commission for a duly noticed public hearing on April 3, 2018; and,

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendment; and,

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed master plan amendment; and,

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of the proposed Master plan Amendment Case Number WMPA18-0001 as set forth in NRS Chapter 278, Washoe County Code Chapter 110, Article 820, and the Sun Valley Area Plan Policy SUN 13.1 as follows:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment and Sun Valley Area Plan Policy SUN 13.1 Findings

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;
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;
6. Vision and Character Statement. The amendment will further implement and preserve the Vision and Character Statement;

7. Conformity. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan; and

8. No Conflict. The amendment will not conflict with the public's health, safety or welfare.

NOW, THEREFORE, BE IT RESOLVED pursuant to NRS 278.210(3) that (1) the Washoe County Planning Commission does hereby adopt the proposed master plan amendment in Master Plan Amendment Case Number WMPA18-0001, comprised of the maps, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above and included as Exhibit A; and (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

ADOPTED on April 3, 2018

WASHOE COUNTY PLANNING COMMISSION

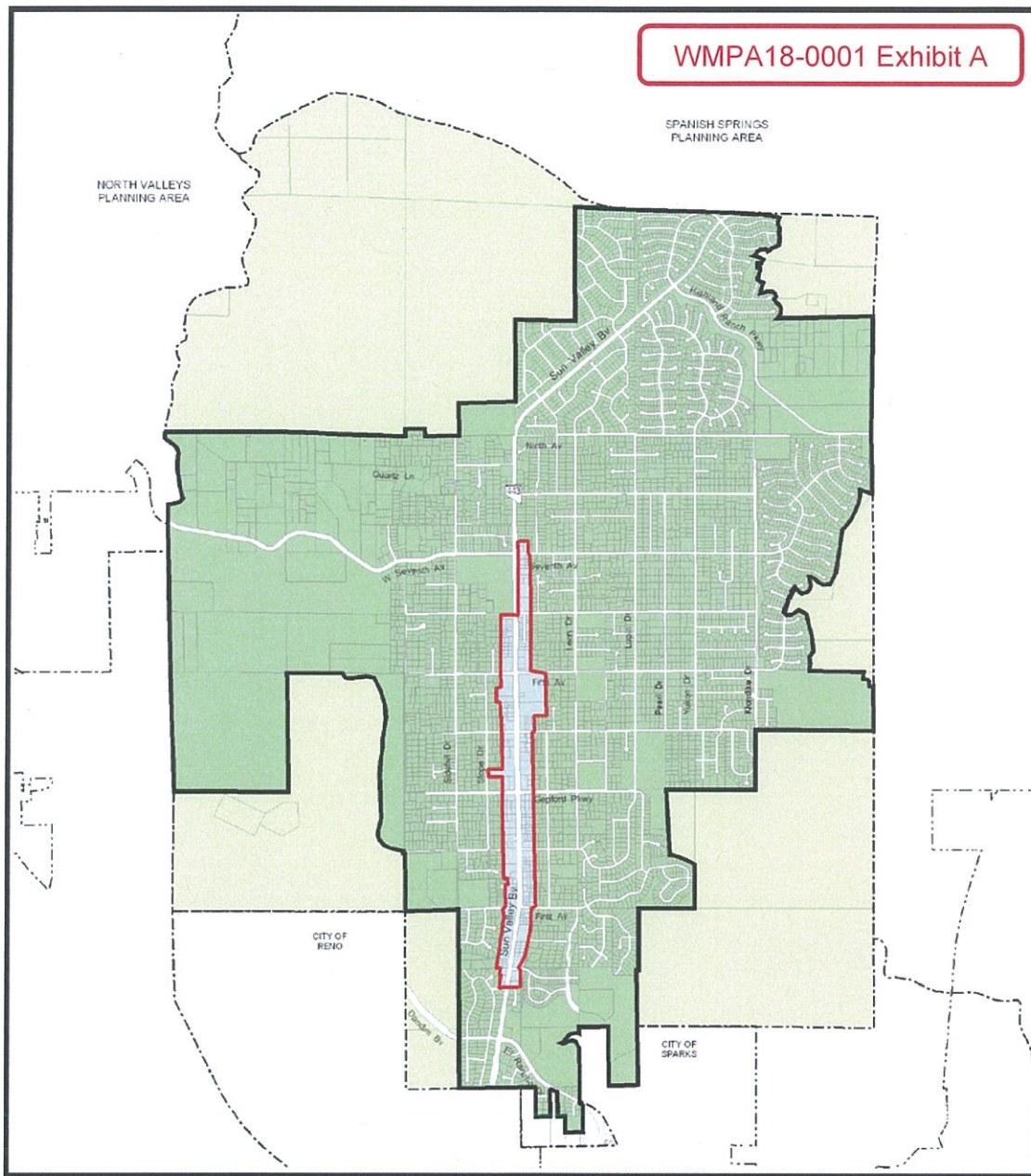
ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment: Exhibit A – Sun Valley Character Management Plan Map & Proposed Master Plan text.

WMPA18-0001 Exhibit A



SUN VALLEY CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DOWNTOWN CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (SUN VALLEY AREA PLAN)

HORIZON YEAR 2025

WCC ADOPTED DATE: November 15, 2025
 WCC ADOPTION DATE: December 15, 2025

NOTE: THE SCALE AND ELEVATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED TO BE USED FOR ENGINEERING OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



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 Scale in Feet



**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520

Post Office Box 11130
 (775) 328-3600

- SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
- a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards. ~~New single family detached residential, including mobile homes, will not be allowed within the DCMA.~~



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
RECOMMENDING ADOPTION OF DEVELOPMENT CODE AMENDMENT CASE NUMBER
WDCA18-0001

Resolution Number 18-12

Whereas, Development Code Amendment Case Number WDCA18-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on April 3, 2018; and,

Whereas, the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Development Code Amendment; and,

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Development Code Amendment; and,

Whereas, the proposed Development Code Amendment shall be recommended for adoption pending adoption of proposed Master Plan Amendment Case Number WMPA18-0001 by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan; and,

Whereas, the Washoe County Planning Commission has made the findings, pursuant to NRS Chapter 278 and WCC110.818.15 (e), necessary to support adoption of this proposed Development Code Amendment as follows:

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 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.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission does hereby recommend adoption of Development Code Amendment Case Number WDCA18-0001 as included as Exhibit A to this Resolution to the Washoe County Board of Commissioners.

ADOPTED on April 3, 2018

WASHOE COUNTY PLANNING COMMISSION

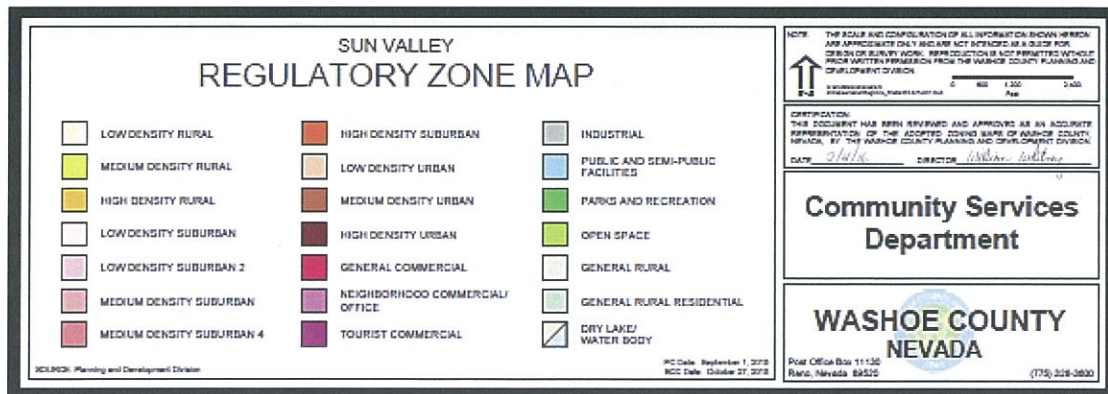
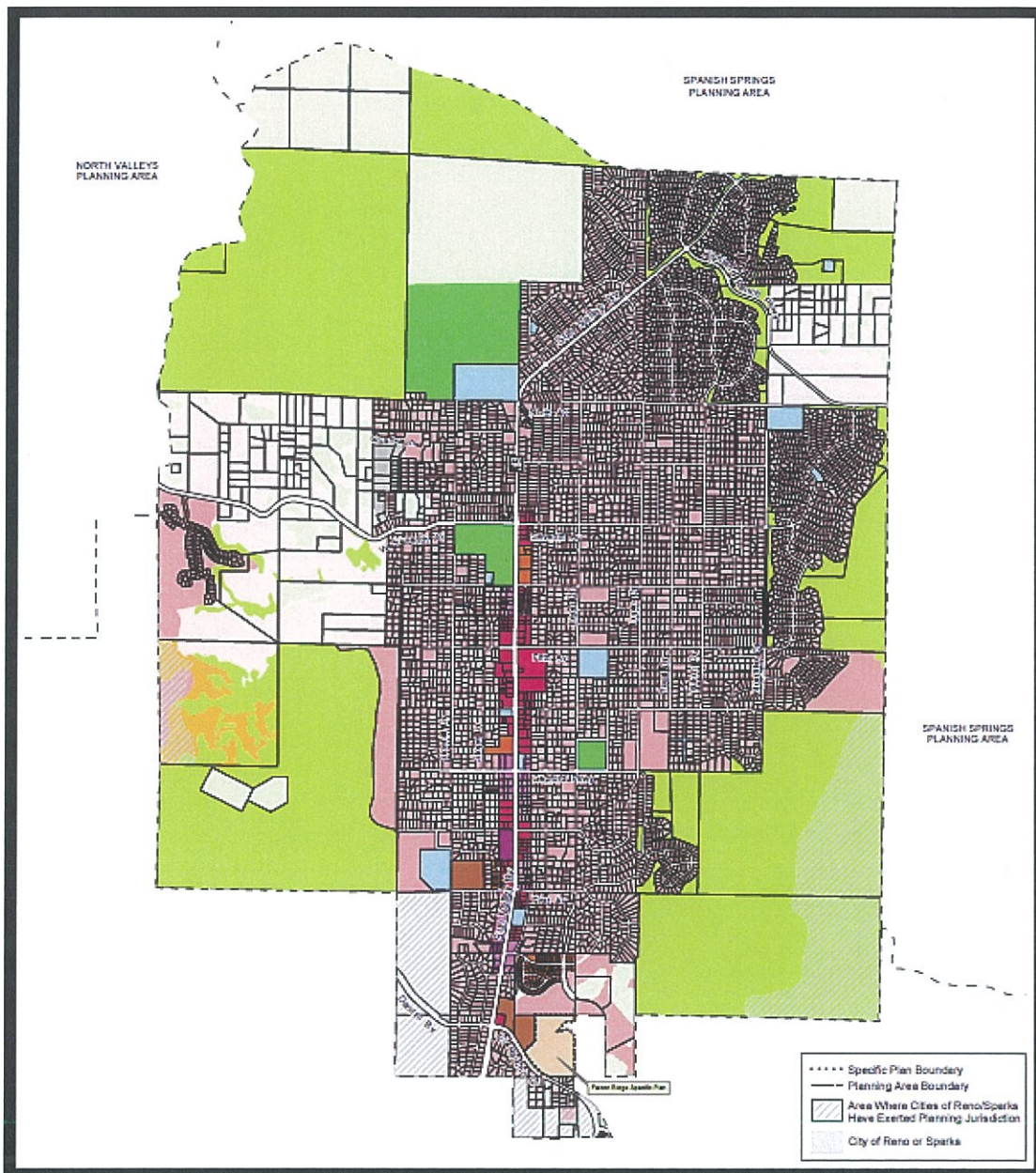
ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment: Exhibit A - Proposed Development Code text

110.218.35 (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, ~~Neighborhood Commercial/Office~~, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.



Attachment D

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

Attachment D

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The Development Code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the Development Code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The Development Code amendment process provides a method of review and analysis for such proposed changes. Development Code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development Code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a Development Code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.



Sun Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Sun Valley Citizen Advisory Board held February 5, 2018 at 6:00 P.M. at the Sun Valley Neighborhood Center 115 West 6th Street, Sun Valley, NV 89433.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – Members present: Michael Rider, Margaret Reinhardt, Carol Burns, Carmen Ortiz, and James Georges.

Absent: Vicky Maltman.

2. *PLEDGE OF ALLEGIANCE – led by Michael Rider

3. *PUBLIC COMMENT –

Garth Elliot said he was on the CAB for 6 years. He advised the community to be tuned into the government. A mobile home park was approved. Subdivisions will create more homes.

Terry Matthews said he isn't opposed to housing or mobile home park but the County needs to address flooding issues and clean the ditches. Culverts drain into this property. The County won't help. He has to clean up every time it floods.

Charles Cunningham said that land cannot support those homes. It's a sea of mud. The zone changed from medium to high density. A fire would take everything away.

Pamela Pappas said she manages two mobile home parks. They have been there for decades. Two lots are vacant. The utilities were updated, and then found out it was rezone commercial years ago. She said she wants to know who she should speak to.

Sydney Fullerton said she isn't opposed to the project; however, they want to put in 75 homes which means extra cars down 4th Street. There isn't proper lighting. The kids have to walk in the dark with no sidewalks or bus stops. She said the homes will raise property values, but things need to be addressed before the project can go in. Something needs to be done to make it safe.

Jisoo Ryu said he moved in the area 3 years ago. He said he tried to read the long project Staff report. This project started in 2011. County Commission approved a 75 unit mobile home park. They want to change the zoning to high density. The CAB didn't approve that in 2011. This board should write a strong letter. It will affect the infrastructure and service. They use more water. This board must do a good job this time.

Eric Deline said he buys and remodels properties in the area. He said he is a real estate investor. He turns homes into real property. He said the previous approval of mobile home was not the best idea. Not a lot of pride of ownership in mobile home parks. There aren't a lot of mobile home parks out here. As real estate prices increase, there is more ownership and pride of ownership. He understands the concerns. The community proposed will bring lighting to the area. This CAB should recommend putting money in the infrastructure. Sun Valley area is behind all the other areas in regards to infrastructure. He said this project will bring good. It's land that has been there for quite a while. He said it's a great idea. It will bring up the area. It will encourage the County to improve things in the area.

Ms. Ryu said she lives close to the proposed project. Zoning changes from medium density to high density is too crowded. She is worried about crime, traffic, kids walking, and parking. It's a nice quiet neighborhood but will be destroyed by this project. Keep it medium density.

Missy Evenson said she is concerned with fires. There is only one entrance and exit which is a concern for 75 units. Modular homes burn quickly. There needs to be additional exits. She wants to know about flooding issues.

Carrie Birdsong said she has helped her neighbors with flooding. In 2008, she said she had to raise her mother-in-law's mobile home due to flooding. She said they have to clean the ditches, because the County doesn't come out to clean the ditches. She didn't get any response when she called to clear the ditches. She said she understands they want to make it real property; it will become single owners who don't maintain their property. Make it a mobile home park so it can be maintained by a mobile home park manager. Get the County out here to correct these roads.

Michael Rider said he has lived on Madeiros. He said it's a nice idea, but there are concerns with flooding, traffic on 4th Street, and safety concerns for kids. Something has to be done if you want to put in a new community. You are putting the community at risk.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF FEBRUARY 5, 2018 – Margaret Reinhardt moved to approve the agenda for **APRIL 3, 2017**. Michael Rider seconded the motion to approve the agenda for **FEBRUARY 5, 2018**. The motion passed unanimously.

5. APPROVAL OF MINUTES FOR THE REGULAR MEETING OF APRIL 3, 2017: The board moved to tabled until the next meeting.

6. *PRESENTATION AND DISCUSSION ON THE REGIONAL TRANSPORTATION COMMISSION (RTC) TRANSIT SERVICE CHANGE – A representative from RTC will provide information and receive input on the RTC RIDE and RTC ACCESS Service Change, September 2018.

Michael Dulude said they are in the process of public outreach for service changes to take effect on September 8, 2018.

- Public transit system changes include schedule changes;
- 2007 was the last time the schedule was changed – RTC decreased service since then.
- Time will be adjusted to reflect to what we are doing. Won't increase or decrease service.
- 26 passengers per hour is average.
- Bring back service from 2007 overtime.
- He said they will start pilot programs.
- Microtransit program – 25 seat van on a fixed route.

Suzi Trinidad, RTC analyst, gave an update.

- She spoke about the access service.
- Next month, there will be proposed changes go before the RTC board.
- Eliminate the trips to the outskirts where the buses don't go.
- Won't provide trips when the buses don't run. If the bus isn't running, RTC access won't be available.
- Tax program changes to include no income limit.
- Subsidized books.
- Other changes include pick-up times and no-shows.
- Open house will be hosted on February 20, 21, 22 at all the transit stations. If you have questions, please come to open house.
- Fare adjustment include – create a university pass program. University subsidizes the program. Students and staff use their ID to ride the bus. Reduced holiday passes were popular. Free ride days include Hot August Nights and 4th of July. Eliminate 10 day bus pass due to lack of utilization.
- Go to RTC Washoe.com for hot topics and information. 348-ride for customer service.

Carmen Ortiz asked about the on-demand service with the app. She said seniors might not use apps. Michael said there is the option to call in.

Garth Elliot said in 2007 route 5 was the most profitable route; he encouraged that route be brought back. Bring back the 30% of service that was cut.

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:
https://www.washoecounty.us/csd/planning_and_development/index.php.

7.A. Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) – Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on a proposal by Washoe County to amend text within 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.

- **Staff:** Roger Pelham, Senior Planner, rpelham@washoecounty.us, (775) 328-3622
- **Reviewing Body:** Washoe County Planning Commission

Trevor Lloyd, Planning Manager, gave a brief presentation.

- General Commercial properties can request regulatory zone amendment for residential units.
- Opportunities for problems will be addressed.
- Code and master plan amendment

Mr. Deline asked about the empty lots. Trevor Lloyd said this change would address that. They could put a mobile home on the lot after an amendment.

Mr. Matthews asked if a business could be put on those lots. Trevor said there are different zone categories. There is a commercial district down the corridor. The red category is residential zone.

James Georges said we worked on what we wanted to see on Sun Valley Blvd. and everyone on the committee agreed. He said they worked on the ditches, weeds, lighting, and sidewalk. Nothing was done. The bus route 5 and 15 used to run. Now the elderly people have to walk to the bus stops. Elderly aren't being taken care of here.

Mr. Cunningham asked what the blue squares on the map. Trevor Lloyd said those are schools – civic zoning.

Roger Edwards said he retired from Planning Commission. The Planning Commission developed the Downtown Management Plan. He said this community picked to be mixed use with commercial and residential. He said you put it in, planning commission approved it.

Margaret Reinhardt said the property of Sun Valley blvd and 6th Street is vacant. She asked if this is why it's still vacant. Trevor Lloyd said it's a good chance the topic we are discussing is why it's still vacant.

Trevor Lloyd said under the current framework and master plan and regulations, new mobile homes cannot be put in the vacant lots.

Garth Elliot said there is blight. He said we want commercial. We have had a bunch of businesses move in including the Dollar General.

Trevor Lloyd said we aren't taking away the commercial opportunities and commercial development. We are giving people who own homes an opportunity to improve their homes.

Mr. Matthews said more homes are not what we want on Sun Valley Blvd.

Trevor Lloyd said owners of the 1/3 acre lots make request for improvements, and take out old homes and put in new homes. Currently, there are restrictions on replacing old home with a new home. It's not just on Sun Valley Blvd, its 3 properties off the Blvd.

Ms. Pappas said they don't have take away commercial zoning, but to include exceptions or inclusions to allow new homes to come in. She said she currently manages a park and helps keep the lots clean. This won't hurt the commercial properties.

Mr. Deline said to look at the map carefully. He said the commercial zone goes back beyond the Sun Valley blvd. Those people can't change their home that was built back in the 70s. The result of the re-zone changed 3-4 homes back off the Blvd. Look at the sparks multiplex. It's being turned into residential units from commercial. It's the highest and best use which is residential in the technology age. Times have changed. Look at Parklane, it's being turned into residential because it's highest and best use of the property.

Sandra Ainsworth said something un-intended happened. They didn't mean to put people in this situation. You can take a mobile home off and put one back within two years. They didn't intend to take people off their residential land. If they didn't put a home back on in, it went to a commercial zone. It wasn't intended to make people move off the property.

Margaret Reinhardt asked where this change will happen specifically. Trevor Lloyd showed the zone map. The best of both would maintain commercial but allow someone to replace their own home.

Michael Rider said he is concerned if changes are made, unintended consequences with blight on the Blvd because they develop on the lots and don't take care of it. A compromise solution needs to happen, perhaps release the properties behind the Blvd, but not the ones on the Blvd.

Trevor Lloyd said a special use permit will be required for each property. The CAB and BOA will be involved.

Michael Rider said the County doesn't listen. This CAB doesn't have clout.

Commission Herman said the community needs to follow through the process to get the job done right the first time.

Carmen said she doesn't want to see apartment complex. There must be a provision built in. The Sun Valley citizens need to speak our voice.

MOTION: Margaret Reinhardt moved to recommend denial 7a & 7b. Michael Rider seconded the recommendation to deny. Discussion: Margaret Reinhardt said leave as it is. There are too many things that need to get worked out. Look into possibility of addressing those properties 3 properties back. Carmen Ortiz said those empty lots are sitting empty; they can't do anything with it. Trevor said under the current code, they are prohibited to put a home on that land. Michael suggested maintaining the commercial property on Sun Valley Blvd. He said the proposal doesn't address it. It rights the wrongs; however, it needs to be fined tuned. He would like to see this to come back to this CAB. The motion passed unanimously.

7.B. Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers) – Request for community feedback, discussion and possible action to make an advisory recommendation with potential comments on a proposal by Washoe County to amend text within 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.

- **Staff: Roger Pelham, Senior Planner rpelham@washoecounty.us, (775) 328-3622**
- **Reviewing Body: Washoe County Planning Commission**

(discussed above in 7.A.)

7.C. Washoe County Regulatory Zone Amendment 17-0006 (Valle Vista) - Request for community feedback, discussion and possible action to make an advisory recommendation with potential comments on a proposal amend the regulatory zone to allow for the subdivision of 75 homes on a 15.33+/- acre parcel located at 550 E. 4th Avenue in Sun Valley (APN 085-122-03). The parcel is currently approved for a 75-unit mobile home park per Washoe County Case No. SB11-004.

- Property Owner/Applicant: Landbank Development Company, LLC
- Location: 550 E. 4th Avenue in Sun Valley (APN 085-122-03), the southeast corner of East 4th Avenue and Lupin Street.
- Staff: Julee Olander, Washoe County Planner, jolander@washoecounty.us, 775-328-3627
- Reviewing Body: Washoe County Planning Commission tentatively set for February 6, 2018

Darren Proulx gave a PowerPoint presentation:

- He addressed the speeding, street lights, flooding, bus stops
- The project cannot put lights throughout Sun Valley, but can be installed at the project site.
- It's already approved for 75 mobile home parks
- He wants to change them from 'spaces' to 'lots.'
- Proposed project is located off of Sun Valley/4th Street
- 75 units are approved for manufactured mobile homes in 2011
- Want to do the exact same thing – 75 units; currently 5 units subdivided comments.
- Gated community with HOA with walking trails, community garden, snow removal
- No additional density
- Why are we doing this? We want to make it real property.
- Tentative map will allow for a subdivided parcel for individual parcels which will make the land and home real property which will allow for FHA/VA loans; the existing model only allows personal property 'chattle loans'
- Everything is the same – current and proposed density.
- Allows for affordable housing.

Questions:

Margaret Reinhardt asked about the 1/3 acre density. Darren said it's currently medium density suburban 110. 405.1 land use designation. Dave Snelgrove, the project engineer, explained the density. He said tentative map process will address the flooding. Regional plan 3.1 of 2012 of the Truckee Meadows Regional Plan identifies incorporated single family detached can have max of 5 units per acre, even though it says 7 per acre. He said asking to do 5 units per acre.

Terry Matthews said he prefers real property subdivision to get better residents. He said he is concerned for the traffic and flooding. Some of the issues have to be addressed before getting put in. Darren said the tentative map process will address those issues. Dave said we are required to be addressed issues before building. Condition of approval have to met before the project can be built.

Michael Rider said tonight's CAB will help determine mobile home versus personal residences. Either way this will get developed. Other issues and concerns need to go to the County. It will be the same density has been approved. We can't get this unapproved.

Garth Elliot said this is the second time it's come before this CAB 10 years ago. It wasn't denied. There are problems with egress and flooding. He spoke about a retention basin to capture the water. He asked about storage.

Mr. Cunningham said he lives near the project. 10 years ago, Maduras was on septic and they were told there wasn't any sewer capacity back then. He said he is concerned about fire with limited access. He said he is concerned the project won't get completed and they should get a bond.

Mrs. Ryu said she saw the map of density. This new project will increase 3 to 5 units per acre. It will become twice as crowded. The developer will make more money with higher density. Please consider putting medium density units instead of higher. Please consider putting in less units.

Missy Evenson said the last traffic study was conducted 7 years ago. She asked the CAB to get an updated the traffic study. She said she had the following questions and concerns: Will the be a bus line on 4th Street. She asked about the business plan. Does the savings to the seniors include the HOA fee. What are the HOA fees. What is the proposed start date of the construction. Are there specific sizes for these homes.

Shelia Cunningham asked for clarification regarding high density in order to get a low interest loan. She asked if a person subdivide the property into 7 units.

Mr. Ryu said in the future, it will get changed. The density change makes us uneasy.

Darren answered questions and concerns:

- Yes, HOA – fees aren't determined yet
- There will be storage for each home
- Gated community - Fence made of block and iron fence
- New manufactured homes are proposed
- SVGID said there is water and sewer capacity
- The same number of lots that are already approved; 7 units per acre are allowed, but only doing 5 units per acre.
- A bond is required
- Darren said he hopes there will be a bus line.
- The traffic study was completed when it was originally approved. An updated traffic letter is required.
- Access with gate restricts the flow exiting the property. There is no exit on Gepford. It meets County requirements.
- The traffic will be the same.
- Construction will start as soon as possible. Summer time.
- Owners can't subdivide the property after they purchase it.

Margaret Reinhardt said it doesn't fit in the area.

Dave Snelgrove said the plans are identical. One entire parcel means no FHA financing. Separate parcels allows for FHA financing.

This project goes before the Planning commission tomorrow, and goes to the County Commission in March.

Dave said flood and other issues get addressed at during the Tentative map processes. They have to do a Tentative map, Regulatory zone map, and final map review process.

Dave Snelgrove addressed the density questions. High density allows up to 7, but this development will be kept at 5 units per acre. It cannot go to 7 units per acre per County requirements.

Mike Tobin asked about the traffic. It's going to be terrible.

Mr. Cunningham said this will be done so they can have their own APN number. Mr. Cunningham said he wants to pour concrete on his land, but he can't, it's not allowed. He has to do asphalts, but this development will allow concrete slabs.

Terry Matthews said the issues we have now aren't being addressed. He said his grandson has almost been hit by a car. He said the developer will build and leave town, and the community is left with the aftermath. He said he has lost his backyard to flooding.

Mr. Cunningham said we need to focus on what's on the agenda instead of the other issue. It's a zoning change.

Jack Trainer disclosed he works with Darren. He said if the parcel is sold or stays the same, there could be more crowding and more cars. The HOA will restrict storage and cars.

Darren addressed: questions/concerns:

- There are setback required – 10 ft front/back, 5ft on side.

- This project won't have blight; owners have to adhere to HOA rules.
- Darren said he is the President of a mortgage advisory business. You cannot get a VA home in the current community, but you can get a VA loan if it's amendment.
- Darren said there will be traffic with either scenario. Someone recommended going into Gepford. Darren said the County said 4th Street can handle the traffic.
- He said they may make it 55+ community.

Margaret Reinhardt said it doesn't conform to the area. It's not the same thing.

A community member said he wants HOA restrictions. He said he wants Darren developed the field instead of a mobile home park. If it's built into the mobile home park, it will allow a bunch of cars parked outside. Missy Evenson said she wants to see another egress.

Margaret Reinhardt moved to recommend denial the request. The motion was no seconded; therefore, the motion died. Discussion: Carmen Ortiz said the rent is unaffordable. If this project will create affordable for Sun Valley seniors, she said she will support it. She said she understands the concerns; however, the mobile home park will go in regardless. There will still be road impacts and flooding. Regardless, it's already been approved. She said we can change it to allow affordable housing for seniors. Margaret Reinhardt said she would request a limit on rent for seniors. Michael Rider said bottom line is this is already approved, and we got to make the best of this. He said we have to fight the County on flood and traffic issues. This community will have to deal with the same issues either way. Do we let this go in as a mobile home park or as homes which can be purchased. He said we need to be more vigilant. We can't fix this by saying no. They can still put in the mobile home park. Make the best of the situation for the impacts that are already going to happen anyway. We are stuck with lighting, ditches. Margaret Reinhardt said it doesn't comply and conform to the Sun Valley Area plan. She said if this happens, then someone else will come in to raise the density for the entire Sun Valley. Michael Rider said this mobile home park is going in. We can vote no, but the County won't vote no. No matter how strong our voice, it will still be approved because it creates property tax revenue. Carol Burns said there is a community forum planned for May 12 with representatives from the County, fire, sheriff, and planning in attendance. Attend and let them know you want things done because we don't get services out here.

MOTION: Michael Rider moved to forward comments expressed at tonight's CAB meeting to the County. Carmen Ortiz seconded motion to forward the comments to the County. Motion passes 4 to 1. James George opposed the motion.

7.D.* Presentation and Discussion on the Proposed Washoe County Tentative Map (subdivision) Application (Valle Vista)- Landbank Development Company, LLC representative will provide an overview of the upcoming request for a Washoe County Tentative Map (subdivision) application (Valle Vista Project). (This item is for information only and no action will be taken by the CAB).

(Discussed above in 7.C.)

8. ELECTION OF OFFICERS — Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2017/2018 term office which will be effective immediately.

MOTION for Chair: Michael Rider moved to nominated Carmen Ortiz to be Chair. Margaret Reinhardt seconded the motion to nominated Carmen Ortiz as Chair. Motion passed unanimously. Carmen Ortiz accepted the Chair position.

MOTION for Vice Chair: Michael Rider nominated Margaret Reinhardt to be Vice Chair. Carmen Ortiz seconded the motion to nominate Margaret Reinhardt as Vice Chair. Motion passed unanimously. Margaret Reinhardt accepted the Vice Chair position.

9.*WASHOE COUNTY COMMISSIONER UPDATE – Washoe County Commissioner Jeanne Herman may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her

presentation, Commissioner Herman may be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775) 501-0002 or via email at landfindercountry@gmail.com.

The Commissioner stated she attended to listen and didn't have an update to provide.

10.*CHAIRMAN/BOARD MEMBER ITEMS -

- Community event on May 12: Carnival and beautifying Sun Valley where the public agencies will be available to provide information. Michael Rider recommended inviting local sports organizations to host the event at the field for a carnival. He said he can speak with the baseball board. Carmen recommended Zumba and martial arts can do a demo.
- Carol Burns said she received paper work regarding CIRP from Alice McQuone. Additionally, Washoe County has a new 311 number. Carol said she hasn't heard about this new number. She wants this information to be publicized. She said they never receive notices or information. She recommended notices be placed in newspaper ads or broadcasted on the news. James Georges said we never get information. He said they fought for the sign outside. He said this was the largest turn-out for this CAB.
- Carol spoke about the cars abandoned on the hillside. Code enforcement said it's the sheriff jurisdiction, and sheriff said its BLM land, but can't get an answer. Dumping is a problem.
- Carol said the BMX park was robbed and they are working on fundraising.
- Michael requested the fire department come to the next CAB meeting to talk about fire safety and code enforcement for the upcoming fire season. Carol would like a forum with agencies.

11.*PUBLIC COMMENT -

Garth Elliot said the County is compliant driven. You may have to keep bugging code enforcement. According Kitty Jung doesn't want to send sheriff, fire, etc. they want to limit it to community forums, but that's not Commissioner Herman's opinion. The County is busy with exotic animal permitting. They have gone overboard with exotic animal. They got rid of the board, and the cases go straight to Shyanne. If you don't get answer from Staff, go to the commissioners.

ADJOURNMENT – meeting adjourned at 9:25 p.m.

Number of CAB members present: 5

Number of Public Present: 33

Presence of Elected Officials: 1

Number of staff present: 1



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AN AMENDMENT TO 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"; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 18-01

WHEREAS

- A. Washoe County Code Section 110.820.05 requires that amendments to the Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Master Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.820:

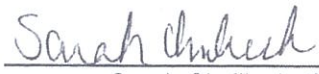
- 1) The Washoe County Planning Commission does hereby initiate an amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA."
- 2) A report describing this amendment, discussion at the Citizen Advisory Board (CAB) on this proposed amendment and the CAB recommendation, will be brought to the Washoe County Planning Commission within 90 days of this resolution's adoption date.

ADOPTED on January 2, 2018.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:


Trevor Lloyd, Secretary


Sarah Chvilicek, Chair



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AN AMENDMENT TO 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; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 18-02

WHEREAS

- A. Washoe County Code Section 110.818.05 requires that amendments to the Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Master Plan Amendment; and

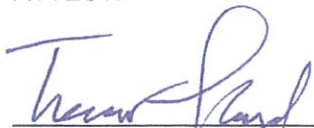
NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Sections 110.818:

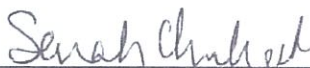
- 1) The Washoe County Planning Commission does hereby initiate an amendment to the Washoe County Code (WCC) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.
- 2) A report describing this amendment, discussion at the Citizen Advisory Board (CAB) on this proposed amendment and the CAB recommendation, will be brought to the Washoe County Planning Commission within 90 days of this resolution's adoption date.

ADOPTED on January 2, 2018.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:


Trevor Lloyd, Secretary


Sarah Chvilicek, Chair



Planning Commission Staff Report

Meeting Date: January 2, 2018

Agenda Item: 9A

STAFF REPORT CASE NUMBER: Master Plan Amendment Case Number WMPA18-000X
and Development Code Amendment Case Number
WDCA18-000X

BRIEF SUMMARY OF REQUEST: To initiate an amendment to 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." and

To initiate an amendment to 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.)

STAFF PLANNER: Planner's Name: Roger Pelham, MPA, Senior Planner
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.us

CASE DESCRIPTION

1. Master Plan Amendment Case Number WMPA18-000X (Sun Valley Area Plan) – For possible action, hearing and discussion to initiate an amendment to 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 this amendment would allow new single family detached residential uses, including mobile homes, within the Downtown Character Management Area (DCMA) as identified on the Sun Valley Character Management Plan map.

AND

2. Development Code Amendment Case Number WDCA18-000X (Sun Valley Area Plan Modifiers) – For possible action, hearing, and discussion to initiate an amendment 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.

If the proposed amendments are initiated, to authorize the Chair to sign resolutions to that effect.

STAFF RECOMMENDATION

Initiate

Do Not Initiate

POSSIBLE MOTION

It is recommended that the Planning Commission initiate an amendment to 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." And initiate an amendment to 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.

Staff Report Contents

Background and Proposed Master Plan and Code Amendments	2
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Resolution	Attachment A
Resolution	Attachment B
Sun Valley Regulatory Zone map	Attachment C
Explanation of Master Plan Amendment and Development Code Amendment	Attachment D

Background and Proposed Master Plan and Code Amendments

In 2010 the Sun Valley Area Plan was extensively revised. This was one of several area plan updates that were undertaken as periodic updates. A part of the vision for the Sun Valley Area that was adopted at that time includes, "Both sides of Sun Valley Boulevard from approximately Rampion Way in the south to 7th Avenue in the north will be known as the Downtown Character Management Area (DCMA). This area will provide development and redevelopment opportunities for a mix of multi-family residential, office, commercial and tourist commercial land uses."

This vision was implemented by means of Policy SUN.1.2 which reads as follows:

- SUN.1.2 To promote "mixed-use" development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
- a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.

New single family detached residential, including mobile homes, will not be allowed within the DCMA.

The vision was further implemented by means of the Sun Valley Area Plan Modifiers within the Development Code (Chapter 110 of the Washoe County Code) at 110.218.35(a), which reads as follows:

Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood Commercial/Office, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

In the years following adoption of this vision and the associated policies and codes, it has become apparent that implementation of the vision is problematic in the Neighborhood Commercial / Office (NC) regulatory zone. Many parcels of land within the NC regulatory zone, and within the DCMA are about 1/3 acre in size. Many of those parcels of land have been developed for many years with manufactured homes and mobile homes. This is consistent with the predominant development pattern in much of the Sun Valley Area Plan.

There have been many instances in which manufactured and mobile homes have been removed from properties within the DCMA and the property owner has then sought a permit to place another one on that same parcel at a later date. When this is done within 12 months, this has been approved as a continuation of an existing non-conforming use, in accordance with Article 904 Nonconformance, of the Development Code. When, however, more than one year has passed no permits have been able to be approved. The result of this is many parcels of land remaining vacant while surrounded by similar, continuing, uses.

While Staff recognizes, and agrees, with the vision statement and still believes that a density bonus for mixed-use development within the DCMA is beneficial, in many cases it is not practical for individual property owners to develop their lots in accordance with that vision while most or all of the surrounding properties are utilized for manufactured and mobile homes. For this reason staff believes that a relaxation of the restriction on manufactured and mobile homes (single-family residences) is beneficial.

As shown in the excerpt from Table 110.302.05.1, below, all other areas of the County manufactured and mobiles homes (single-family residences) are permissible in the NC regulatory zone, subject to the approval of a Special Use Permit. Staff believes that owners of property within DCMA and within the NC zone should be afforded that same opportunity.

Table 110.302.05.1
TABLE OF USES (Residential Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	FSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A

Key:

-- = Not allowed; A = Allowed; AR = Administrative Review pursuant to Section 110.306.25(i); P = Administrative Permit;
 PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit;
 S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas
 designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

PROPOSED AMENDMENTS

Text proposed to be deleted is shown as ~~strikethrough~~.

SUN.1.2 To promote "mixed-use" development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).

a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.

~~New single family detached residential, including mobile homes, will not be allowed within the DCMA.~~

And

110.218.35

- (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, ~~Neighborhood Commercial/Office~~, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

Public Notice

Public notice is not required for initiation of a Master Plan Amendment and Development Code Amendment.

Recommendation

It is recommended that the Planning Commission initiate an amendment to 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." And also initiate an amendment to 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. The following motion is provided for consideration by the Planning Commission:

Motion

I move that, after giving reasoned consideration to the information contained in the staff report, the Washoe County Planning Commission initiate the amendments to 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." And also initiate an amendment to 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, as described in the staff report. I further move to authorize the Chair to sign the attached resolutions.

Staff Report and Action Order xc: Dave Solaro, Director, CSD
 Mojra Hauenstein, Division Director, Planning and Building
 Nate Edwards, Deputy District Attorney



ATTACHMENT A

RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AN AMENDMENT TO 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"; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 18-01

WHEREAS

- A. Washoe County Code Section 110.820.05 requires that amendments to the Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Master Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.820:

- 1) The Washoe County Planning Commission does hereby initiate an amendment to 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."
- 2) A report describing this amendment, discussion at the Citizen Advisory Board (CAB) on this proposed amendment and the CAB recommendation, will be brought to the Washoe County Planning Commission within 90 days of this resolution's adoption date.

ADOPTED on January 2, 2018.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AN AMENDMENT TO 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; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 18-02

WHEREAS

- A. Washoe County Code Section 110.818.05 requires that amendments to the Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Master Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Sections 110.818:

- 1) The Washoe County Planning Commission does hereby initiate an amendment to 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.
- 2) A report describing this amendment, discussion at the Citizen Advisory Board (CAB) on this proposed amendment and the CAB recommendation, will be brought to the Washoe County Planning Commission within 90 days of this resolution's adoption date.

ADOPTED on January 2, 2018.

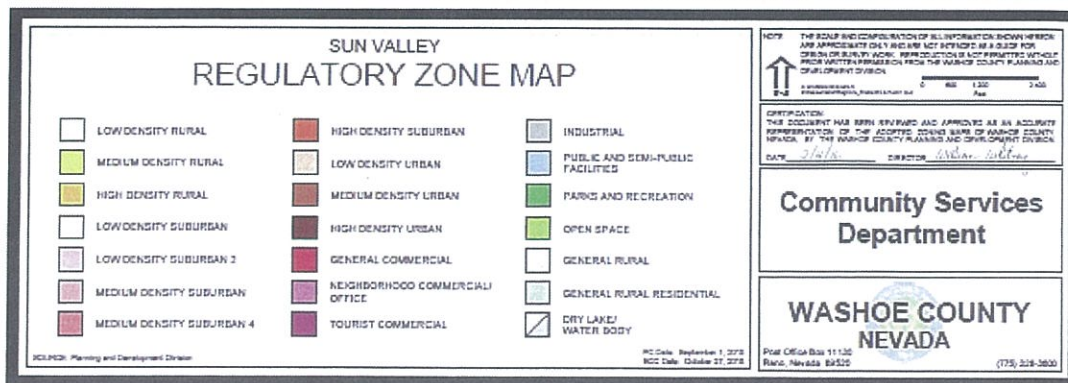
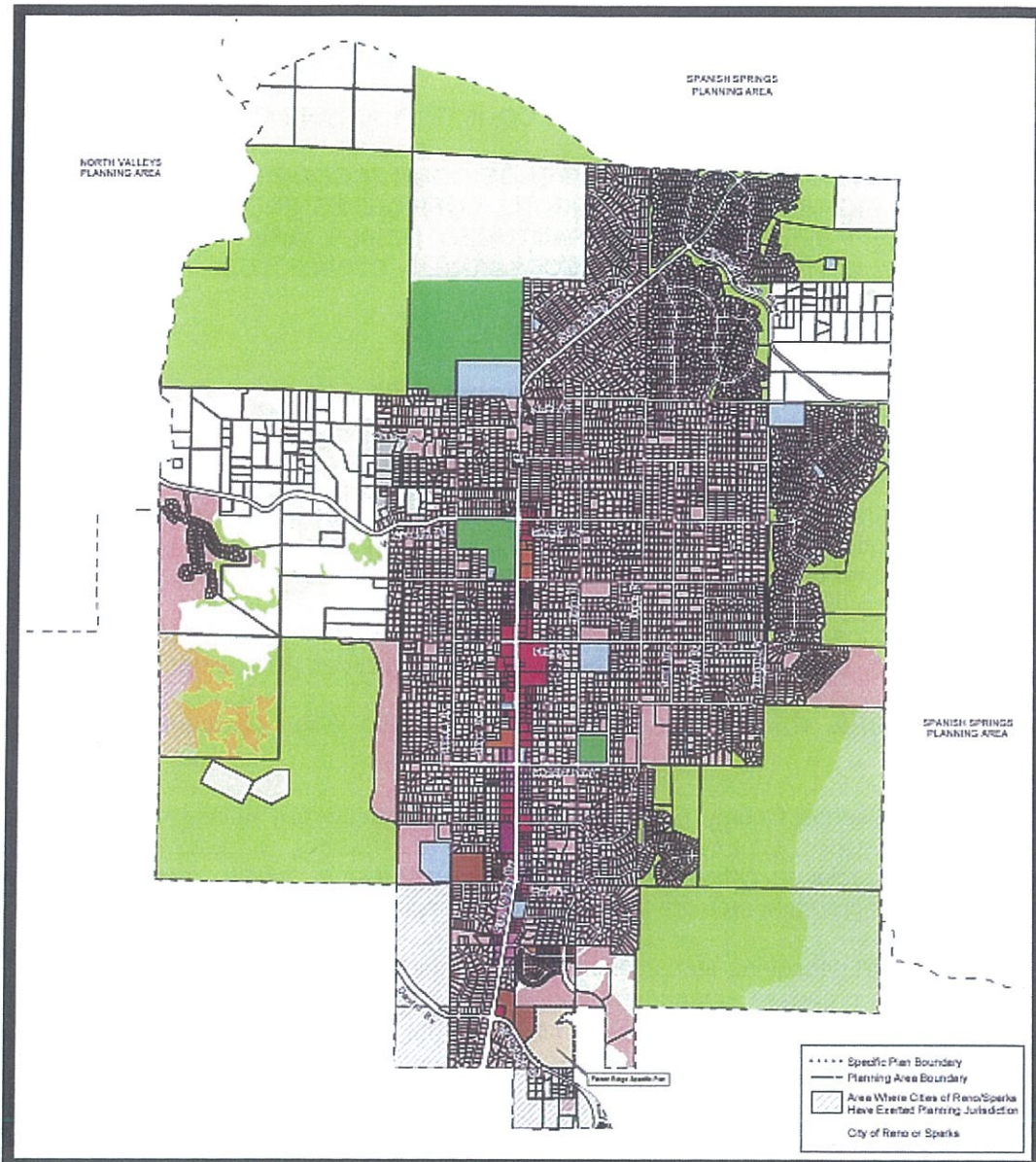
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Exhibit C



Attachment D

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements, and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

Attachment D

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The Development Code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the Development Code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The Development Code amendment process provides a method of review and analysis for such proposed changes. Development Code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development Code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a Development Code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.