



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: October 9, 2018

DATE: Thursday, October 04, 2018

TO: Board of County Commissioners

FROM: Roger Pelham, MPA, Senior Planner, Planning and Building Division,
Community Services Department, 328-3622,
rpelham@washoecounty.us

THROUGH: Mojra Hauenstein, Architect, AICP Planner, LEED AP, Director of
Planning and Building, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Possible adoption of resolution adopting **Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** – Which amends the Washoe County Master Plan, 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, the Sun Valley Area Plan would no longer prohibit new single family detached residential units in the Sun Valley Downtown Character Management Area (DCMA). **AND**

First Reading and introduction of an ordinance adopting **Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers)** – Which amends 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. **AND** if approved, set the public hearing for a second reading and possible adoption of the ordinance on October 23, 2018.

The Board may adopt, not adopt, or modify the Master Plan Amendment and may introduce or not introduce the Development Code Amendment. The affected area is the Downtown Character Management Area (DCMA) of the Sun Valley Area Plan. (Commission Districts 3&5.)

SUMMARY

If adopted, the Master Plan Amendment and Development Code Amendment would allow the placement or construction of a single-family dwelling, including a mobile home

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on a parcel of land within the Downtown Character Management Area of the Sun Valley Area Plan, with a regulatory zone of Neighborhood Commercial (NC), subject to the approval of a Special Use Permit. Currently, the placement or construction of a single-family dwelling, including a mobile home on a parcel of land within the Downtown Character Management Area of the Sun Valley Area Plan with a regulatory zone of Neighborhood Commercial (NC), is prohibited.

Washoe County Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

On January 2, 2018, staff of the Planning and Building Division made a report to the Washoe County Planning Commission (PC). The Planning Commission initiated the amendment as proposed.

On February 5, 2018, the North Valleys Citizen Advisory Board (CAB) considered the proposed amendments. At the CAB meeting Margaret Reinhardt moved to recommend denial of items 7a & 7b. Michael Rider seconded the recommendation to deny. The motion passed unanimously.

On April 3, 2018, the Washoe County Planning Commission held a public hearing on these items. The PC denied the proposed amendments with a vote of 4 to deny and 3 to approve, based upon the inability to make the findings required by Washoe County Code Section 110.820.15(d) and Section 110.818.15(e).

On April 14, 2018, Ron Bell appealed the decision of the Planning Commission to the Board of County Commissioners.

On May 22, 2018, the Washoe County Board of Commissioners held a public hearing on the appeal. The Board of County Commissioners voted to overturn the denial by the Planning Commission and approve the Master Plan Amendment and Development Code Amendment, and directed staff to return to the Planning Commission for a report and then report back to the Board of County Commissioners as soon as possible thereafter. Vice-Chair Jung moved to reverse the denial of, and adopt the Master Plan Amendment and Development Code Amendment, Commissioner Hartung seconded the motion, which passed unanimously with all five commissioners present. The action was based upon the ability to make the findings required by Washoe County Code Section 110.820.15(d) and Section 110.818.15(e).

On July 3, 2018, the Planning Commission was scheduled to take action on a report back to the Board of County Commissioners on this item. However, the meeting ran very long and this item was not heard, in accordance with Planning Commission Rules, Policies and Procedures, as the hearing on the item would have begun after 10PM. The item was scheduled for the next meeting of the Planning Commission.

On August 7, 2018, staff presented a report to the Planning Commission. The Planning Commission took action to acknowledge the action of the Board of County Commissioners to approve Master Plan Amendment Case Number WMPA18-0001 and Development Code Amendment Case Number WDCA18-0001, that will allow single-family residential uses (including mobile homes and manufactured homes) within the Sun Valley Downtown Character Management Area (DCMA), subject to approval of a

Special Use Permit, and directed staff to report back to the Board of County Commissioners without comment.

BACKGROUND

Based upon the action taken, and direction given to staff by the Board of County Commissioners on May 22, 2018, staff is bringing forward a resolution to adopt Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) as well as an ordinance to adopt Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers). Together, these amendments will allow single-family residential uses (including mobile homes and manufactured homes) within the Sun Valley Downtown Character Management Area (DCMA), subject to approval of a Special Use Permit.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners Adopt the resolution included as Exhibit A to the staff report, which adopts Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) AND introduce and conduct a first reading of an ordinance adopting Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers) AND direct staff to submit the Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) to the Truckee Meadows Regional Planning Agency for review for conformance with the Regional Plan. It is further recommended that the Board set the public hearing for a second reading and possible adoption of the ordinance adopting Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers) on October 23, 2018.

POSSIBLE MOTION

“I Move to:

- 1) Adopt the resolution included at Exhibit A to the staff report, which adopts Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan).
AND
- 2) Introduce and conduct a first reading of an ordinance adopting Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers).
AND
- 3) Direct staff to submit the Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) to the Truckee Meadows Regional Planning Agency for review for conformance with the Truckee Meadows Regional Plan. AND
- 4) Direct staff to return for a public hearing for a second reading and possible adoption of an ordinance adopting Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers) on October 23, 2018.”

Attachments:

A: Resolution Adopting Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)

B: Proposed Ordinance Adopting Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers)

C: PC staff report of 8/7/2018

Cc:

Ron Bell, 2390 Homestead Place, Reno, NV 89509