

**WASHOE COUNTY COMMISSION**

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN,
SUN VALLEY AREA PLAN (WMPA18-0001)

WHEREAS, on January 2, 2018 the Washoe County Planning Commission initiated an amendment to the master plan to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA." from the Sun Valley Area Plan;

WHEREAS, on April 3, 2018, the Washoe County Planning Commission held a public hearing and 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);

WHEREAS, on April 14, 2018, Ron Bell appealed the decision of the Planning Commission to the Board of County Commissioners;

WHEREAS, 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 Case Number WMPA18-0001, 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, 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);

WHEREAS, on August 7, 2018, staff presented a report to the Planning Commission, and the Planning Commission took action to acknowledge the action of the Board of County Commissioners to approve Master Plan Amendment Case Number WMPA18-0001, that will 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, and direct staff to report back to the Board of County Commissioners without comment;

WHEREAS, upon holding a subsequent public hearing on October 9, 2018, this Board voted to adopt the proposed amendment, having affirmed the following findings made by this Board in accordance with Washoe County Code Section 110.820.15 and in accordance with the Sun Valley Area Plan:

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

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Truckee Meadows Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby ADOPT the amendment to the Sun Valley Master Plan (Case No. WMPA18-0001), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 9th day of October 2018, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Marsha Berkbighler, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit A-1

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.