



## Legislation Text

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**File #:** TMP-2275, **Version:** 1

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Public Hearing: Appeal of the Washoe County Planning Commission's denial of **Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** - Which sought to amend 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 DCMA. AND

**Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers)** - Which sought to amend 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.

The Board may affirm, reverse, or modify the decision of the Planning Commission. In doing so, the Board may remand the matter back to the Planning Commission with instructions.

The appellant is Ron Bell. The applicant is the Washoe County Planning and Building Division. The affected area is the Downtown Character Management Area (DCMA) of the Sun Valley Area Plan.. (Commission Districts 3&5.) FOR POSSIBLE ACTION