



Planning Commission Action Order

Master Plan Amendment Case Number WMPA25-0005 and Regulatory Zone Amendment Case Number WRZA25-0006 (Sun Valley 48 LLC)

Decision: Signed Resolution
Decision Date: November 4, 2025
Mailing/Filing Date: November 7, 2025
Property Owner: Sun Valley 48 LLC
Staff Planner: Julee Olander, Planner
Washoe County Community Services
Planning and Building
775-328-3627
JOlander@washoecounty.gov

**Master Plan Amendment Case Number WMPA25-0005 and Regulatory Zone
Amendment Case Number WRZA25-0006 (Sun Valley 48 LLC) – For hearing,
discussion, and possible action to:**

- (1) Adopt an amendment to the Washoe County Master Plan, Sun Valley Master Plan Land Use Map, to change the master plan land use designation for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on ±14 acres and Open Space (OS) on ±4.4 acres; and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authority; and
- (2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Sun Valley Regulatory Zone Map, to change the regulatory zoning for a ±17.2 acre parcel (APN: 085-010-52) and ±1.2 acre parcel (APN: 085-010-53) from Medium Density Suburban (MDS-3 du/acre single family detached; or 5 du/acre single family attached & middle housing) to Low Density Urban (LDU -10 du/acre single family detached; or 14 du/acre for single family attached, multi-family, middle housing; or 12 du/acre mobile home park) on ±14 acres and Open Space (OS) on ±4.4 acres; and authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Sun Valley 48, LLC
- Location: South of W. 2nd Avenue and west of Whittemore Way

- APN: 085-010-52 & 53
- Parcel Size: ±17.2 & ±1.2 acres
- Existing Master Plan: Suburban Residential (SR)
- Proposed Master Plan: Urban Residential (UR)
- Existing Regulatory Zone: Medium Density Suburban (MDS-3 du/acre single family)
- Proposed Regulatory Zone: Low Density Urban (LDU -10 du/acre single family detached; or 14 du/acre for single family attached, multi-family, middle housing; or 12 du/acre manufactured home park) & Open Space (OS)
- Planning Area: Sun Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 3 – Commissioner Garcia
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: JOlander@washoecounty.gov

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 820, *Amendment of Master Plan*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on the ability to make at least three of the five findings 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 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.

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.

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 821, *Amendment of Regulatory Zone*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on the ability to make all of the following findings in accordance with Washoe County Code Section 110.821.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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 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.
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 amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.

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

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/JO/BR

Enclosure: Signed Resolution



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY MASTER PLAN MAP (WMPA25-0005) TO CHANGE THE MASTER PLAN LAND USE DESIGNATION FOR A ±17.2 ACRE PARCEL (APN: 085-010-52) AND A ±1.2 ACRE PARCEL (APN: 085-010-53) FROM SUBURBAN RESIDENTIAL (SR) TO URBAN RESIDENTIAL (UR) ON ±14 ACRES AND OPEN SPACE (OS) ON ±4.4 ACRES, AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 25-16

Whereas, Master Plan Amendment Case Number WMPA25-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on November 4, 2025; and

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

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA25-0005, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment 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 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.

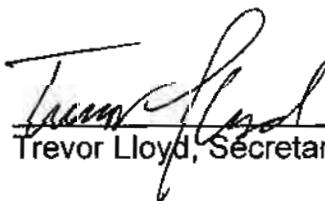
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern 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. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on November 4, 2025

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



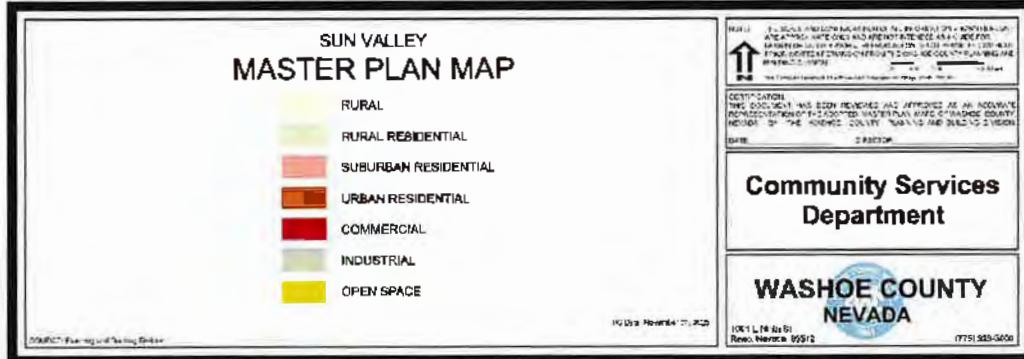
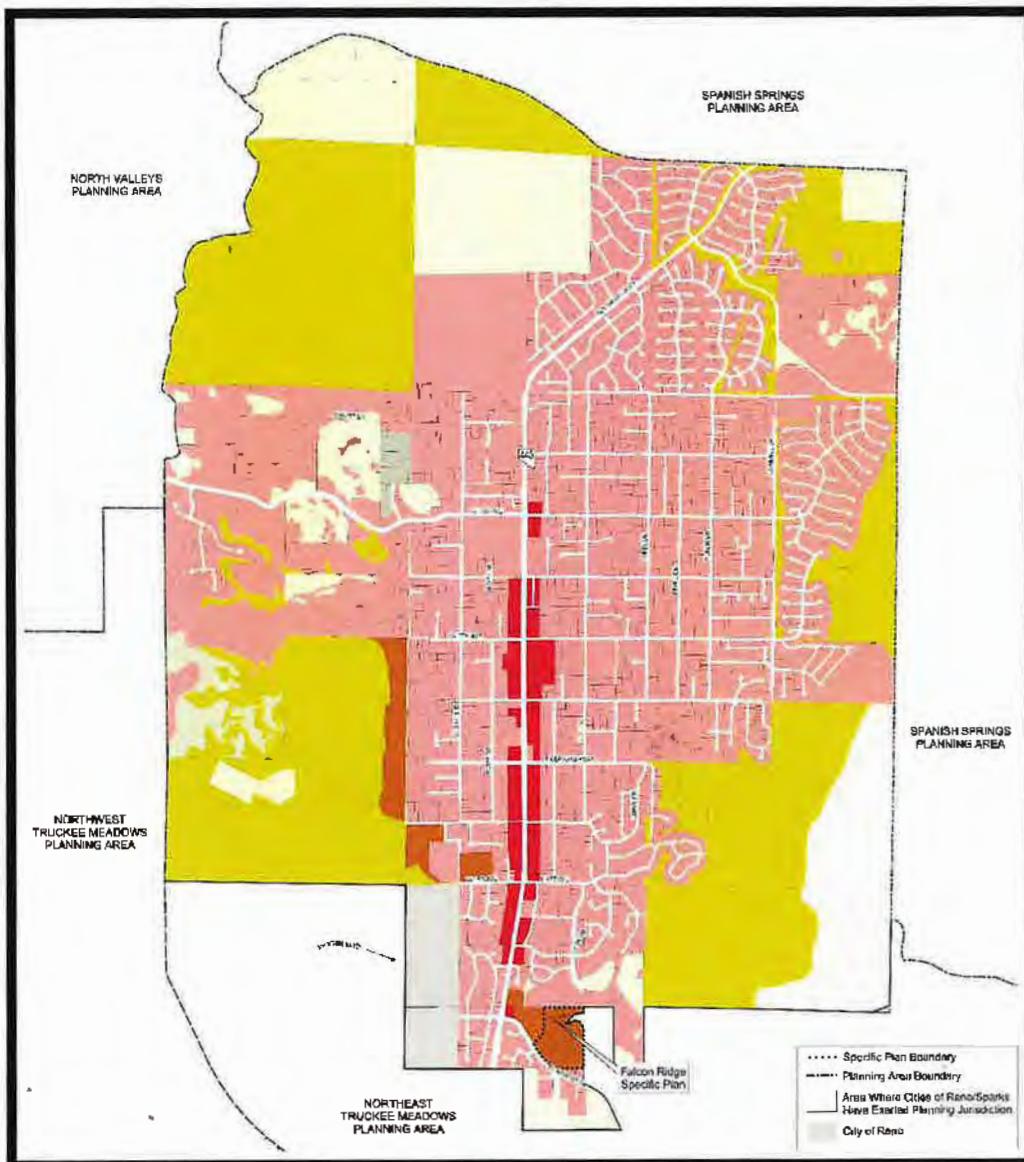
Trevor Lloyd, Secretary



Dan Lazzareschi, Chair

Attachment: Exhibit A – Sun Valley Area Plan Master Plan Map

Exhibit A, WMPA25-0005





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA25-0006 AND THE AMENDED SUN VALLEY REGULATORY ZONE MAP, TO CHANGE THE REGULATORY ZONING FOR A ±17.2 ACRE PARCEL (APN: 085-010-52) AND ±1.2 ACRE PARCEL (APN: 085-010-53) FROM MEDIUM DENSITY SUBURBAN (MDS-3 DU/ACRE SINGLE FAMILY DETACHED; OR 5 DU/ACRE SINGLE FAMILY ATTACHED & MIDDLE HOUSING) TO LOW DENSITY URBAN (LDU -10 DU/ACRE SINGLE FAMILY DETACHED; OR 14 DU/ACRE FOR SINGLE FAMILY ATTACHED, MULTI-FAMILY, MIDDLE HOUSING; OR 12 DU/ACRE MOBILE HOME PARK) ON ±14 ACRES AND OPEN SPACE (OS) ON ±4.4 ACRES.

Resolution Number 25-17

Whereas Regulatory Zone Amendment Case Number WRZA25-0006, came before the Washoe County Planning Commission for a duly noticed public hearing on November 4, 2025; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed regulatory zone amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed regulatory zone amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA25-0005) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

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 Change Conditions; more desirable use.** 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 amendment;
5. **No Adverse Effects.** The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. **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; and
7. **Effect on a Military Installation When a Military Installation is Required to be Noticed.** The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA25-0006 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on November 4, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

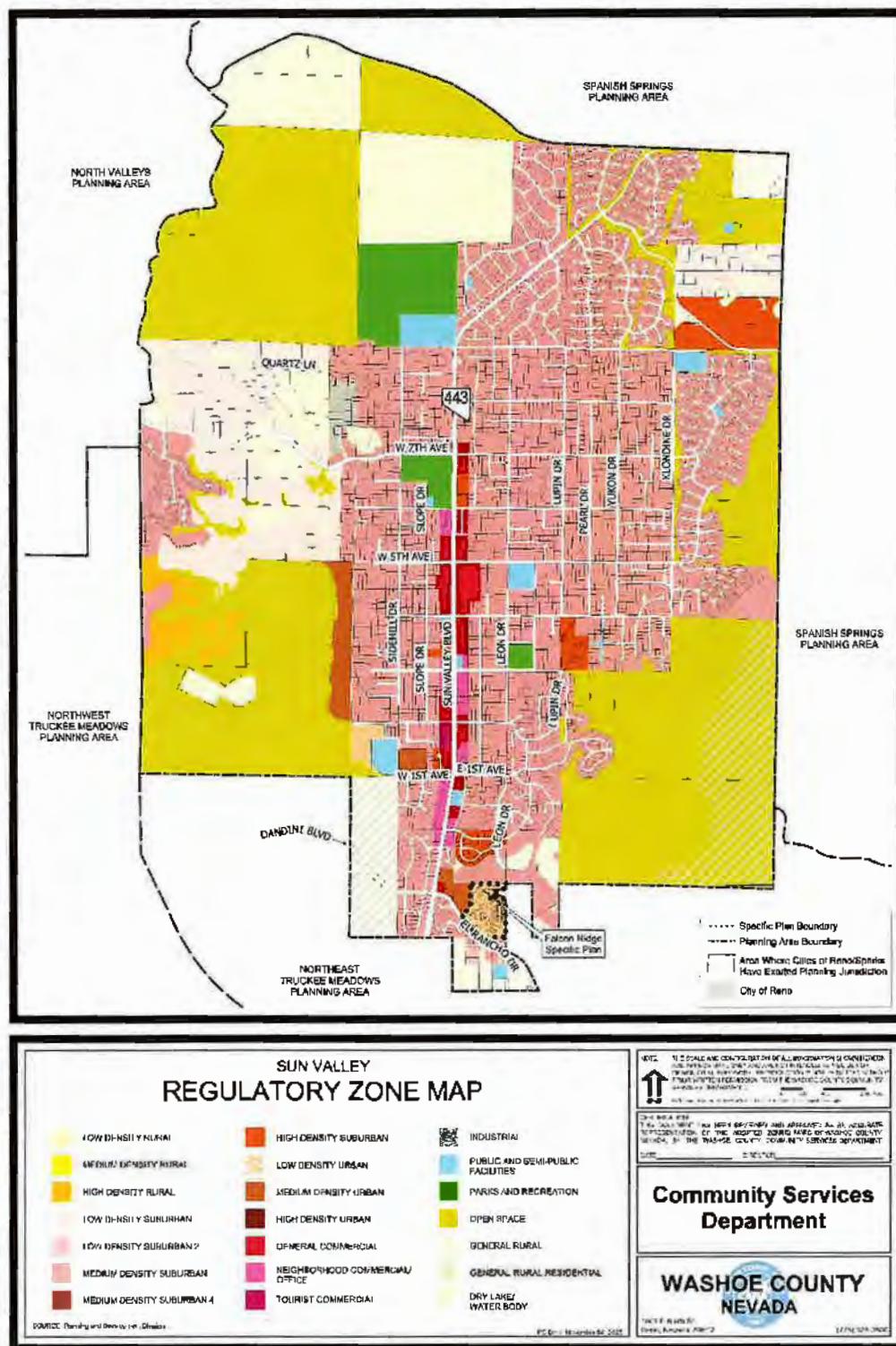


Trevor Lloyd, Secretary



Dan Lazzareschi, Chair

Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map
Exhibit A, WRZA25-0006



Sun Valley Area Plan Regulatory Zone Map