



WASHOE COUNTY COMMISSION

1001 E. 9th Street
 Reno, Nevada 89512
 (775) 328-2000

RESOLUTION

ADOPTING AN AMENDMENT TO THE SUN VALLEY REGULATORY ZONE MAP, TO CHANGE THE REGULATORY ZONING ON A ±17.2 ACRE PARCEL (APN: 085-010-52) AND A ±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.

(WRZA25-0006)

WHEREAS, Sun Valley 48, LLC (owner) applied to the Washoe County Planning Commission to change the regulatory zone on a ±17.2 acre parcel (APN: 085-010-52) and on a ±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, and middle housing; or 12 du/acre mobile home park) on ±14 acres and Open Space (OS) on ±4.4 acres;

WHEREAS, on November 4, 2025, the Washoe County Planning Commission held a public hearing on the proposed amendment and recommended that the Washoe County Board of County Commissioners adopt Regulatory Zone Amendment Case No. WRZA25-0006;

WHEREAS, upon holding a subsequent public hearing on January 13, 2026, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to 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.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and 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.

WHEREAS, this action will become effective after the adoption of Master Plan Amendment Case No. WMPA25-0005 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Sun Valley Regulatory Zone Map (Case No. WRZA25-0006), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA25-0005 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 13th day of January 2026, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit B-1 WRZA25-0006

