



# WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

The Planning Commission will convene as the NRS  
278B.150 "Impact Fee" Capital Improvements Advisory Committee for a  
portion of the meeting

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek  
Philip Horan  
Kenneth Krater - CIAC  
Kate S. Nelson  
Trevor Lloyd, Secretary

Tuesday, September 3, 2019  
6:30 p.m.

Washoe County Administration Complex  
Commission Chambers  
1001 East Ninth Street  
Reno, NV

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## PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the second page.)

- **Recommendation of approval to the Washoe County Board of County Commissioners to adopt the 6<sup>th</sup> Edition of the Regional Road Impact Fee (RRIF) General Administration Manual (GAM), Capital Improvement Program (CIP) and the revised fees**
- **Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment Case Number WRZA19-0003 (Bennington Court)**
- **Master Plan Amendment Case Number WMPA19-0003 (Village Green)**

**Items for Possible Action.** All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (\*). Those items marked with an asterisk (\*) may be discussed but action will not be taken on them.

**Possible Changes to Agenda Order and Timing.** Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

**Public Comment.** During the "General Public Comment" items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and planning items that are *not* marked with an asterisk (\*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. Any public comment for hearing and planning items will be heard before action is taken on the item and must be about the specific item being considered by the Commission. In order to speak during any public comment, each speaker must fill out a "Request to Speak" form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Commission or by action of the Chair. Comments are to be directed to the Commission as a whole and not to one individual.

**Public Participation.** At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission's consideration should be provided to the Recording Secretary.

**Forum Restrictions and Orderly Conduct of Business.** The Planning Commission conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting to the extent that its orderly conduct is made impractical. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

**Posting of Agenda; Location of Website.** Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php); and <https://notice.nv.gov>.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials may be obtained on the Planning and Building Division website ([http://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/index.php](http://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php)) or at the Planning and Building Division Office (contact Katy Stark, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3618, e-mail [krstark@washoecounty.us](mailto:krstark@washoecounty.us)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Planning Commissioners. If material is distributed at a meeting, it is available within one business day after the meeting.

**Special Accommodations.** The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Planning and Building Division, at 775.328.6100, two working days prior to the meeting.

**Appeal Procedure.** Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date that the decision being appealed is signed by the Planning Commission Chair and/or the Secretary to the Planning Commission, filed with the Secretary to the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code.

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**6:30 p.m.**

- 1. \*Determination of Quorum**
- 2. \*Pledge of Allegiance**
- 3. \*Ethics Law Announcement**
- 4. \*Appeal Procedure**
- 5. \*General Public Comment and Discussion Thereof**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

- 6. Possible Action to Approve Agenda**

7. Possible Action to Approve [August 6, 2019 Draft Minutes](#)

8. Planning Items

\*A. Presentation on the 2019 Truckee Meadows Regional Plan Update including the draft plan, policy concepts, the process undertaken in updating the plan, current progress in updating the plan, and when it is expected that the update will be adopted. – **Nate Kusha, Policy Analyst, Truckee Meadows Regional Planning Agency** and **Jeremy Smith, Interim Executive Director, Truckee Meadows Regional Planning Agency**

9. Public Hearings

*The following item only (Agenda Item 8.A.) will be heard by the Washoe County Planning Commission who will simultaneously also convene as the Capital Improvements Advisory Committee, including CIAC member Kenneth Crater, for this item only.*

A. [For possible action, pursuant to NRS 278B.150 and Washoe County Code \(WCC\) 110.706.05, to recommend approval to the Washoe County Board of Commissioners of amendments to the Regional Road Impact Fee \(RRIF\) General Administrative Manual \(GAM\) and the RRIF Capital Improvement Plan \(CIP\) with revised fees.](#) The RRIF is an NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP, and fees. Changes to the dollars per vehicle mile traveled (\$/VMT) and updates to the vehicle miles traveled (VMT) for the land use categories results in revised fees in both the North and South Service Areas. The North Service Area generally covers areas in the county to the north of Interstate 80, east of the California/Nevada state line to the eastern boundaries of the Warm Springs and Spanish Springs Planning Areas. The South Service Area generally covers areas in the county to the south of Interstate 80, east of the California/Nevada state line, to the South Valleys Planning Area Boundary and south to the Forest Area Plan Boundary. The revised fees range from a 43% decrease in some categories to a 47% increase in some categories in the North Service Area and a 53% decrease in some categories to a 22% increase in some categories in the South Service Area. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 6<sup>th</sup> Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees. In order to act on this item, the Planning Commission will convene as the NRS 278B.150 Capital Improvements Advisory Committee (CIAC), and will hear a presentation by RTC staff to provide further information and answer questions concerning the amendments. If approved, authorize the chair to sign a resolution (WCC 110.706.05(d)) to that effect that also recommends the adoption of necessary ordinances to implement these amendments (WCC 110.706.05(e)). See Exhibits A, B, C, D, E, F, G and H.

- Prepared by: Mitchell Fink, RRIF Administrator  
Washoe County Community Services Department  
Engineering and Capital Projects Division
- Phone: 775.328.2050
- E-Mail: [mfink@washoecounty.us](mailto:mfink@washoecounty.us)

***The Washoe County Planning Commission will reconvene solely as the Planning Commission for the remainder of the meeting.***

**B. Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment Case Number WRZA19-0003 (Bennington Court)** – For possible action, hearing, and discussion:

(1) To adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to change the Master Plan Category on five parcels (APN: 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09), totaling ±8.34 acres, from Open Space (OS) to Suburban Residential (SR), and, if approved, authorize the chair to sign a resolution to this effect; and

(2) Subject to final approval of the associated Master Plan Amendment change and a finding of conformance with the Truckee Meadows Regional Plan, to recommend adoption of an amendment to the Forest Regulatory Zone Map, to change the Regulatory Zone on five parcels (APN: 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09), totaling ±8.34 acres, from Open Space (OS) to Low Density Suburban (LDS) (1 dwelling unit/acre max), and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County
- Property Owners: David Houston and St. James Village, Inc.
- Location: Bennington Court
- Assessor's Parcel Numbers/Sizes: 046-151-05 (±2.23 ac); 046-153-08 (±1.46 ac); 046-153-09 (±1.63 ac); 046-153-10 (±1.66 ac); and 046-161-09 (± 1.36 ac)
  
- Master Plan Category: Open Space (OS)
- Regulatory Zone: Open Space (OS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone
  
- Commission District: 2 – Commissioner Lucey
- Prepared by: Julee Olander, Planner and Sophia Kirschenman, Park Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775.328.3627 (Julee) and 775.328.3623 (Sophia)
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us) and [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)

**C. Master Plan Amendment Case Number WMPA19-0003 (Village Green)** – For possible action, hearing, and discussion to amend the Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan, and if approved, to authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would include the following:

1. Amend the Spanish Springs Area Plan Policy SS.5.1 to exclude the Village Green Commerce Center Specific Plan as specified within the plan;
2. Update the Village Green Commerce Center Specific Plan assessor's parcel numbers to reflect the removal of APN 534-561-09 which was removed from the specific plan in 2014;
3. Update the Village Green Commerce Center Specific Plan maps (Figure D-1; Location Map, Figure D-2: Specific Plan Land Uses, and Figure D-5: Business Park Buffering) in order to reflect the removal of APN 534-561-09;
4. Update the Village Green Commerce Center Specific Plan – Goal One under Specific Plan Goals for *Protect the Natural Environment* to add the language “where feasible”;
5. Increase the building height to 40 feet from 35 feet in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
6. Replace the western theme architecture standards with contemporary industrial theme standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
7. Change the landscaping requirement from 20% to 15% in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
8. Remove Village Green Commerce Center Specific Plan phasing standards as the existing phasing plan is outdated and no longer functions properly with the proposed specific plan changes;
9. Remove the sustainability standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10 and require future development to comply with all Washoe County code requirements; and
10. Remove Village Green Commerce Center Specific Plan maintenance contact information and update the definition of the master developer.

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group LLC
- Location: 375 Calle De La Plata
- Assessor's Parcel Number: 534-561-10
- Parcel Size: 36.12 acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Hartung
- Prepared by: Julee Olander, Planner  
Washoe County Community Services  
Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

## 10. Chair and Commission Items

\*A. Future agenda items

\*B. Requests for information from staff

## 11. Director's and Legal Counsel's Items

\*A. Report on previous Planning Commission items

\*B. Legal information and updates

**12. \*General Public Comment and Discussion Thereof**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

**13. Adjournment**