



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Larry Chesney
Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Kate S. Nelson
Larry Peyton
Patricia Phillips
Secretary
Trevor Lloyd

Tuesday, April 5, 2022
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/84272659406>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 842 7265 9406**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 842 7265 9406** and pressing #.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php> and will also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Abandonment Case Number WAB22-0001 (Bailey Govt Tract Abandonment)**
- **Master Plan Amendment Case Number WMPA22-0003 and Regulatory Zone Amendment Case Number WRZA22-0003 (Chocolate Drive)**
- **Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages)**
- **Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010 (Lakeside Custom Lot Subdivision)**

Possible Changes to Agenda and Timing. Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

Public Comment. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

Members of the public may submit public comment via Zoom or by dialing into the meeting by telephone. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on April 4, 2022, to the Committee members prior to the meeting.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment 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. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Responses to Public Comments. The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

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. 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. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Supporting Materials. Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained online at: http://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division's Office (contact Lacey Kerfoot, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail LKerfoot@washoecounty.gov). 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. Supporting materials are available to the public at the same time they are available to Planning Commissioners. If materials are distributed at a meeting, they are 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 at least 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.

6:00 p.m.

- 1. Call to Order and Determination of Quorum** [Non-action item]
- 2. Pledge of Allegiance** [Non-action item]
- 3. Ethics Law Announcement** [Non-action item]
- 4. Appeal Procedure** [Non-action item]
- 5. Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

- 6. Approval of the April 5, 2022 Agenda** [For possible action]
- 7. Approval of the [March 1, 2022 Draft Minutes](#)** [For possible action]

Commission members may identify any additions or corrections to the draft minutes as transcribed.

8. Public Hearings [For possible action]

A. [Abandonment Case Number WAB22-0001 \(Bailey Govt Tract Abandonment\)](#) [For possible action] – For hearing, discussion and possible action to approve an abandonment of Washoe County’s interest in 33-foot-wide government patent easements on the north, south and west property lines of parcel 142-241-14 and to approve the reduction of 33-foot-wide utility easements to 15 feet on the north and south property lines of the parcel and to 30 feet on the west property line of the parcel.

- Applicant/ Property Owner: Page and Olivia Bailey
- Location: 0 Whites Creek Lane, Washoe County, NV 89521
- APN: 142-241-14
- Parcel Size: 2.5 acres
- Master Plan Category: 48% Rural Residential & 52% Rural
- Regulatory Zone: 48% High Density Rural (HDR) & 52% General Rural (GR)
- Area Plan: Southwest Truckee Meadows

- Development Code: Authorized in Article 806, *Vacations and Abandonments of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- E-mail: krstark@washoecounty.gov

B. Master Plan Amendment Case Number WMPA22-0003 and Regulatory Zone Amendment Case Number WRZA22-0003 (Chocolate Drive) [For possible action] – For hearing, discussion and possible action to:

1. Approve a master plan map amendment to redesignate one parcel totaling 45.51 acres from Suburban Residential (SR) to 40.64 acres of Urban Residential (UR) and 4.87 acres of Open Space (OS);
2. Initiate and recommend approval of a regulatory zone amendment on one parcel totaling 45.51 acres from Medium Density Suburban (MDS) to 40.64 acres of Medium Density Urban (MDU) and 4.87 acres of Open Space (OS), subject to final approval of the associated Master Plan Amendment by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities;
3. And, if approved, authorize the Chair to sign resolutions to this effect.

- Applicant / Property Owner: Chocolate Group, LLC
- Location: 0 Gepford Parkway
- APN: 502-250-09
- Parcel Size: 45.51 Acres
- Existing Master Plan: Suburban Rural (SR)
- Proposed Master Plan: Urban Residential (UR) and Open Space (OS)
- Existing Regulatory Zone: Medium Density Suburban (MDS)
- Proposed Regulatory Zone: Medium Density Urban (MDU) and Open Space (OS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 820, *Amendment of Master Plan*; and Article 821, *Amendment of Regulatory Zone*
- Commission District: 3 – Commissioner Jung
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3612
- E-mail: cbronczyk@washoecounty.gov

C. Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages) [For possible action] – For hearing, discussion and possible action to approve:

1. A special use permit (SUP) for a continuum of care facility for seniors in accordance with Table C-3 of the Spanish Springs Area Plan, a portion of the Washoe County Master Plan, and for major grading to grade 55,000 CY of imported material; and
2. A common open space tentative subdivision map on ±21.56 acres for 136 lots, ranging in sizes from 2,004 SF to 2,400 SF.
 - Applicant: Silverado Homes NV Inc

- Property Owner: Spanish Springs Associates LP
- Location: across from 401 Neighborhood Way
- APN: 532-032-05 & portion of 532-032-16
- Parcel Size: 20.75 & 0.81 acres
- Master Plan: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 302, *Allowed Uses*; Article 304, *Use Classification System*; Article 408, *Common Open Space Development*; Article 438, *Grading*; Article 608, *Tentative Subdivision Maps*; and, Article 810, *Special Use Permits*
- Commission District: 4 – Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.gov

D. Tentative Subdivision Map Case Number WTM21-013 and Special Use Permit Case Number WSUP22-0010 (Lakeside Custom Lot Subdivision) [For possible action] – For hearing, discussion and possible action to approve:

1. A tentative subdivision map to divide one parcel of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres.
2. A special use permit for major grading: the proposal exceeds the major grading threshold and will result in ±8.31 acres of disturbance including ±20,004 CY of cut material and ±16,583 CY of fill material; a roadway that traverses a slope of 30% or greater; construction of earthen structures greater than 4-½ feet high; and grading in the Critical Stream Zone, which is subject to all requirements of Article 418, Significant Hydrologic Resources. The applicant is also requesting a variance of the development code standards found in WCC 110.438.45(c), that finish grading shall not vary from the natural slope by more than ten (10) feet in elevation, in order to construct earthen structures and a driveway.

- Applicant: 8900 Lakeside, LLC
- Property Owner: Gordon Real Estates, LLC
- Location: 8900 Lakeside Drive
- APN: 041-130-58
- Parcel Size: 72.8 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: 16% Medium Density Rural (MDR), 78% High Density Rural (HDR) & 6% General Rural (GR)
- Area Plan: Southwest
- Development Code: Authorized in Article 418, *Significant Hydrologic Resources*; Article 438, *Grading Standards*; and Article 608, *Tentative Subdivision Maps*
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.gov

9. Planning Items [Non-action item]

- A. Neighborhood Meeting Process** [Non-action item] – Planning Manager, Trevor Lloyd, will brief the Board on the new neighborhood meeting process and will provide an overview of the new GIS HUB web site on the Washoe County Planning web page.

10. Chair and Commission Items [Non-action item]

- A.** Future agenda items
- B.** Requests for information from staff

11. Director’s and Legal Counsel’s Items [Non-action item]

- A.** Report on previous Planning Commission items
- B.** Legal information and updates

12. Public Comment [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

13. Adjournment [Non-action item]