



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Roger Edwards, Chair

James Barnes

Larry Chesney

Sarah Chvilicek

Thomas Daly

Philip Horan

Greg Prough

Carl R. Webb, Jr., AICP, Secretary

Tuesday, August 4, 2015

6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions provided beginning on the fourth page.)

- **Abandonment Case Number AB15-002 (Spelling Court)**

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 (*). 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, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Commission or by action of the Chair.

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. In accordance with NRS 241.020, this agenda has been posted at: <https://notice.nv.gov>, (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (1675 East Prater Way, Suite 107).

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Development Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050, e-mail dfagan@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 24 hours 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 Development Division, at 775.328.3600, 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 Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary to the Planning Commission, and mailed to the original applicant in the proceeding being appealed.

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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**

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. **Approval of Agenda**

7. **Approval of July 7, 2015 Draft Minutes**

8. **Consent Items**

- A. **Possible action to adopt** a resolution re-initiating an amendment to Washoe County Code, Chapter 110, Development Code, to create a new Article 421, *Stormwater Discharge Program*, in order to come into compliance with the requirements set forth by the Nevada Division of Environmental Protection (NDEP) and the Federal branch of the Environmental Protection Agency (EPA) relating to a National Pollutant Discharge Elimination System (NPDES) permit issued effective May 26, 2010 for which Washoe County is a co-permittee along with the City of Reno and the City of Sparks. The Washoe County Planning Commission initiated this code amendment at its meeting of August 5, 2014, however the 125 day period to return for a public hearing before the Planning Commission has expired and the amendment must therefore be re-initiated pursuant to Washoe County Code Section 110.818.15(b).

- B. Possible action to adopt** a resolution re-initiating an amendment to Washoe County Code, Chapter 110, Development Code, to amend Article 422, *Water and Sewer Resource Requirements*, to reflect the merger of Washoe County Water Utility functions into the Truckee Meadows Water Authority (TMWA). The Washoe County Planning Commission initiated this code amendment at its meeting of November 13, 2014, however the 125 day period to return for a public hearing before the Planning Commission has expired and the amendment must therefore be re-initiated pursuant to Washoe County Code Section 110.818.15(b).
- C. Possible action to adopt** a resolution initiating an amendment to Washoe County Code Chapter 110, Development Code, at Article 306, *Accessory Uses and Structures*, and at Article 310, *Temporary Uses and Structures*, to make changes including the following:
1. Clarify when a building permit is needed for a cargo container on a residential property (Article 306).
  2. Refine the definition of a commercial vehicle to reflect accurate vehicle descriptions (Article 306).
  3. Add a qualifier to exceptions for the storage of commercial vehicles for equipment used in conjunction with building activities under a building permit (Article 306).
  4. Change the designation of temporary storage containers to temporary cargo containers to match regulations contained in Article 306 (Article 310).
  5. Modify temporary container regulations to require a closer connection between allowed temporary containers and the associated temporary use under a building permit (Article 310).
  6. Update certain sections to reflect the current organization of the Community Services Department and the Health District's name (both Articles).
- D. Possible action to adopt** a resolution initiating an amendment to the Master Plan Map of the Forest Area Plan, a part of the Washoe County Master Plan; and an amendment to the Forest Area Regulatory Zone map. Both amendments are required in order to correct several mapping errors which inadvertently placed the Open Space master plan category and regulatory zone on several privately owned properties in the Forest planning area. The amendment would change the current Master Plan category and zoning designation on the subject properties from Open Space (OS) to another appropriate Master Plan category and zoning designation to be determined during the amendment process.

- Applicant: Washoe County
- Property Owners: Numerous
- Location: Mt. Rose Highway near Sky Tavern Ski Area
- Assessor Parcel Numbers: 048-091-01, 048-091-02; 048-151-05, 06, 07, 08,09, 10, 11, 12, 13, 14 & 15
- Existing Master Plan Category: Open Space (OS)
- Existing Regulatory Zone: Open Space (OS)
- Area Plan: Forest
- Citizen Advisory Boards: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission Districts: 2 – Commissioner Lucey
- Section/Township/Range: Sec 17, T17N, R19E, Washoe County, NV

- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3620
- E-Mail: tlloyd@washoecounty.us

## 9. Public Hearings

- A. [Abandonment Case Number AB15-002 \(Spelling Court\)](#) – Hearing, discussion, and possible action to approve a request to abandon a public street identified as Spelling Court, and its associated 50-foot wide right-of-way, and to replace it with a 50-foot wide public access and public utility easement. The street is adjacent to Brown Elementary School. The street begins at Reading Street on the north and ends at Virginia Foothills Park.

- Applicant: Washoe County School District
- Property Owner: Washoe County School District
- Location: Adjacent to Brown Elementary School
- Assessor's Parcel Number: Located between 140-030-11 and 140-030-08
- Parcel Size: 25,182 square feet
- Master Plan Category: N/A
- Regulatory Zone: N/A
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets or Easements
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 27, T18N, R20E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3796
- E-mail: ekrause@washoecounty.us

## 10. Chair and Commission Items

- \*A. Future agenda items
- \*B. Requests for information from staff
- C. Discussion and possible action to elect officers, chair, and vice chair

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

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

## 12. \*General Public Comment

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