



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, January 4, 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 WAB21-0008 (Ormsby Ln)**
- **Abandonment Case Number WAB21-0012 (Caughlin Pkwy)**
- **Master Plan Amendment Case Number WMPA21-0011 and Regulatory Zone Amendment Case Number WRZA21-0007 (Reno SOI-Mae Anne Avenue)**

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 January 3, 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 January 4, 2022 Agenda** [For possible action]
7. **Approval of the [December 7, 2021 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 WAB21-0008 \(Ormsby Ln\)](#)** [For possible action] – For hearing, discussion and possible action to approve an abandonment of Washoe County’s interest in approximately 12,600 square feet of public right-of-way at the eastern terminus of Ormsby Lane beyond its intersection with Churchill Drive. If approved, the right-of-way will be abandoned to the abutting property owner at 3990 Churchill Drive (APN: 050-486-01). The request to abandon this right-of-way is pursuant to NRS 278.480 and related provisions in Washoe County Development Code. The conditions of approval for this abandonment include relocating existing vehicle and pedestrian access to Nevada State Parks land and adding parking for day use vehicles. The project would also relocate existing fencing and add new fencing along the State Park boundary adjacent to the abandonment proposal.

- Applicant: Robert and Debra Paterson
- Property Owner: Washoe County
- Location: 3990 Churchill Drive
- APN: 050-486-01

- Parcel Size: 1.37 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3618
- E-mail: krstark@washoecounty.gov

B. Abandonment Case Number WAB21-0012 (Caughlin Parkway) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of ±17,061sf of county owned property (street) to the abutting property owners at APNs 220-060-10, 220-060-09, and 220-060-08, respectively. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

- Applicant: Aaron and Rebecca Jennings, Timothy Owen Tucker, and Eric Lannes
- Property Owner: Washoe County
- Location: North of Promontory Pointe and Caughlin Pkwy
- APN: 220-011-15
- Parcel Size: 4.789 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 1 – Commissioner Hill
- Staff: Trevor Lloyd, Planning Manager and
Sophia Kirschenman, Park Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3617; 775.328.3623
- E-mail: tlloyd@washoecounty.gov; skirschenman@washoecounty.gov

C. Master Plan Amendment Case Number WMPA21-0011 and Regulatory Zone Amendment Case Number WRZA21-0007 (Reno SOI-Mae Anne Avenue) [For possible action] – For hearing, discussion, and possible action:

- (1) To approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of adopting the Washoe County master plan land use designation of Suburban Residential (SR) on 28 parcels that have been removed from the City of Reno’s Sphere of Influence (SOI) and returned to Washoe County’s jurisdiction. The subject properties are currently designated by the City of Reno as Large Lot Neighborhood. The 28 parcels include: (APN: 039-131-03, 17, 18, 19, 20, 21, 26, 28, 29, 31, 32, 33, 039-133-11, 21, 23, 24, 25, 26, 27, 28, 039-136-02, 04, 05, 06, 07, 08, 212-121-01 & 02) totaling 33.6 acres;

- (2) To add 26 parcels to the Verdi Area Plan, a component of the Washoe County Master Plan (APN: 039-131-03, 17, 18, 19, 20, 21, 26, 28, 29, 31, 32, 33, 039-133-11, 21, 23, 24, 25, 26, 27, 28, 039-136-02, 04, 05, 06, 07, & 08); and
- (3) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, to approve a Regulatory Zone Amendment from City of Reno's designation of Large Lot Rural-one acre (LLR1) to the Washoe County Regulatory Zone of Low Density Suburban/2 (LDS/2) for 3 parcels (APNs: 039-131-03, 7, & 8); and Low Density Suburban (LDS) for 25 parcels (APNs: 039-131-17, 19, 20, 21, 28, 29, 31, 32, 33, 039-133-11, 21, 23, 24, 25, 26, 27, 28, 039-136-02, 04, 05, 06, 212-121-01, & 02, 039-131-18 & 26); and, if approved, authorize the chair to sign resolutions to this effect.

- Applicant: Washoe County Planning and Building Division
- Property Owners: Numerous
- Location: South of La Salle Heights, east of Burks Blvd., east and west of Mae Anne Ave. and north of I-80.
- APN(s): 039-131-03, 039-131-17, 039-131-18, 039-131-19, 039-131-20, 039-131-21, 039-131-26, 039-131-28, 039-131-29, 039-131-31, 039-131-32, 039-131-33, 039-133-11, 039-133-21, 039-133-23, 039-133-24, 039-133-25, 039-133-26, 039-133-27, 039-133-28, 039-136-02, 039-136-04, 039-136-05, 039-136-06, 039-136-07, 039-136-08, 212-121-01 & 212-121-02
- Parcel Size: Totaling ±33.6 acres
- Master Plan: Large Lot Neighborhood (City of Reno)
- Regulatory Zone: Large Lot Rural-one acre (LLR1) (City of Reno)
- Area Plan: Verdi
- Development Code: Authorized in Article 820 & 821
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

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

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

10. Director's and Legal Counsel's Items [Non-action item]

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

11. 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.

12. Adjournment [Non-action item]