



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Roger Edwards, Chair
D.J. Whittemore, Vice Chair
James Barnes
Sarah Chvilicek
Jonathan C. Reynolds
Vacant
Vacant
Carl R. Webb, Jr., AICP, Secretary

Tuesday, July 1, 2014
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 third page.)

- **Development Code Amendment Case Number DCA14-004 (Food Production/Agricultural Uses)**
- **Development Code Amendment Case Number DCA14-006 (Amendment of Master Plan)**
- **Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trail)**
- **Tentative Subdivision Map Case Number TM14-001 (Pebble Creek Estates)**

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; Disrupting of Meeting. During the “Public Comment” periods listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. Additionally, during action items [those *not* marked with an asterisk (*)], public comment will be heard on that particular item before action is taken. In either event, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the recording secretary. Public comment and presentation times are limited as follows: fifteen minutes each for staff and applicant presentations, five minutes for speakers representing a group, and three minutes for individual speakers unless extended by questions or action of the Commission. Comments are to be directed to the Commission as a whole and not to one individual.

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. In accordance with NRS 241.020, this agenda has been posted at: (i) Washoe County Administration Building (1001 E. Ninth Street); (ii) Washoe County Courthouse (75 Court Street); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (1675 East Prater Way, Suite 107).

Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev four days prior to the meeting.

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/comdev/boards_commissions/boards_commissions_index.htm) or at the Planning and Development Division Office (contact Sara DeLozier, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.6109, e-mail sdelozier@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, application fee, and the time in which you must act. Appeal periods vary from seven to fifteen days, depending on the type of application.

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**6:30 p.m.**

**1. \*Determination of Quorum**

**2. \*Pledge of Allegiance**

**3. \*Ethics Law Announcement**

**4. \*Appeal Procedure**

**5. \*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. Consider and adopt a Resolution commending Jonathan Reynolds for his service to Washoe County**

**8. Consent Items**

**A. Initiation of a Regulatory Zone Amendment (North Valleys)** – Initiating an amendment to the North Valleys Regulatory Zone map in order to assign Washoe County Regulatory Zone Designations to multiple properties resulting from the City of Reno's action to rollback these properties from the City of Reno's Sphere of Influence back to Washoe County's jurisdiction.

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**9. Election of Officers, Chair and Vice Chair**

6:30 p.m.

## 10. Planning Items and Public Hearings.

Development Code Amendments (Items 10A and 10B) and Regulatory Zone Amendments (Item 10C) may be recommended for approval (with or without modifications) to the Board of County Commissioners (who gives final approval) or denied, which is a final action but may be appealed to the Board of County Commissioners. Tentative Map applications may be approved, conditionally approved or denied. The Planning Commission may also take action to continue an item to a future agenda.

- A. PUBLIC HEARING: Development Code Amendment Case Number DCA14-004 (Food Production/Agricultural Uses)** – Discussion and possible recommendation to amend Washoe County Code, Chapter 110, Development Code, Article 302 (Allowed Uses) and Article 304 (Use Classification System) to reduce regulatory barriers to the production and sale of food in certain regulatory zones, and to amend use definitions to authorize community gardens and increase opportunities for local, small scale food production; and to provide for other matters properly related thereto.

Staff Representative: Chad Giesinger, Senior Planner, 775-328-3626,  
cgiesinger@washoecounty.us

- B. PUBLIC HEARING: Development Code Amendment Case Number DCA14-006 (Amendment of Master Plan)** – Discussion and possible recommendation to amend Washoe County Development Code Article 820 (Amendment of Master Plan) to clarify Planning Commission procedures for adopting or denying proposed master plan amendments; to change findings of fact required when Planning Commission denies a master plan amendment; to establish the procedures, change voting requirements, and clarify possible actions when a decision of the Planning Commission is appealed to the Board of County Commissioners; to clarify procedures and standards for the Board of County Commissioners when adopting, modifying, or denying Master Plan amendments; to provide for conditional resolutions approving Master Plan Amendments pending conformance review by regional planning commission; to change names and titles to reflect the reorganization of the Community Development Department; and to provide for other matters properly related thereto.

Staff Representative: Greg Salter, Deputy District Attorney, 775-337-5726,  
gsalter@da.washoecounty.us

- C. PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trail)** – To consider an amendment to the Spanish Springs Regulatory Zone map and the associated regulatory zoning designation within the Spanish Springs planning area; and, if approved, forward to the Washoe County Board of County Commissioners for approval. The amendment request will re-designate the regulatory zone designation for ±23.61 acres of a ±47.6 acre parcel from Low Density Suburban (LDS) to Low Density Suburban 2 (LDS2). The proposed Regulatory Zone amendment would increase the total density of the subject ±47.6 acre parcel by 16 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant/Owner: Pinnacle Land Holdings, LLC
- Location: 0 Hayfield Drive
- Assessor's Parcel Number: 534-420-08
- Parcel Size: ±47.608 Acres

- Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: Low Density Suburban (LDS)
- Proposed Regulatory Zone: Low Density Suburban 2 (LDS2)
- Area Plan: Spanish Springs Area Plan
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 25, T21N, R20E, MDM
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: tlloyd@washoecounty.us

**D. PUBLIC HEARING: Tentative Subdivision Map Case Number TM14-001 (Pebble Creek Estates)** – To develop an 83-lot, single-family residential subdivision. Lots range in size from 35,025 to 53,072 square feet.

- Applicant: Mystic Mountain, LLC  
550 W. Plumb Lane, Suite B-505, Reno, NV 89509
- Property Owner: Mystic Mountain, LLC  
550 W. Plumb Lane, Suite B-505, Reno, NV 89509
- Location: At the western terminus of Pebble Creek Drive,  
approximately ¼ mile west of its intersection with  
Pyramid Highway
- Assessor’s Parcel Number: 538-171-08
- Parcel Size: 83.27 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)  
(1 dwelling unit per acre)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 608,  
Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 11 and 14, Township 21 North,  
Range 20 East, MDM, Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

**11. Chair and Commission Items**

**A. \*Report on previous Planning Commission items**

**B. Future agenda items and staff reports**

**12. \*Director's Items**

**A. \*Legal information and updates**

**13. \*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.

**14. Adjournment**