



# 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

James Barnes, Chair  
Sarah Chvilicek, Vice Chair  
Larry Chesney  
Francine Donshick  
Philip Horan  
Kenneth Krater - CIAC  
Michael W. Lawson  
Carl R. Webb, Jr., AICP, Secretary

Tuesday, June 6, 2017  
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.)

- **Capital Improvements Advisory Committee to review the Regional Road Impact Fee Land Use Assumptions and Regional Road Impact Fee Capital Improvements Plan**
- **Special Use Permit Case Number WSUP17-0008 (Project Ohlone)**
- **Amendment of Conditions Case Number WAC17-0004 (Tyrolian Village Garages)**
- **Abandonment Case Number WAB17-0001 (Ettinger/Church)**
- **Tentative Subdivision Map Case Number TM16-009 (Ascenté Subdivision) and Special Use Permit Case Number SW16-003 (Ascenté Water Tank)**

**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. 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 Development 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 Development 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 Development 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 Development 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**

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 [May 2, 2017 Draft Minutes](#) and Possible Action to Approve [Amended April 4, 2017 Draft Minutes](#)**

## 8. Public Hearings

***The following item only (Agenda Item 8.A.) will be heard by the Washoe County Planning Commission who will convene as the Capital Improvements Advisory Committee.***

**A. For possible action pursuant to NRS 278B.150:** (1) to affirm that the Regional Road Impact Fee (RRIF) land use assumptions are in conformance with the Washoe County Master Plan, (2) to review the RRIF Capital Improvements Plan (CIP) and direct staff to file comments on it, (3) to direct staff to file a report concerning the progress of the county in carrying out the CIP, (4) to direct staff to report to the Washoe County Commission any perceived inequities in the implementation of the CIP or the imposition of the RRIF, and (5) to direct staff to advise the Washoe County Commission of the need to update or revise the land use assumptions, CIP, or ordinance imposing the RRIF.

- Prepared by: Clara Lawson, PE, PTOE, Licensed Engineer  
Washoe County Community Services Department  
Engineering and Capital Projects Division
- Phone: 775.328.3603
- E-Mail: [clawson@washoecounty.us](mailto:clawson@washoecounty.us)

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

**B. Special Use Permit Case Number WSUP17-0008 (Project Ohlone)** – For possible action, hearing, and discussion on a request to construct a new 110 megawatt substation, to expand an existing substation by adding an additional 30 megawatts of capacity, to add the necessary 120 kV overhead transmission lines to connect the proposed substation to existing transmission lines, to vary the landscaping requirements per WCC section 110.412.40(a) by requiring no additional landscaping instead of the standard 20% landscaping area requirement, and to recommend that the Board of County Commissioners sponsor an amendment to the Truckee Meadows Regional Plan (TMRP) to identify the new locations of the substations and transmission lines to reflect such facilities on the Regional Utility Corridor map of the TMRP. If approved, the project will also require a conformance review with the Truckee Meadows Regional Plan as a Project of Regional Significance.

- Owner/Applicant: Apple Inc., Attn: Data Center Infrastructure and Design
- Location: 21505 East Interstate 80
- Assessor's Parcel Number: 084-110-29
- Parcel Size: 345.20 Acres
- Master Plan Category: Rural and Industrial
- Regulatory Zone: General Rural (GR) and Industrial (I)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon CAB
- Development Code: Article 810 (Special Use Permits)
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 28 & 29, T20N, R22E, MDM, Washoe County, NV
- Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Division of Planning and Development
- Phone: 775.328.3620

- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**C. Amendment of Conditions Case Number WAC17-0004 (Tyrolian Village Garages)** –

For possible action, hearing, and discussion to approve an amendment of conditions for the Tyrolian Village Subdivision Units 1, 2, 3, 4, and 5. If approved, the final maps for these subdivisions (Tentative Map Case Numbers TM67-017, TM68-001, TM68-003, TM69-001 AND TM68-002) will be amended to note that garages are permitted within the common area of the subdivisions, subject to conditions, pursuant to agreements between the individual unit owners within the association and the Tyrolian Village Association; and the applicant shall be required to prepare and record amended final maps in accordance with Washoe County Code Chapter 110, Article 616, *Amendments of Map*.

- Applicant: Tyrolian Village Association, Inc.
- Property Owner: Tyrolian Village Association, Inc.
- Location: Northwest of Diamond Peak Ski Resort at the end of Ski Way, Incline Village, NV
- Assessor's Parcel Number: 126-420-13; 126-470-17; 126-480-10; 126-540-32; 126-520-23
- Parcel Size: 15.82 ac; 3.28 ac; 9.97 ac; 26.75 ac; 4.60 ac (60.42 ac total)
- Master Plan Category: Suburban Residential
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village Crystal Bay
- Development Code: Authorized in Article 616
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 14 and 11, T16N, R18E, MDM, Washoe County, NV
- Prepared by: Eva M. Krause - AICP, Planner  
Washoe County Community Services Department  
Division of Planning and Development
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**D. Abandonment Case Number WAB17-0001 (Ettinger/Church)** –

For possible action, hearing and discussion to abandon three 33-foot-wide government patent access and utility easements along the northern, eastern and southern property lines of 15520 Fawn Lane; and one 33-foot-wide government patent access easement along the southern property line of 15500 Fawn Lane, for the benefit of the applicants.

- Applicant/Property Owner: Stacy and Lesa Ettinger
- Applicant/Property Owner: Jeffrey Church
- Location: 15500 and 15520 Fawn Lane, approximately ½ mile south of Fawn Lane's intersection with Mt. Rose Highway
- Assessor's Parcel Numbers: 150-232-08 and 150-232-09
- Parcel Sizes: ±1.50-acres (APN: 150-232-08) and ±1.496-acres (APN: 150-232-09)
- Master Plan Category: Suburban Residential (both parcels)
- Regulatory Zone: Low Density Suburban (both parcels)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley

- Development Code: Article 806, *Vacations and Abandonments of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 36, T18N, R19E, MDM, Washoe County, NV
- Prepared by: Kelly Mullin, Planner  
Washoe County Community Services Department  
Division of Planning and Development
- Phone: 775.328.3608
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**E. Tentative Subdivision Map Case Number TM16-009 (Ascenté Subdivision)** – For possible action, hearing and discussion to approve the first phase of a merger and re-subdivision of two parcels totaling 632 acres to create a 225 lot single family common open space subdivision. Lots will range in size from 10,120 square feet ( $\pm$ .23 acres) to 91,450 square feet ( $\pm$ 2.09 acres) with lot sizes averaging approximately 24,450 square feet ( $\pm$ .56 acres), and;

**Special Use Permit Case Number SW16-003 (Ascenté Water Tank)** – For possible action, hearing and discussion to approve a 560,000 gallon water storage tank, sewer lift and water pump stations to support the Ascenté development within the 632-acre Ascenté property.

- Applicant: Symbio Development, LLC.
- Property Owners: Gary Nelson and Jeannie Janning (CWH 2011 & WBH 2011 Irrevocable Trusts)  
NNVI Partners LLC
- Location: South of Fawn Lane and East of Shawna Lane
- Assessor's Parcel Numbers: 045-252-14 & 15
- Parcel Size: 632.13 acres (total)
- Master Plan Category: Suburban Residential and Open Space
- Regulatory Zone: Medium Density Suburban (MDS), Low Density Suburban (LDS) and Open Space (OS)
- Area Plan: Forest
- Citizen Advisory Board: Southwest Truckee Meadows/Washoe Valley
- Development Code: Article 408 Common Open Space Developments,  
Article 608 Tentative Subdivision Maps and Article 810  
Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 1, T17N, R19E, MDM,  
Washoe County, NV
- Prepared by: Trevor Lloyd, Senior Planner and Kelly Mullin, Planner  
Washoe County Community Services Department  
Division of Planning and Development
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[kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

## 9. Planning Items

**A. Master Plan Amendment Case Number WMPA17-0001** – For possible action and discussion to send a report to the Washoe County Board of Commissioners regarding their

action to reverse the Planning Commission's original denial regarding a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. If the applicant's request is approved, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- 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: Kelly Mullin, Planner  
Washoe County Community Services Department  
Division of Planning and Development
- Phone: 775.328.3608
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**B.** For possible action and discussion to direct staff to draft amendments to the Planning Commission's Rules, Policies and Procedures to remove the public comment time limit rule of five minutes for a speaker representing a group and other matters as appropriate.

## **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**

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**