



# 2<sup>ND</sup> AMENDED WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

## Planning Commission Members

Sarah Chvilicek, Chair  
Larry Chesney, Vice Chair  
James Barnes  
Thomas B. Bruce  
Francine Donshick  
Philip Horan  
Michael W. Lawson  
Trevor Lloyd, Secretary

Tuesday, February 5, 2019  
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.)

- **Master Plan Amendment Case Number WMPA18-0006 and Regulatory Zone Amendment Case Number WRZA18-0006 (Marshall Ranch)**
- **Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek)**
- **Master Plan Amendment Case Number WMPA18-0009 and Regulatory Zone Amendment Case Number WRZA18-0008 (1015 US Highway 395 S)**
- **Master Plan Amendment Case Number WMPA18-0007 and Regulatory Zone Amendment Case Number WRZA18-0007 (Upland 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.** 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 (\*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. 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 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 Building 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 Building 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 Building 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 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.

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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 and Discussion Thereof**

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 [January 2, 2019 Draft Minutes](#)**

## 8. Planning Items

**\*A. Presentation by Dwayne Smith, Director of Engineering and Capital Projects regarding existing sewer capacities and planned improvements to existing facilities.**

**\*\*\*THIS IS AN INFORMATION ITEM ONLY.\*\*\***

## 9. Public Hearings

**A. Master Plan Amendment Case Number WMPA18-0006 and Regulatory Zone Amendment Case Number WRZA18-0006 (Marshall Ranch)** – For possible action, hearing, and discussion:

- (1) To adopt an amendment to the Washoe County Master Plan, Warm Springs Area Plan to change a Master Plan Category on three parcels totaling ±1,088.88-acres to Rural Residential; to establish a character management area (CMA) with a character statement and specific policies governing these properties; and to amend Policy 4.6 to allow Medium Density Rural within the CMA. The subject parcels were recently removed from the City of Reno's Sphere of Influence, where they had a Reno Master Plan Category of Special Planning Area and which currently have a Washoe County Master Plan designation of Rural per Policy 1.2.16 and the translation table contained in Appendix 7 of the 2012 Truckee Meadows Regional Plan. If approved, authorize the Chair to sign a resolution to this effect; and
- (2) Subject to final approval of the associated Master Plan change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the Warm Springs Regulatory Zone Map, changing the Regulatory Zone from General Rural (maximum density one dwelling unit per 40 acres) to Medium Density Rural (maximum density one dwelling unit per five acres) and Open Space (no allowable density); and if approved, authorize the Chair to sign a resolution to this effect. These changes would potentially allow for up to 187 dwelling units, compared to the 27 dwelling units allowed by the current regulatory zone.

- Applicant: Krater Consulting Group, Attn: Kenneth Krater
- Property Owner: Winnemucca Holdings, LLC, Attn: Jack Fisher
- Location: 9055 Winnemucca Ranch Rd, approx. 9 mi. north of Pyramid Hwy
- Assessor's Parcel Numbers: 079-220-23 (±244-ac.); 079-220-26 (±41.5-ac.); 079-220-37 (±803.2-ac.)
- Existing Master Plan Category: Rural; recently removed from City of Reno Sphere of Influence
- Proposed Master Plan Category: Rural Residential
- Existing Regulatory Zone: General Rural
- Proposed Regulatory Zones: Medium Density Rural (±935-ac.) and Open Space (±153-ac.)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Articles 820 and 821
- Commission District: 5 – Commissioner Herman
- Prepared by: Kelly Mullin, Senior Planner and  
Chad Giesinger, Planning Manager  
Washoe County Community Services Department  
Planning and Building Division

- Phone: 775.328.3608 (Kelly) and 775.328.3626 (Chad)
- E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us) and [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

**B. Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek) –**

For possible action, hearing, and discussion to amend the Southwest Truckee Meadows Regulatory Zone Map, changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ±140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Park and Recreation (PR) on ±149.06 acres located at 2905 E. Arrowcreek Pkwy, **and, if approved, authorize the chair to sign a resolution to this effect.**

- Applicant/Property Owner: Lucky Star Golf, LLC
- Location: 2905 E Arrowcreek Pkwy.
- Assessor's Parcel Number: 152-021-03
- Parcel Size: ±149.06
- Master Plan Category: Rural Residential (RR)
- Regulatory Zones: Low Density Suburban (LDS) & High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Lucey
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**C. Master Plan Amendment Case Number WMPA18-0009 and Regulatory Zone Amendment Case Number WRZA18-0008 (1015 US Highway 395 S) –** For possible action, hearing, and discussion to initiate and adopt an amendment to:

(1) To adopt an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to add the Master Plan Category of Rural (R) on a ±2.56 acre parcel that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Master Plan Category, **and, if approved, authorize the chair to sign a resolution to this effect;** and

(2) Subject to final approval of the associated Master Plan **Amendment change and a finding of conformance with the 2012 Truckee Meadows Regional Plan**, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to add the Regulatory Zone of General Rural (GR) on a ±2.56 acre parcel that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Regulatory Zone, **and, if approved, authorize the chair to sign a resolution to this effect.**

- Applicant: Washoe County
- Property Owners: Michael D & Penny L Sayan
- Location: 1015 US Highway 395 S
- Assessor's Parcel Number: 046-051-49
- Parcel Size: ±2.56 acres

- Master Plan Category: Not Assigned
- Regulatory Zone: Not Assigned
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Lucey
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**D. Master Plan Amendment Case Number WMPA18-0007 (Upland Estates) and Regulatory Zone Amendment Case Number WRZA18-0007 (Upland Estates)** – For possible action, hearing, and discussion:

- (1) To approve a Master Plan Amendment from the “Commercial” (C) to the “Suburban Residential” (SR) master plan designations on three parcels of land, totaling approximately 46.3 acres, **and, if approved, authorize the chair to sign a resolution to this effect;** and
- (2) **Subject to final approval of the associated Master Plan change and a finding of conformance with the 2012 Truckee Meadows Regional Plan,** to approve a Regulatory Zone Amendment from the “Neighborhood Commercial” (NC) and “Open Space” (OS) regulatory zones to the “Medium Density Suburban” (MDS) **(3 Dwelling units per acre)** regulatory zone on three parcels of land, totaling approximately 46.3 acres, **and, if approved, authorize the chair to sign a resolution to this effect.**

- Applicant/Property Owner: Spanish Springs Associates
- Location: On both the east and west sides of Neighborhood Way, approximately 1500 feet north of the roundabout intersection with Eagle Canyon Drive
- Assessor’s Parcel Numbers: 532-031-16, 532-032-03 & 532-032-05
- Parcel Sizes: ±11.214, ±11.08 and ±20.75 (Total ±43.044)
- Existing Master Plan Category: Commercial (C) and Open Space (OS)
- Proposed Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: Neighborhood Commercial (NC) & Open Space (OS)
- Proposed Regulatory Zone: Medium Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs CAB
- Development Code: Authorized in Article 820, *Amendment of Master Plan*; Article 821, *Amendment of Regulatory Zone*
- Commission District: 4 – Commissioner Hartung
- Prepared by: Roger Pelham, MPA, Senior Planner and  
Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622 (Roger) and 775.328.3612 (Chris)
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us) and

**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 and Discussion Thereof**

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**