



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

James Barnes, Chair
Sarah Chvilicek, Vice Chair
Larry Chesney
Francine Donshick
Philip Horan
Greg Prough
Carl R. Webb, Jr., AICP, Secretary

Tuesday, March 7, 2017
6:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the second page.)

- **Tentative Map Case Number WTM16-002 (Golden Mesa North) and Special Use Permit Case Number WSUP16-0002 (Golden Mesa South Sewer Lift Station)**
- **Master Plan Amendment Case Number WMPA17-0002 and Regulatory Zone Amendment Case Number WRZA17-0001 (Lemmon Valley Properties)**
- **Development Code Amendment Case Number WDCA16-0001 (Wholesaling, Storage and Distribution)**

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. 9th 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; 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) 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). 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 [February 7, 2017 Draft Minutes](#)**
8. **Planning Items**

**A. Possible action to approve a resolution of Appreciation of Service for Greg Prough and to authorize the Chair to sign the resolution on behalf of the Planning Commission.**

**B. Possible action to approve a resolution of Appreciation of Service for Bill Whitney and to authorize the Chair to sign the resolution on behalf of the Planning Commission.**

**\*C. Report on 2035 Regional Water Balance Model projections of water supply and demand, wastewater flow and treatment capacity, water reclamation and effluent disposal capacity – Presentation by Jim Smitherman, Water Resources Program Manager**

## **9. Public Hearings**

**A. Tentative Map Case Number WTM16-002 (Golden Mesa North)** – Hearing, discussion, and possible action to approve the subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision.

**and**

**Special Use Permit Case Number WSUP16-0002 (Golden Mesa South Sewer Lift Station)** – Hearing, discussion, and possible action to approve special use permit for a sewer lift station to support the development of the Golden Mesa North subdivision.

- Applicant: Moonlight Hills Estates, LLC.
- Location: North of Golden Valley Road and East of Estates Drive
- Assessor's Parcel Number: 552-050-01; 552-092-19; 552-100-01
- Parcel Size: 119.76 Acres (WTM16-002) and 35.16 Acres (WSUP16-0002)
- Master Plan Category: Suburban Residential and Rural
- Regulatory Zone: Low Density Suburban (LDS) (maximum allowed density 1 dwelling per acre) on ±116 acres and General Rural (GR) (maximum density is 1 dwelling per 40 acres) on ±2.79 acres
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 608, Tentative Subdivision Maps, and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 11, T20N, R19E, MDM, Washoe County, NV
- Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3620
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**B. Master Plan Amendment Case Number WMPA17-0002 and Regulatory Zone Amendment Case Number WRZA17-0001 (Lemmon Valley Properties)** – Hearing, discussion, and possible action to approve:

- 1) An amendment to the North Valleys Area Plan Master Plan Map that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area. If approved, the amendment would change ±25.3 acres of the property currently designated Rural to Suburban Residential and would change ±25.3 acres of the property currently designated Suburban Residential to Rural. The overall amount of acreage on the property of acreage designated Rural will remain the same at ±139.816 acres and the amount of acreage designated Suburban Residential will also remain the same at ±68.797 acres; and
- 2) An amendment to the North Valleys Regulatory Zone Map that reconfigures the location of General Rural (GR, 1 dwelling per 40 acres) and Medium Density Suburban (MDS, 3 dwellings per acre) regulatory zones on six parcels to conform more closely to the topography of the area. If approved, the amendment would change ±25.3 acres of the property currently zoned GR to MDS and would change ±25.3 acres of the property currently zoned MDS to GR. However, the overall amount of acreage on the property zoned General Rural will remain the same at ±139.816 acres and the amount of acreage zoned Medium Density Suburban will also remain the same at ±68.797 acres.

- Applicant/Property Owner: JDS, LLC, Attn: Derek Larson, 7500 Rough Rock Road, Reno, NV 89502
- Property Owner: Juan and Linda Arevalo, 6012 Valley Flower Street, North Las Vegas, NV 89081
- Location: 1200 Estates Road, adjacent to, and south of, the intersection of Lemmon Drive and Deodar Way, extending south to Bernoulli Street, in the Lemmon Valley area
- Assessor's Parcel Numbers: 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02 and 552-210-07
- Parcel Size: ± 208.615 acres total
- Master Plan Category: Rural (R) and Suburban Residential (SR)
- Regulatory Zones: General Rural (GR) and Medium Density Suburban (MDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Portions of Section 3, T20N, R19E and Sections 34 and 35, T21N, R19E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**C. [Development Code Amendment Case Number WDCA16-0001 \(Wholesaling, Storage and Distribution\)](#)** – Hearing, discussion, and possible action to recommend approval of an amendment to the Washoe County Code at Chapter 110 (Development Code), Article 302, Table of Uses 110.302.05.4 (Industrial Use Types) to the Washoe County Board of County Commissioners to allow the Wholesaling, Storage and Distribution

Industrial Use Type (Heavy) as defined in WCC Section 110.304.30 in the General Rural (GR) regulatory zone with a minimum lot size of 40 acres and a Board of Adjustment approved Special Use Permit. The Wholesaling, Storage and Distribution use type is defined in WCC Section 110.304.30(l) and generally refers to businesses or establishments primarily engaged in wholesaling, storage, and bulk sale distribution including but not limited to open-air handling of material and equipment other than live animals and plants. The Heavy Use Type is further defined as distribution and handling of materials and equipment with examples to include monument sales, stone yards, or open storage yards.

- Applicant: Gail Willey
- Location: All of unincorporated Washoe County
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: All
- Citizen Advisory Board: All
- Development Code: Article 818, Amendment of Development Code
- Commission District: All
- Prepared by: Eric Young, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
  
- Phone: 775.328.3613
- E-Mail: [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

## **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**