



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
Carl R. Webb, Jr., AICP, Secretary

Tuesday, October 3, 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.)

- **Development Code Amendment Case Number WDCA17-0002 (Water Rights)**
- **Development Code Amendment Case Number WDCA17-0003 (Outdoor Entertainment)**
- **Development Code Amendment Case Number WDCA17-0005 (Administrative Permits)**
- **Development Code Amendment Case Number WDCA17-0006 (Minor Deviations)**

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. 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 Building Division website (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). 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**

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 [September 5, 2017 Draft Minutes](#)**
- 8. Planning Items**

\*A. Presentation and possible discussion on the 2017/2018 Truckee Meadows Regional Plan update. Presentation will include an overview of the Truckee Meadows Regional Plan, the Truckee Meadows Regional Planning Agency, and the update process.

## 9. Public Hearings

A. [Development Code Amendment Case Number WDCA17-0002 \(Water Rights\)](#) – For possible action, hearing and discussion to amend Washoe County Code Chapter 110 (Development Code) within Article 422, *Water and Sewer Resource Requirements*, to remove the requirement to dedicate water rights to Washoe County for commercial, industrial, or civic uses in areas not served by the Truckee Meadows Water Authority, or a General Improvement District; and other matters necessarily connected therewith and pertaining thereto; and, if approval of the amendment is recommended, to authorize the Chair to sign a resolution to that effect.

- Prepared by: Vahid Behmaram, Water Management Planner  
Coordinator and Kelly Mullin, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
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[kmullin@washoecounty.us](mailto:kmullin@washoecounty.us) (Kelly)

B. [Development Code Amendment Case Number WDCA17-0003 \(Outdoor Entertainment\)](#) – For possible action, hearing, and discussion, to initiate an amendment to Washoe County Code Chapter 110 (Development Code) within *Article 302, Allowed Uses*, to establish the regulatory zones wherein the Outdoor Entertainment commercial use-type is permitted by right or by discretionary action; and, Article 226 , Section 110.226.18 Equestrian Uses, to subject certain activities occurring under the Equestrian Facilities use type to the outdoor entertainment regulations; and, to create a new Article, *Article 338 Outdoor Entertainment*, for establishing the processes, regulations and standards specific to establishing both temporary and permanent outdoor entertainment. The proposed *Article 338, Outdoor Entertainment*, expands the definition of Outdoor Entertainment to include both facilities and events for the assembly of 75 or more people for any purpose in any outdoor location; identifies a wider range of typical outdoor entertainment activities; establishes an administrative review and approval process for activities with an attendance between 75 and 999 people on any one day, and a public hearing review and approval process for activities with 1,000 or more people in attendance on any one day; provides for both temporary and permanent activities; and, provides for certain exemptions for establishing the use-type on Federal land. The Amendment also makes the necessary changes to Article 304, *Use Classification System*, to amend the description of the Outdoor Entertainment use-type to be consistent with the new description found in the proposed Article 338, and Article 310, *Temporary Uses*, to establish the criteria for determining when a temporary outdoor entertainment use-type requires a permit.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment and, if approval is recommended, to authorize the Chair to sign a resolution that effect.

- Prepared by: Eric Young, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division

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**C. Development Code Amendment Case Number WDCA17-0005 (Administrative Permits)** – For possible action, hearing, and discussion to initiate an amendment to Chapter 110 of the Washoe County Code (Development Code) within Article 808 (Administrative Permits), Section 110.808.40(b) to increase the number of days from acceptance of a complete application for an Administrative Permit to the public hearing on the application from fifty (50) to sixty-five (65).

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Prepared by: Roger Pelham, MPA, Senior Planner  
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**D. Development Code Amendment Case Number WDCA17-0006 (Minor Deviations)** – For possible action, hearing and discussion pursuant to NRS 278.319 to initiate an amendment to Washoe County Code Chapter 110 (Development Code) within Article 804, Variances, to add Section 110.804.35 (Minor Deviations) to allow the Director of the Planning and Building Division to grant minor deviations of standards within Chapter 110 of the Washoe County Code for deviations less than 10 percent of the applicable Development Code Standard; to establish an application process for minor deviations; and for other matters necessarily connected therewith and pertaining thereto.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Prepared by: Trevor Lloyd, Senior Planner  
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Planning and Building Division
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## 10. Planning Items

**A. For possible action and discussion to provide direction to staff on the proposed revised Rules, Policies and Procedures (RPPs)** for the Planning Commission regarding the conduct of meetings, hearings, and appeals to the Board of County Commissioners, and governance matters such as quorum, voting, record keeping, and the duties, responsibilities, and ethical rules for Planning Commission members. Staff will incorporate any provided direction into the proposed revised RPPs and bring the RPPs back to the Planning Commission at their November 7, 2017 meeting for review and possible adoption. Direction can include amendments resulting in a full overhaul of the RPPs in order to streamline them and shorten them to coincide with the structure of the RPP amendments by the Board of Adjustment in 2016. Julee Olander, Planner, Washoe County Community Services Department, Planning and Building Division; 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

## **11. Chair and Commission Items**

\*A. Future agenda items

\*B. Requests for information from staff

## **12. Director's and Legal Counsel's Items**

\*A. Report on previous Planning Commission items

\*B Legal information and updates

## **13. \*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.

## **14. Adjournment**