



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Larry Chesney
Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Kate S. Nelson
Larry Peyton
Patricia Phillips

Tuesday, September 7, 2021
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

Secretary

Trevor Lloyd

and available via
Zoom Webinar

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/83531113540>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 835 3111 3540**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 835 3111 3540** and pressing #.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> and will also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the fourth page)

- **Master Plan Amendment Case Number WMPA21-0002 (Village Green Commerce Center)**
- **Abandonment Case Number WAB21-0006 (Liles)**
- **Abandonment Case Number WAB21-0007 (Nachlinger Taylor)**
- **Abandonment Case Number WAB21-0009 (Rock Springs Solar)**
- **Master Plan Amendment Case Number WMPA21-0005 (North Valleys CMA)**
- **Tentative Map Case Number WTM21-007 (Village Parkway)**

Possible Changes to Agenda and Timing. Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

Public Comment. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

Members of the public may submit public comment via Zoom or by dialing into the meeting by telephone. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the “Raise Hand” feature during any public comment period. To provide public comment via telephone only, press *9 to “Raise Hand” and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.us. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on September 3, 2021, to the Committee members prior to the meeting.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment 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. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair’s discretion and if time permits.

Responses to Public Comments. The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

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. 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. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at 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 Supporting Materials. Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained online at: http://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division’s Office (contact Lacey Kerfoot, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail LKerfoot@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. Supporting materials are available to the public at the same time they are available to Planning Commissioners. If materials are distributed at a meeting, they are 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 at least 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.

6:00 p.m.

- 1. Call to Order and Determination of Quorum** [Non-action item]
- 2. Pledge of Allegiance** [Non-action item]
- 3. Ethics Law Announcement** [Non-action item]
- 4. Appeal Procedure** [Non-action item]
- 5. Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

- 6. Approval of the September 7, 2021 Agenda** [For possible action]
- 7. Approval of the [August 3, 2021 Draft Minutes](#)** [For possible action]

Commission members may identify any additions or corrections to the draft minutes as transcribed.

8. Planning Items [For possible action]

A. Master Plan Update [Non-action item] – Eric Young, Senior Planner, will present the Planning Commission with a status of the Master Plan Update.

B. [Appointments to Parcel Map Review Committee](#) [For possible action by Chair] – Recommendation that the Chair of the Washoe County Planning Commission affirm the appointment of Larry Chesney to the Parcel Map Review Committee with a term to expire on June 30, 2022, and if desired, appoint a member of the Planning Commission to act as an alternate in the event Mr. Chesney is absent with a contemporaneous term to also expire on June 30, 2022.

C. [Regional Planning Commission \(RPC\) Alternate List](#) [For possible action] – For review and possible action to recommend that the Board of County Commissioners set the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve. The existing Washoe County Planning Commissioners serving on the Regional Planning Commission are Larry Chesney, Sarah Chvilicek and Kate Nelson. The currently proposed order of alternates is as follows: First

Alternate, Francine Donshick; Second Alternate, Larry Peyton; Third Alternate, Pat Phillips; and Fourth Alternate, Michael Flick. Once reviewed and a recommendation is made, to direct the Planning Commission Secretary to transmit the ordered list of recommended alternates to the Washoe County Board of Commissioners (Board) for its decision. After the Board's decision, the Planning Commission Secretary shall transmit the ordered list to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA).

9. Public Hearings [For possible action]

A. [Master Plan Amendment Case Number WMPA21-0002 \(Village Green\)](#) [For possible action] – For hearing discussion, and possible action to amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan (Plan), and if approved, to authorize the Chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would add clarifying language and include the following:

1. Remove Goal Five, Infrastructure;
2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
3. Clarify language concerning setbacks from residential dwellings for building height;
4. Remove sidewalk required along Calle de la Plata frontage;
5. Added color and evergreen trees as options for 50 feet in length of building walls;
6. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site Grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;
7. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
8. Remove security lighting section and parking lighting requirements;
9. Clarify that effluent water is required when available in the area;
10. Clarify that no loading docks are allowed to be adjacent to residential property;
11. Remove Figure D-5: Business Park Buffering;
12. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards
13. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
14. Remove equestrian easement.

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group, LLC
- Location: 375 Calle De La Plata
- APN: 534-561-10
- Parcel Size: 39.12 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4– Commissioner Hartung

- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

B. Abandonment Case Number (WAB21-0006 Liles) [For possible action] – For hearing, discussion, and possible action to approve the abandonment of 13 feet of an existing 33-foot access easement on the western property line of APN 017-200-21. If the applicant’s request is granted, the length of the easement to be abandoned is 205 feet, and the total area of the abandonment is 2,665 square feet.

- Applicant: Danelle Liles
- Property Owner: Kelly and Danelle Liles
- Location: 15755 Secret Pass Rd., Reno, NV 89521
- APN: 017-200-21
- Parcel Size: 1.574 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner Trainee
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3618
- E-mail: krstark@washoecounty.us

C. Abandonment Case Number WAB21-0007 (Nachlinger Taylor) [For possible action] – For hearing, discussion, and possible action to approve a partial abandonment of 16 feet of the existing 33-foot access easement on the northern property line of APN 150-221-04. If the applicant’s request is approved, this would result in the length of easement to be abandoned at 158.13 feet, and the total area of abandonment at 2,530.08 square feet.

- Applicant/Property Owner: Kendrick Taylor Jr. and Janet Nachlinger
- Location: 15435 Fawn Lane, Reno, Nevada 89511
- APN: 150-221-04
- Parcel Size: 1.176 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner Trainee

Washoe County Community Services Department
Planning and Building

- Phone: 775.328.3618
- E-mail: krstark@washoecounty.us

D. Abandonment Case Number WAB21-0009 (Rock Springs Solar) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of a 50ft wide access and public utility easement along the southern property lines of APNs 074-061-29 and 074-061-30. If the applicant’s request is approved, the length of the easement to be abandoned is 1479.67 linear feet and the total area of abandonment is 73,983.5 square feet.

- Applicant: CED Rock Springs Solar, LLC with permission of property owners
- Property Owner(s): Linda Bell and Tina Hampe
- Location: Approximately ¼ mile west of the intersection of Rainbow Way and Indian Lane
- APN(s): 074-061-29, 074-061-30
- Parcel Size: 10.934 and 10.872 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: dcahalane@washoecounty.us

E. Master Plan Amendment Case Number WMPA21-0005 (North Valleys CMA) [For possible action] – For hearing, discussion, and possible action to approve a master plan amendment to the North Valleys Area Plan, Appendix A- Character Management Plan Map, for the purpose of removing up to 421 parcels from the North Valleys Rural Character Management Area in order to correct non-conforming regulatory zones. Of the 421 parcels that are the subject of this request, 268 parcels were formally in the Reno-Stead Corridor Joint Plan area and 153 other parcels in the vicinity are almost completely surrounded by the City of Reno; and if approved, authorize the chair to sign a resolution to this effect. Any approval would be subject to adoption by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

- Applicant: Washoe County Planning Division
- Property Owner: See Exhibit A – Noticing
- Location: Generally, the former Reno-Stead Joint Corridor Plan Area
- APN: See Exhibit A – Noticing
- Parcel Size: Varies

- Master Plan: Suburban Residential (SR), Rural (R), Rural Residential (RR), Commercial (C), and Open Space (OS)
- Regulatory Zone: Low Density Suburban (LDS), Medium Density Suburban (MDS), General Rural (GR), High Density Rural (HDR), Open Space (OS), Parks and Recreation (PR), Public and Semi-Public Facilities (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 820
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane and Chris Bronczyk, Planners
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- Phone: 775.328.3628 (Dan); 775.328.36xx (Chris)
- E-mail: dcahalane@washoecounty.us;
cbronczyk@washoecounty.us

F. Tentative Map Case Number WTM21-007 (Village Parkway) [For possible action] – For hearing, discussion, and possible action to approve a tentative subdivision map for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space development on 3 parcels totaling 124.6 acres and associated major grading for 57.5 acres of ground disturbance, 326,548 cy of cut and 255,214 cy of fill for the proposed tentative map.

- Applicant/Property Owner: Lifestyle Homes TND, LCC
- Location: West side of Village Parkway, north of Cold Springs Drive
- APN(s): 087-400-11, 087-400-23, 087-400-24
- Parcel Size: 124.6 acres total
- Master Plan: Rural, Suburban Residential
- Regulatory Zone: 62.1% General Rural, 37.9% High Density Suburban
- Area Plan: Cold Springs
- Development Code: Authorized in Article 608
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
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- Phone: 775.328.3628
- E-mail: dcahalane@washoecounty.us

10. Chair and Commission Items [Non-action item]

- A. Future agenda items
- B. Requests for information from staff

11. Director’s and Legal Counsel’s Items [Non-action item]

- A. Report on previous Planning Commission items

B. Legal information and updates

12. Public Comment [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

13. Adjournment [Non-action item]