



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
Secretary
Trevor Lloyd

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

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

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/81253416431>, 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: 812 5341 6431**. 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: 812 5341 6431** and pressing #.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/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 third page.)

- **Amendment of Conditions Case Number WAC21-0007 (Lemmon Dr Estates)**
- **Abandonment Case Number WAB21-0010 (Eli Drive)**
- **Abandonment Case Number WAB21-0011 (Lenco Ave)**
- **Master Plan Amendment Case Number WMPA21-0008 / Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village 2)**

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.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on December 6, 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.gov/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.gov/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.gov). 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 December 7, 2021, Agenda** [For possible action]
7. **Approval of the [November 2, 2021, Draft Minutes](#)** [For possible action]

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

8. **Planning Items**

A. Master Plan Update [Non-action item] – Eric Young, Senior Planner, will brief the Planning Commission on the Master Plan Update - EnvisionWashoe2040 project. The discussion will focus on a review of upcoming public engagement opportunities designed to solicit public input on the project.

- Staff: Eric Young, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3613
- E-mail: eyoung@washoecounty.gov

B. [Report on Master Plan Amendment Case Number WMPA21-0002 \(Village Green\)](#) [For possible action] – For hearing, discussion and possible action to send a report to the Washoe County Board of County Commissioners (BCC) in accordance with NRS 278.220(4) indicating the Planning Commission's agreement or dis-agreement with proposed modifications made by the BCC to WMPA21-0002 (amendments to the Washoe County Master Plan, Spanish Springs Area Plan,

Appendix D – Village Green Commerce Center Specific Plan); and to direct staff regarding the contents of such a report. If ultimately approved by the BCC, WMPA21-0002 would include the following additional modifications:

1. Update building setback requirements along Calle de la Plata from 20 feet to 30 feet;
2. Update building setback requirements along the western property line of the Plan boundary from 5 feet to 50 feet when adjacent to residential zoned parcels;
3. Add requirement addressing trash enclosures adjacent to any residential zoned parcels; and
4. Add a public trail easement located along the eastern property line of APN 534-561-06 & 07

- 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.gov

9. Public Hearings [For possible action]

A. Amendment of Conditions Case Number WAC21-0007 (Lemmon Dr Estates) [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for WTM18-004 to remove condition 2(i) which requires undergrounding of electric transmission lines of 100kV or less and replace the condition with a new conditions 2(i) which will require undergrounding of electrical transmission lines of 35kV or less (and thus, will no longer require undergrounding of the existing 60kV transmission line).

- Applicant: Lafferty Communities
- Property Owner: BDF Trust
- Location: 600ft south of Military and Lemmon Dr.
- APN: 552-210-20
- Parcel Size: 33.622 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: North Valleys
- Development Code: Authorized in Article 616
- 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.gov

B. Abandonment Case Number WAB21-0010 (Eli Drive) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of the western ±12,926sf of Eli Drive. If approved, this portion of right-of-way will be abandoned to the abutting property owners at 044-374-02 and 044-362-01. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

- Applicant: Thomas Foothill, LLC
- Property Owner: Guild Family Trust, LLC, Steve & Diane Caddel.
- Location: West of the intersection of Eli Dr and Monte Vista Dr
- APN: ROW
- Parcel Size: ±12,926sf
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 806
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: dcahalane@washoecounty.gov

C. Abandonment Case Number WAB21-0011 (Lenco Ave) [For possible action] – For hearing, discussion, and possible action to approve the abandonment of Lenco Avenue and a portion of undeveloped roadway at the southern terminus of Lenco Avenue totaling ±3.72 acres. If approved, the roadway will be abandoned to the abutting properties which are all owned by Peavine Investors LLC. The request to abandon is pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

- Applicant: Panattoni Development
- Property Owner: Peavine Investors LLC
- Location: Lenco Drive and a portion of roadway at the southern terminus of Lenco Avenue
- APN: 081-031-50
- Parcel Size: ±3.72 acres
- Master Plan: OpenSpace (OS)
- Regulatory Zone: Public & Semi Public Facility (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

D. Master Plan Amendment Case Number WMPA21-0008 / Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village II) [For possible action] – For hearing, discussion, and possible action:

- (1) To adopt a resolution amending the Washoe County Master Plan, Appendix C - Maps to reconfigure the boundaries of the Suburban Residential & Rural master plan designations on three adjacent parcels (APN's 508-020-04, -42 & -44); and
- (2) Subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, to adopt a resolution recommending amendment of the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres LDS (Low Density Suburban) and 1.676 acres of General Rural (GR) to 14.702 acres of HDS (High Density Suburban) and 3.68 acres of GR on 18.382 acres and reconfigure the boundaries of the proposed HDS and General Rural (GR) zones on the three adjacent parcels (APN's 508-020-04, -42 & -44); and if approved, authorize the chair to sign resolutions to this effect.

- Applicant/Property Owner: Krater Consulting Group, PC
- Location: LC Highland 2, LLC
- APN: 0 9th Avenue, Sun Valley
- Parcel Size: 508-020-04, -42 & -44
- Master Plan: 4.94ac (508-020-04), 10.13ac (508-020-42) & 3.33ac (508-020-44)
- Regulatory Zone: Suburban Residential & Rural
- Area Plan: General Rural & Low Density Suburban
- Development Code: Sun Valley
- Commission District: Authorized in Chapter 110, Article 820
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: cweiche@washoecounty.gov

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]