



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, June 7, 2022

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/84272659406>, 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: 842 7265 9406**. 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: 842 7265 9406** 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.)

- **Abandonment Case Number WAB22-0006 (West Abandonment) --- Postponed**
- **Abandonment Case Number WAB22-0007 (Clasen Quality Chocolate Abandonment)**
- **Abandonment Case Number WAB22-0008 (Eclipse Dr Abandonment)**
- **Amendment of Conditions Case Number WAC22-0001 and Special Use Permit Case Number WSUP22-0007 (Ridges at Hunter Creek)**
- **Master Plan Amendment Case Number WMPA22-0002 and Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms)**

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.

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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 June 6, 2022, 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 L.Kerfoot@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 June 7, 2022 Agenda** [For possible action]
7. **Approval of the [May 3, 2022 Draft Minutes](#)** [For possible action]
Commission members may identify any additions or corrections to the draft minutes as transcribed.
8. **Public Hearings** [For possible action]
 - A. **[Abandonment Case Number WAB22-0006 \(West Abandonment\)](#)** [For possible action] – For hearing, discussion, and possible action to approve the abandonment of Washoe County's interest in 13 feet of an existing 33-foot easement abutting the northern property line of APN 150-221-06 and 13 feet of an existing 33-foot easement abutting the southern property line of APN 150-221-06.

- Applicant: Dustin West

- Location: 15415 Fawn Lane, Reno, NV 89511
- Assessor's Parcel Number(s): 150-221-06
- Parcel Size: 1.177 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest (FO)
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- E-mail: krstark@washoecounty.gov

B. Abandonment Case Number WAB22-0007 (Clasen Quality Chocolate Abandonment) [For possible action] – For hearing, discussion, and possible action to approve an abandonment and re-offer of dedication of a portion of Hawco Court and public utility (PUE), plowed snow storage (PSE), and traffic control signage easements (TSE). The proposed dedication would relocate the cul-de-sac and utilities. The total area of the right of way to be abandoned is 29,209 square feet; and the total square footage of the PUE, PSE, and TSE easements to be abandoned is 10,008 square feet.

- Applicant: Tectonics Design Group
- Property Owner: Clasen Quality Chocolate, Inc
- Location: 600 Hawco Court
- Assessor's Parcel Number(s): 538-171-11; 538-161-11
- Parcel Size: 40 Acres; 6.18 Acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 4 – Commissioner Hartung
- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3612
- E-mail: cbronczyk@washoecounty.gov

C. Abandonment Case Number WAB22-0008 (Eclipse Dr Abandonment) [For possible action] – For hearing, discussion, and possible action to approve the abandonment of Washoe County's interest in a 50 foot wide undeveloped roadway and drainage easement between 19 Eclipse Drive and 25 Eclipse Drive. If approved, the easement will be abandoned equally, with 25 feet to each of the abutting property owners.

- Applicant / Property Owners: Steve & Amanda Duncan; Edward & Sherri Koepke
- Location: 19 & 25 Eclipse Drive

- Assessor's Parcel Number(s): 089-401-15 & 16
- Parcel Size: Each parcel is 0.53 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 4 – Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.gov

D. Amendment of Conditions Case Number WAC22-0001 and Special Use Permit Case Number WSUP22-0007 (Ridges at Hunter Creek) [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number TM16-005 (Ridges at Hunter Creek) to allow a new and different lot configuration, to add a guardhouse, and to add a clubhouse as a common area amenity. And to approve a special use permit for major grading, including approximately 159,400 cubic yards of excavation to include approximately 93,400 cubic yards of import material and approximately 2,026,890 SF of surface disturbance. As part of the special use permit, the applicant is asking to vary several sections of Washoe County Code Chapter 110, Article 438, specifically sections 110.438.45(a), (b), (c), and (j) and 110.438.50(a).

- Applicant: New Edge Living
- Property Owner: Kia Ora, LLC
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor's Parcel Number(s): 041-661-02 through 05, 08 through 11; 041-662-01,03, 04, 06, 08 through 13;041-671-02 and 014-650-03
- Parcel Size: ±155 acres
- Master Plan Category: Suburban Residential (SR), Rural Residential (RR) and Rural (R)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps, Article 438, Grading
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.gov

E. Master Plan Amendment Case Number WMPA22-0002 (Palomino Farms) [For possible action]

– For hearing, discussion and possible action to adopt a resolution amending the Washoe County Master Plan, Warm Springs Area Plan and the Warm Springs Specific Plan to reconfigure and adjust the master plan category on several parcels of land from ±890.35 acres of Suburban Residential, ±235.41 acres of Rural and ±18.82 acres of Commercial to ±889.08 acres of Suburban Residential, ±240.61 acres of Rural and ±18.78 acres of Commercial, which will concentrate all areas of commercial master plan designations near the intersection of Pyramid Highway and Whiskey Springs Road.

Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms) [For possible action]

– For hearing, discussion and possible action to adopt a resolution recommending an amendment to the Warm Springs Regulatory Zone Map to reconfigure and adjust the regulatory zone on several parcels of land from ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation to ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation, which will concentrate all areas of commercial regulatory zone near the intersection of Pyramid Highway and Whiskey Springs Road and relocate the Public and Semi Public Facilities and Parks and Recreation Regulatory zones adjacent to Whiskey Springs Road, approximately 3/4 mile east of its intersection with Pyramid Highway.

The regulatory zone amendment is 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. If approved, authorize the chair to sign resolutions to this effect.

- Applicant/Owner: Palomino Farms, Attn: Michael Benjamin
- Location: On both the north and south sides of Whiskey Springs Road, beginning at Pyramid Highway on the west, and continuing approximately two miles to the east
- APN: 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, 077-340-45
- Parcel Size: ± 1144.6 acres (total)
- Existing Master Plan: Suburban Residential (SR, ±890.35 acres), Rural (R, ±235.41 acres), Commercial (C, ±18.82 acres)
- Existing Regulatory Zone: Low Density Suburban (LDS, 1 dwelling per acre, ±867.83 acres), General Rural (GR, 1 dwelling per 40 acres, ±235.41 acres), General Commercial (GC, ±18.82 acres), Public and Semi Public Facilities (PSP, ±12.29 acres), Parks and Recreation (PR, ±10.24 acres)
- Proposed Master Plan: Suburban Residential (SR, ±889.08 acres), Rural (R, ±240.61 acres), Commercial (C, ±18.78 acres)
- Proposed Regulatory Zone: Low Density Suburban (LDS, 1 dwelling per acre, ±866.28 acres), General Rural (GR, 1 dwelling per 40 acres, ±240.61 acres), General Commercial (GC, ±18.86 acres), Public and Semi Public Facilities (PSP, ±12.63 acres), Parks and Recreation (PR, ±10.09 acres)
- Area Plan: Warm Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone.
- Commission District: 5 – Commissioner Herman

- Staff: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.gov

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

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

10. Director's and Legal Counsel's Items [Non-action item]

- A. Report on previous Planning Commission items
- B. Legal information and updates

11. 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.

12. Adjournment [Non-action item]