



# WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

## Planning Commission Members

Sarah Chvilicek, Vice Chair  
Francine Donshick, Chair  
R. Michael Flick  
Daniel Lazzareschi  
Kate S. Nelson  
Rob Pierce  
Patricia Phillips  
**Secretary**  
Trevor Lloyd

Tuesday, April 4, 2023  
6:00 p.m.

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

and available via  
Zoom Webinar

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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>.

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## **PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA**

(Complete case descriptions are provided beginning on page three of this agenda.)

- **Development Code Amendment Case Number WDCA22—0004 (Development Code Cleanup and Maintenance)**
- **Master Plan Amendment Case Number WMPA23-0001 and Regulatory Zone Amendment Case Number WRZA23-0001 (Village Green Commerce Center Specific Plan)**
- **Master Plan Amendment Case Number WMPA23-0002 and Regulatory Zone Amendment Case Number WRZA23-0002 (6755 Franktown Road)**
- **Regulatory Zone Amendment WRZA23-0004 (Bellhaven)**

**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.

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.

**Public Participation.** Any public wishing to present printed materials at the hearing must bring eight (8) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Brandon Roman ([broman@washoecounty.gov](mailto:broman@washoecounty.gov)) by 4:00 p.m. the business day immediately preceding the meeting. Staff cannot accept thumb drives.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. 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](mailto:washoe311@washoecounty.gov). The County will make reasonable efforts to send all email comments received by 4:00 p.m. on April 3, 2023, to the Committee members prior to the meeting.

**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. 9<sup>th</sup> Street, Bldg. A);

and has been electronically posted at [https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/index.php](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 [https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/index.php](https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php) or at the Planning and Building Division's Office (contact Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail ([broman@washoecounty.gov](mailto:broman@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 qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

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 April 4, 2023, Agenda** [For possible action]
7. **Approval of the March 7, 2023, 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. Development Code Amendment Case Number WDCA22-0004 (Development Code Cleanup and Maintenance)** [For possible action] - For hearing, discussion and possible action to initiate a Development Code Amendment and approve a resolution recommending adoption

of an ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 302 Allowed Uses, Article 304 Use Classification System, Article 406 Building Placement Standards, and Article 902 Definitions to:

- Provide clarity on single-family accessory uses;
- Allow Child Care, Family Daycare use type within the General Rural and Neighborhood Commercial regulatory zones;
- Allow Large-Family Daycare use type with an Administrative Permit instead of a Special Use Permit in the Neighborhood Commercial Regulatory Zone;
- Allow Personal Services use type within the Industrial and Public and Semi-Public Facilities regulatory zones;
- Include information technology services within the definition of the Administrative Offices use type;
- Include contractors' office with or without an equipment yard as an example of the Construction Sales and Services use type;
- Create a definition for "security fence" and provide standards for allowing security fencing on parcels of land that do not have an established main use;
- Allow for tall specialty fencing for uses such as ballparks and sports fields; and
- Place Communication Facilities in the "Civic" rather than the "Commercial" use table.

If the proposed amendments are initiated, the Planning Commission may recommend to the Board of County Commissioners approval of the proposed ordinance as submitted, may recommend approval with modifications based on input and discussion at the public hearing, or may deny the proposed amendment. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Applicant: Washoe County
- Location: County-wide, except for the Tahoe Area Plan
- Regulatory Zone: All Regulatory Zones
- Area Plan: All Area Plans
- Development Code: Authorized in Article 818, Amendment of Development Code
- Staff: Roger Pelham, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.gov

**B. Master Plan Amendment Case Number WMPA23-0001 and Regulatory Zone Amendment Case Number WRZA23-0001 (Village Green Commerce Center Specific Plan) [For possible action]** – For hearing, discussion, and possible action to:

- (1) Adopt amendments to the Spanish Springs Area Plan, which is a component of the Washoe County Master Plan, to change the Master Plan Land Use Designation for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Commercial (C) to Industrial (I);
- (2) Adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan to add three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) to the Specific Plan;
- (3) Adopt amendments to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan, to include the following:
  - a. Update maps to include the three new parcels and update acreage; and

b. Add a building setback of 150 feet from Pyramid Highway.

And if approved, 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.

AND

(4) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, to change the regulatory zoning for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Neighborhood Commercial (NC) to Industrial (I) and; if approved, authorize the chair to sign a resolution to this effect.

- Applicant: IGR Realty Advisors, LLC
- Property Owner: STN Rockwell Group
- Location: Off of Rockwell Blvd., east of Pyramid Highway and south of Calle de la Plata
- APN: 534-561-01, 534-561-04 & 534-561-05
- Parcel Size: 3.056, 3.055 & 12.843 acres
- Existing Master Plan: Commercial (C)
- Proposed Master Plan: Industrial (I)
- Existing Regulatory Zone: Neighborhood Commercial (NC)
- Proposed Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: 4
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

**C. [Master Plan Amendment Case Number WMPA23-0002 and Regulatory Zone Amendment Case Number WRZA23-0002 \(6755 Franktown Road\)](#) [For possible action] – For hearing, discussion, and possible action to:**

(1) Approve an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to redesignate 2.9 acres of a 53.8-acre parcel from Rural (R) to Rural Residential (RR) and to redesignate 2.9 acres of the same parcel from Rural Residential (RR) to Rural (R); and

(2) Recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to redesignate 2.9 acres of a 53.8-acre parcel from General Rural (GR) to Medium Density Rural (MDR), to redesignate 2.9 acres of the same parcel from Medium Density Rural (MDR) to General Rural (GR), and to redesignate 6.3 acres of the same parcel from General Rural (GR) to Open Space (OS). 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.

(3) And, if approved, authorize the chair to sign resolutions to this effect.

- Applicant/Owner: Rosehaven Properties LLC
- Location: 6755 Franktown Rd
- APN: 055-200-98
- Parcel Size: 53.8 acres

- Existing Master Plan: Rural (R) and Rural Residential (RR)
- Proposed Master Plan: Rural (R) and Rural Residential (RR)
- Existing Regulatory Zone: General Rural (GR) and Medium Density Rural (MDR)
- Proposed Regulatory Zone: General Rural (GR), Medium Density Rural (MDR), and Open Space (OS)
- Area Plan: South Valleys (SV)
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Staff: Kat Oakley, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

**D. Regulatory Zone Amendment Case Number WRZA23-0004 (Bellhaven) [For possible action] –**

For hearing, discussion and possible action to approve a Regulatory Zone Amendment to change the regulatory zoning on one ±89.8 acre parcel of land from ±54.78 acres of Medium Density Rural (MDR – 0.2 units per acre; 61% of parcel), ±1.8 acres of High Density Rural (HDR – 0.4 units per acre; 2% of parcel) and ±33.22 acres of General Rural (GR – 1 unit per 40 acres; 37% of parcel) to ±41.28 acres of High Density Rural (46% of parcel), ±21.56 acres of Low Density Rural (LDR – 0.1 units per acre; 24% of parcel) and ±26.96 acres of Open Space (OS) (30% of parcel); and if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: ARJ Properties LLC
- Location: 9000 Bellhaven Road
- APN: 041-140-23
- Parcel Size: ±89.8 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: Density Rural (MDR – 0.2 units per acre ), 2%(±1.80 acres) High Density Rural ( HDR – 0.4 units per acre ), & 37% (±33.22 acres) General Rural (GR)
- Proposed Regulatory Zone: 24% (±21.56 acres) Low Density Rural (LDR – 0.1 units per acre), 46% (±41.28 acres) High Density Rural (HDR – 0.4 units per acre), & 30% (±26.96 acres) Open Space (OS)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Clark
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@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]