



WASHOE COUNTY
PLANNING COMMISSION
Notice of Meeting and Agenda

Tuesday, July 6, 2021
6:00 p.m.

Planning Commission Members

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

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

Secretary

Trevor Lloyd

and available via
Zoom Teleconference

This meeting will be held in the County Commission Chambers and via Zoom teleconference. To attend this meeting via Zoom teleconference, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/85168526663>. As an alternative to this link, you can join the meeting by typing zoom.us in your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this Meeting ID: **85168526663**. NOTE: This option will require a computer with audio and video capabilities.

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

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the second page.)

- **Amendment of Conditions Case Number WAC21-0003 (Ladera Ranch)**
- **Master Plan Amendment Case Number WMPA21-0002 (Village Green)**
- **Tentative Map Case Number WTM21-009 (Cold Springs Dr)**
- **Tentative Map Case Number WTM21-006 (Silver Hills)**

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 by either attending the meeting in person or by attending the meeting via teleconference by logging into the ZOOM webinar at the above link and utilizing the "Raise Hand" feature during any public comment period. 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 July 2, 2021, to the Commissioners 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 on the Planning and Building Division's website at http://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division 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 Agenda** [For possible action]
7. **Approval of the [June 1, 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. Possible action to approve a resolution of Appreciation of Service for Thomas Bruce and to authorize the Chair to sign the resolution on behalf of the Planning Commission.

9. **Public Hearings** [For possible action]

A. **[Amendment of Conditions Case Number WAC21-0003 \(Ladera Ranch\)](#)** [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch), to accommodate a revision to the grading plans for the approved tentative map in order to allow flat lots where daylight basements were planned on 28 lots located off Dream Catcher Drive in the Ladera Development.

- Applicant/Property Owner: D.R. Horton
- Location: 28 parcels off Dream Catcher Drive
- APN: 502-711-08, 502-711-07, 502-711-06, 502-712-08, 502-722-37, 502-722-36, 502-722-35, 502-722-34, 502-722-33, 502-722-32, 502-772-31, 502-722-30, 502-722-23, 502-722-22, 502-722-21, 502-722-20, 502-722-19, 502-722-18, 502-732-10, 502-732-09, 502-732-08, 502-732-07, 502-732-06, 502-732-05, 502-732-04, 502-732-03, 502-732-02, 502-732-01
- Parcel Size: 28 parcels totaling 4.93 total acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley

- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 3 – Commissioner Jung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

B. [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. Added color and evergreen trees as options for 50 feet in length of building walls;
5. 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;
6. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
7. Clarify that effluent water is required when available in the area;
8. Clarify that no loading docks are allowed to be adjacent to residential property;
9. Remove Figure D-5: Business Park Buffering;
10. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards;
11. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
12. Rename “equestrian easement” to “public trail easement” and relocate this easement to the western boundary of APN: 534-561-10;

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group LLC
- Location: 375 Calle De La Plata
- APN: 534-561-10
- Parcel Size: 36.12 acres
- Master Plan: Industrial (I)

- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: 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 Division
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

C. Tentative Map Case Number WTM21-009 (Cold Springs) [For possible action] – For hearing, discussion, and possible action to approve a tentative subdivision map to allow the subdivision of ±14.05 acres into a 42-lot common open space, single family residential development, with lots ranging in size from 7,219 SF to 19,740 SF located at 18030 Cold Springs Drive.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: 18030 Cold Springs Drive
- APN: 566-041-01 & 566-041-02
- Parcel Size: ±9.05 & ±5 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.us

D. Tentative Map Case Number WTM21-006 (Silver Hills) [For possible action] – For hearing, discussion and possible action, to approve a tentative subdivision map to allow a 358-lot, single-family residential, common open space subdivision, with lots ranging in size from 5,000 square feet to 8,072 square feet.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: West side of Red Rock Road, approximately ¾ of a mile north of its intersection with Silver Knolls Boulevard
- APN: 087-390-10 & 13

- Parcel Size: ± 308.6 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Silver Hills Specific Plan
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 5 – Commissioner Herman
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.us

10. Chair and Commission Items

- A. Discussion and election of Planning Commission officers, including chair and vice-chair, for a one-year period running July 2021 to July 2022. **[For possible action]**
- B. Future agenda items [Non-action item]
- C. Requests for information from staff [Non-action item]

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]