



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda ~Second Amended~

Planning Commission Members

Roger Edwards, Chair

D.J. Whittemore, Vice Chair

James Barnes

Larry Chesney

Sarah Chvilicek

Philip Horan

Greg Prough

Carl R. Webb, Jr., AICP, Secretary

Tuesday, September 16, 2014

6:30 p.m.

Washoe County Commission Chambers

1001 East Ninth Street

Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions provided beginning on third page.)

- **Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center)**
- **Regulatory Zone Amendment Case Number RZA14-003 (Village Green Commerce Center)**
- **Master Plan Amendment Case Number MPA12-001 (Village at the Peak)**
- **Regulatory Zone Amendment Case Number RZA14-005 (Reno SOI Rollback – North Valleys)**

Items for Possible Action. All numbered or lettered items on this agenda are hereby designated **for possible action** as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment; Disrupting of Meeting. During the “Public Comment” periods listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. Additionally, during action items [those *not* marked with an asterisk (*)], public comment will be heard on that particular item before action is taken. In either event, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentation times are limited as follows: fifteen minutes each for staff and applicant presentations, five minutes for speakers representing a group, and three minutes for individual speakers unless extended by questions or action of the Commission. Comments are to be directed to the Commission as a whole and not to one individual.

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 to the extent that its orderly conduct is made impractical. 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; Location of Website. In accordance with NRS 241.020, this agenda has been posted at: <https://notice.nv.gov>, (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (1675 East Prater Way, Suite 107). Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev four days prior to the meeting.

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Development Division website (http://www.washoecounty.us/comdev/boards_commissions/boards_commissions_index.htm) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050, e-mail dfagan@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. Support material is available to the public at the same time it is distributed to Planning Commissioners. If material is distributed at a meeting, it is available within 24 hours 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 Development Division, at 775.328.3600, 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, application fee, and the time in which you must act. Appeal periods vary from seven to fifteen days, depending on the type of application.

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**6:30 p.m.**

- 1. \*Determination of Quorum**
- 2. \*Pledge of Allegiance**
- 3. \*Ethics Law Announcement**
- 4. \*Appeal Procedure**
- 5. \*Public Comment**

Any person is invited to speak on any item on or off the agenda during this period. 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.

- 6. Approval of Agenda**
- 7. Consent Items**

- A. Extension of Time Request (Fish Springs Ranch, LLC)** – To extend the deadline to submit Phase 1 construction plans and obtain building permits on Special Use Permit Case Number SW09-002 (Fish Springs Ranch, LLC) from January 5, 2015 (5 years from special use permit approval) to January 5, 2020.
- B. Resolution Initiating a Sign Code Amendment** – Initiating an amendment to Washoe County Code, Chapter 110, Development Code, Article 500 (signs: title and contents), Article 502 (billboard regulations), and Article 504 (sign regulations) to combine articles 502 and 504 into a new Article 505 (Sign Regulations) in order to consolidate all Washoe County sign regulations and to provide comprehensive changes to those sign regulations.

6:30 p.m.

## 8. Planning Items and Public Hearings

- A. PUBLIC HEARING: Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center)** – To consider a request to amend Appendix D, Village Green Commerce Center Specific Plan, within the Spanish Springs Area Plan to (1) remove APN: 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN: 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: STN 365 Calle Group, LLC  
Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC  
Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata  
Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green Commerce Center
- Proposed Master Plan Designation: Rural Residential (RR)
- Current Regulatory Zone: Industrial (I) within the Village Green Commerce Center Specific Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV
- Staff Representative: Sandra Monsalve, AICP, Senior Planner
- Phone: 775-328-3608
- Email: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

- B. PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-003 (Village Green Commerce Center)** – To consider a request to amend the Spanish Springs Regulatory Zone map. The amendment request would re-designate APN: 534-561-09 from the Industrial (I) regulatory zone to the Medium Density Rural (MDR) regulatory zone on a ±10.45 acre property. The proposed regulatory zone amendment would decrease the overall development intensity on the property from industrial to large-lot

residential. The subject property is located at 365 Calle De La Plata, approximately 1,500 feet east of the intersection of Pyramid Lake Highway and Calle De La Plata.

To reflect changes requested within this application and to maintain currency of general area plan data and planning area data, administrative changes are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: STN 365 Calle Group, LLC  
Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC  
Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata  
Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green  
Commerce Center
- Proposed Master Plan Designation: Rural Residential (RR) (as requested under  
Master Plan Amendment Case Number MPA14-  
002, Village Green Commerce Center Specific  
Plan)
- Current Regulatory Zone: Industrial (I)
- Proposed Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of  
Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26,  
T21N, R20E, MDM, Washoe County, NV
- Staff Representative: Sandra Monsalve, AICP, Senior Planner
- Phone: 775-328-3608
- Email: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**C. PUBLIC HEARING: Master Plan Amendment Case Number MPA12-001 (Village at the Peak)** – To consider an amended application for Village at the Peak, to amend the Spanish Springs Area Plan, being a part of the Washoe County Master Plan. The amendment request involves the creation of a new character management area on a 39.83 acre parcel to be named the Village Residential Character Management Area (VRCMA) and the re-designation of the 39.83 acre parcel from a mix of Industrial (I), Commercial (C) and Open Space (OS) to Suburban Residential (SR) and to amend the Character Management Plan map to identify the new VRCMA. The amendment request also includes a change to the Character Statement in the Spanish Springs Area Plan to identify the new VRCMA and to allow for multi-family uses within the VRCMA up to nine dwelling units per acre; amend policies SS.1.1, SS.1.2, SS.1.3(d), SS.4.1, SS.15.1, SS.16.1, SS.17.5, SS.17.5.1; to add new policies SS.1.5 (a) thru (g); to amend table C-1 to allow High Density Suburban (HDS) to the allowable use table and to adopt a new appendix (Appendix E- "Village Residential Design Guidelines"). To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan are proposed. These

administrative changes include: a revised map series with updated parcel base, and updated applicable text.

- Property Location: North of Calle De La Plata, several hundred feet to the northeast of the intersection of Pyramid Highway and Calle De La Plata
- Citizen Advisory Board: Spanish Springs
- Area Plan: Spanish Springs
- TMSA: Within the Truckee Meadows Service Area
- Parcel Size: ±39.83
- Existing Master Plan: Commercial (C)  
Industrial (I)  
Open Space (OS)
- Existing Regulatory Zone: Neighborhood Commercial (NC)  
Industrial (I)  
Open Space (OS)
- Assessor's Parcel Numbers: 534-562-07
- Section/Township/Range: Within Sections 23 & 24, T21N, R20E, MDM
- Washoe County, NV
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Vaughn Hartung
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775-328-3620
- Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**D. PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-005 (Reno SOI Rollback – North Valleys)** – Consideration and possible action to approve the regulatory zone map and the associated regulatory zoning within the North Valleys planning area; and, if approved, forward to the Washoe County Board of County Commissioners for approval. The amendment request will re-designate the regulatory zoning on 152 parcels on ±88.08 acres from Mixed Use as designated by the City of Reno to Medium Density Suburban (MDS) and Parks and Recreation (PR). The proposed regulatory zone amendment is required to accommodate the City of Reno's action to revert these properties from the City of Reno's Sphere of Influence back to Washoe County's jurisdiction. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County Planning and Development Division
- Property Owners: Numerous
- Location: Grand View Terrace in the North Valleys Area Plan
- Parcel Size: ±330 acres
- Existing Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: Mixed Use (Reno) – North Valleys (Reno SOI)
- Area Plans: North Valleys
- Citizen Advisory Boards: North Valleys

- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission Districts: 5 – Commissioner Weber
- Section/Township/Range: Sec 9 & 16, T20N, R19E; MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775-328-3620
- Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**Assessor’s Parcel Numbers Subject to the Master Plan Amendment Request:**

82-650-01, 02, 03, 04, 05, 06, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23  
 82-660-01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 23, 26  
 82-262-01, 02, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24  
 82-263-02, 08, 09, 10, 15, 17, 22, 26, 39, 42, 43, 45, 46, 50, 51, 52, 54, 55, 56  
 82-270- 26, 36, 37, 38  
 570-241-01, 02, 03, 04, 05, 06  
 570-242-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14  
 570-243-01, 02, 03, 04, 05, 06, 07  
 570-251-01, 02, 03, 04  
 570-252-01, 02, 03, 04, 05, 06, 07, 08, 09  
 570-253-01, 02, 03, 04  
 570-261-01, 02, 03, 04, 05  
 570-262-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11  
 570-263-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17  
 570-281-01

**9. Chair and Commission Items**

- A. \*Report on previous Planning Commission items
- B. Future agenda items and staff reports
- C. Review and confirm the order of alternates to the Regional Planning Commission

**10. \*Director’s Items**

- A. \*Legal information and updates

**11. \*Public Comment**

Any person is invited to speak on any item on or off the agenda during this period. 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.

**12. Adjournment**