



# WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

## 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, December 2, 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 MPA14-003**
- **Regulatory Zone Amendment Case Number RZA14-006**

**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](http://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](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](mailto: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.

~~~~~

**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 \(TMWA – Mogul Booster Pumping Facility\)](#)** – To extend the deadline to submit construction plans and obtain building permits on Special Use Permit Case Number SW07-017 and Variance Case Number VA07-021, TMWA-Mogul Booster Pumping Facility, from December 4, 2014 to December 4, 2021.

Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**6:30 p.m.**

## **8. Public Hearings**

- A. **[Master Plan Amendment Case Number MPA14-003](#)** – To amend the Master Plan map within the Tahoe Area Plan, being part of the Washoe County Master Plan, by changing the Master Plan designation at 593 and 601 Lakeshore Boulevard from Suburban Residential (SR) to Rural Residential (RR).

- Applicant: Nevada Pacific Development Corporation
- Property Owner: Nevada Pacific Development Corporation
- Location: 593 and 601 Lakeshore Boulevard, Incline Village
- Assessor's Parcel Numbers: 122-100-23 and 122-100-24
- Parcel Size: 8.1 acres
- Proposed Master Plan Category: Rural Residential (RR)
- Current Regulatory Zone: High Density Suburban (HDS)
- Proposed Regulatory Zone: High Density Rural (HDR)
- Development Code: Authorized in Article 820, Amendment of Master Plan
  
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 17, T16N, R18E, MDM, Washoe County, NV
  
- Prepared By: Eva M. Krause. AICP, Planner  
Washoe County Community Services Department  
Planning and Development
  
- Phone: 775.328.3796
- E-Mail: ekrause@washoecounty.us

**B. [Regulatory Zone Amendment Case Number RZA14-006](#)** – To amend the Regulatory Zone map within the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, changing the zoning designation of APN 122-100-23 and APN 122-100-24 (593 and 601 Lakeshore Boulevard) from High Density Suburban (HDS) to High Density Rural (HDR). The proposed regulatory zone amendment will reduce permissible density; increase minimum lot size and setback requirements; and permit one detached accessory dwelling in addition to an allowed primary dwelling unit on each property.

To reflect requested changes and to maintain currency of planning area data, administrative changes are proposed. These administrative changes 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: Nevada Pacific Development Corporation
- Property Owner: Nevada Pacific Development Corporation
- Location: 593 and 601 Lakeshore Boulevard, Incline Village
- Assessor's Parcel Numbers: 122-100-23 and 122-100-24
- Parcel Size: 8.1 acres total
- Current Master Plan Category: Suburban Residential (SR)
- Proposed Master Plan Category: Rural Residential (RR)
- Current Regulatory Zone: High Density Suburban (HDS)
- Proposed Regulatory Zone: High Density Rural (HDR)
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
  
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 17, T16N, R18E, MDM, Washoe County, NV

- Prepared By: Eva M. Krause. AICP, Planner  
Washoe County Community Services Department  
Planning and Development
- Phone: 775.328.3796
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

## **9. Planning Items**

- A. Regional Transportation Improvements** – Presentation by the Regional Transportation Commission (RTC) on regional transportation improvements planned in Spanish Spring and in Sun Valley, to include to the Pyramid/US Highway 395 Connector and the Sun Valley Boulevard Corridor Study recommendations. The Planning Commission will discuss the information presented and may ask questions of RTC staff and County staff. Amy Cummings and Doug Maloy, Regional Transportation Commission.

## **10. Chair and Commission Items**

- A. \*Report on previous Planning Commission items
- B. Future agenda items and staff reports

## **11. \*Director's Items**

## **12. \*Legal information and updates**

## **13. \*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.

## **14. Adjournment**