



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, May 3, 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 WAB22-0002 (Sugarloaf Ranch Estates)**
- **Tentative Subdivision Map Case Number WTM22-003 (West 2nd Avenue Highlands)**
- **Master Plan Amendment Case Number WMPA22-0005 (Verdi SOI Rollback)**
- **Master Plan Amendment Case Number WMPA22-0001 and Regulatory Zone Amendment Case Number WRZA22-0001 (Donovan)**

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 May 2, 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 LKerfoot@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 May 3, 2022 Agenda** [For possible action]
7. **Approval of the [April 5, 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 WAB22-0002 \(Chestnut Vine Drive and Cloud Berry Drive within Sugarloaf Ranch Estates\)](#)** [For possible action] – For hearing, discussion and possible action to approve the abandonment, slight relocation and subsequent re-offer of dedication of an undeveloped roadway easement at the intersection of Chestnut Vine Drive and Cloud Berry Drive within the approved Sugarloaf Ranch Estates Subdivision Tentative Subdivision Map Case Number TM16-002.

- Applicant/ Property Owner: Silverado Silver Canyon, LLC

- Location: Approximately 2000 feet northwest of the intersection of Calle De La Plata and Pyramid Highway, within the Sugarloaf Ranch Estates Subdivision which is currently under construction.
- APN: 534-743-03
- Parcel Size: ± 0.526 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS – 3 dwellings to the acre)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 4 – Commissioner Hartung
- Staff: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.gov

B. Tentative Subdivision Map Case Number WTM22-003 (West 2nd Ave Highlands) [For possible action] – For hearing, discussion, and possible action to approve a 48-lot residential common open space tentative subdivision map with lots ranging in size from 4,999 square feet to 15,058 square feet on one parcel totaling 18.27 acres; to approve associated major grading for 10.26 acres of ground disturbance, including 43,500 cy of cut and 45,900 cy of fill for the proposed tentative map; and to modify the development code standard found in WCC 110.438.45(c), which provides that finish grading shall not vary from the natural slope by more than ten feet.

- Applicant/ Property Owner: Salmon Point Development, LLC
- Location: 0 West 2nd Avenue
- APN: 085-010-44
- Parcel Size: 18.27 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 608, Tentative Subdivision Maps
- Commission District: 3 – Commissioner Jung
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3612
- E-mail: cbronczyk@washoecounty.gov

C. Master Plan Amendment Case Number WMPA22-0005 (Verdi SOI Rollback) [For possible action] – For hearing, discussion, and possible action:

To approve a resolution initiating and adopting an amendment to the Washoe County Master Plan, Verdi Area Plan - Appendix B Maps, to assign the master plan designation of Industrial (I) on two parcels (APN's 038-181-01 & 038-172-14) that have been removed from the City of Reno's Sphere of Influence (SOI) and returned to Washoe County's jurisdiction; and if approved, authorize the Chair to sign a resolution to this effect. Any approval is subject to adoption by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

- Applicant: Washoe County
- Property Owner: Riverview Estates Properties, LLC
- Location: 10355 Mogul Rd, Reno, NV 89523
- APN: 038-181-01 (1.865 ac), 038-172-14 (26.03 ac)
- Parcel Size: 27.98 acres
- Master Plan Category: N/A
- Regulatory Zone: N/A
- Area Plan: Verdi
- Development Code: Authorized in Article 820, Amendment of Master Plan and 821, Amendment of Regulatory Zone
- Commission District: 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3608
- E-mail: cweiche@washoecounty.gov

D. [Master Plan Amendment Case Number WMPA22-0001 and Regulatory Zone Amendment Case Number WRZA22-0001 \(Donovan\)](#) [For possible action] – For hearing, discussion, and possible action:

- (1) To adopt a resolution amending the Washoe County Master Plan, Appendix E – Spanish Springs Area Plan Maps to redesignate four parcels totaling 144.83 acres from Rural to Suburban (APN’s 534-591-01, -02, -03, & -05); and
- (2) 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, to adopt a resolution recommending amendment of the Spanish Springs Regulatory Zone Map to change the regulatory zone from General Rural (GR) to Low Density Suburban (LDS) on four parcels (APN’s 534-591-01, -02, -03, & -05); and if approved, authorize the chair to sign resolutions to this effect.

- Applicant: Christy Corporation, LTD
- Property Owner: Donovan Land LLC
- Location: 11600 Pyramid Way Sparks, NV 89441
- APNs and Sizes: 534-591-01 (49.49 ac), 534-591-02 (45.34 ac), 534-591-03 (5 ac), 534-591-05 (45 ac)
- Existing Master Plan Category: Rural
- Proposed Master Plan Category: Suburban
- Existing Regulatory Zone: General Rural
- Proposed Regulatory Zone: Low Density Suburban
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3608
- E-mail: cweiche@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]

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12. Adjournment [Non-action item]