



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, December 6, 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 case descriptions are provided beginning on page three of this agenda.)

- **Development Code Amendment Case Number WDCA22-0003 (Cannabis Consumption Lounges)**
- **Tentative Subdivision Map Case Number WTM22-004 and Variance Case Number WPVAR22-0003 (Highland Village Phase 2)**

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) 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. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on December 5, 2022, 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. 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 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). 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 December 6, 2022, Agenda [For possible action]

7. Approval of the [November 1, 2022, Draft Minutes](#) [For possible action]

Commission members may identify any additions or corrections to the draft minutes as transcribed.

8. Planning Items

A. Master Plan Update [For possible action] – Staff will discuss progress on the EnvisionWashoe2040 project to update the county’s master plan and request the planning commission’s approval to use the following four community derived aspirations as guiding principles for the master plan update: (1) Maintain and strengthen access to scenic outdoor recreation opportunities, (2) Strengthen access to housing, (3) Maintain and strengthen efforts to conserve natural resources, (4) Strengthen access to transportation including better concurrency of transportation infrastructure with development.

9. Public Hearings [For possible action]

A. [Development Code Amendment Case Number WDCA22-0003 \(Cannabis Consumption Lounges\)](#) [For possible action] – For hearing, discussion, and possible action to approve a resolution to amend Washoe County Code Chapter 110 (Development Code), at Articles 302 (Allowed Uses), 304 (Use Classification System), and 410 (Parking and Loading) to create the necessary code language to facilitate the Board of County Commissioner’s policy direction regarding cannabis consumption lounges as provided during its regular meeting of September 20, 2022.

The ordinance will amend: (1) Article 302 (Allowed Uses) by adding new uses to Table 110.302.05.3 to allow retail and independent cannabis consumption lounges; (2) Article 304 (Use Classification System) by adding use definitions for retail and independent cannabis consumption lounges; and (3) Article 410 (Parking and Loading) by adding parking standards to Table 110.410.10.3 for retail and independent cannabis consumption lounges; and all matters necessarily connected therewith and pertaining thereto.

The Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. Any material modifications that exceed the scope of the amendments being considered at this hearing may require continuation of the hearing for possible action at a future meeting. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Staff: Chad Giesinger, Planning Manager
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3626
- E-mail: cgiesinger@washoecounty.gov

B. Tentative Subdivision Map Case Number WTM22-004 and Variance Case Number WPVAR22-0003 (Highland Village Phase 2) [For possible action] – For hearing, discussion, and possible action to approve a common open space tentative subdivision map on ±18.4 acres for 73 lots, ranging in size from 3,533 SF to 10,460 SF; and to vary the grading standards in WCC 110.438.45(a) to allow 2:1 slope. The site is located between Highland Ranch Parkway and E. 9th Avenue, east of Klondike Drive.

- Applicant: Krater Consulting Group, PC
- Property Owner: LC Highland 2, LLC
- Location: Between Highland Ranch Parkway & E. 9th Avenue & east of Klondike Drive
- APN: 508-020-04, 42 & 44
- Parcel Size: ±4.94ac (508-020-04), ±10.13ac (508-020-42) & ±3.33ac (508-020-44)
- Master Plan: Suburban Residential (SR) & Rural (R)
- Regulatory Zone: High Density Suburban (HDS) & General Rural (GR)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 438, Grading; Article 408, Common Open Space Development; Article 608, Tentative Subdivision Maps and Article 804, Variances
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

10. Chair and Commission Items [Non-action item]

- A. Future agenda items
- B. Requests for information from staff

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]