



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Roger Edwards, Chair
D.J. Whittemore, Vice Chair
Roy H. Hibdon
Neal Cobb
James Barnes
Jonathan C. Reynolds
Sarah Chvilicek
Carl R. Webb, Jr., AICP, Secretary

Tuesday, January 7, 2014
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

- **Master Plan Amendment Case No. MPA13-004 and Regulatory Zone Amendment Case No. RZA13-004 (Tahoe Area Plan)**
- **Master Plan Amendment Case No. MPA13-003 and Regulatory Zone Amendment Case No. RZA13-003 (High Desert Area Plan)**
- **Amendment of Conditions Case No AC13-009 (Black Rock City, LLC, Radio Tower)**
- **Regulatory Zone Amendment Case Number. RZA13-005 (Cold Springs)**

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. 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: 15 minutes each for staff and applicant presentations, 5 minutes for speakers representing a group, and 3 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 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 reasonable limited.

Posting of Agenda. In accordance with NRS 241.020, this agenda has been posted at: (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 Division website ([www.washoecounty.us/comdev/Boards and Commissions](http://www.washoecounty.us/comdev/Boards_and_Commissions)) or at the Planning Division Office (contact Mr. Dan Croarkin, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3600, email dcroarkin@washoecounty.us). If you make a request, you will be asked if we can provide you a link to the website or if you want copies attached to an email to you. 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 Community Services Department, Planning & 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 (7) to fifteen (15) 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. **Approval of Draft Minutes**

None

**6:30 p.m.**

**8. Consent Items**

**A. Initiating amendments** to the North Valleys, Southwest Truckee Meadows, and Verdi Area Plans, components of the Washoe County Master Plan; and to the North Valleys, Southwest Truckee Meadows, Verdi Regulatory Zone maps in order to assign master plan land use and zoning on multiple properties resulting from the City of Reno's action to rollback these properties from the City of Reno's Sphere of Influence back to Washoe County's jurisdiction.

- Applicant: Washoe County Planning and Development Division
- Property Owners: Numerous
- Locations: North Valleys, Southwest Truckee Meadows, and Verdi
- Parcel Size: ±330 acres
- Existing Master Plan Category: Reno SOI

- Existing Regulatory Zone: Reno SOI
- Area Plans: North Valleys, Southwest Truckee Meadows and Verdi
- Citizen Advisory Boards: North Valleys, South Truckee Meadows/Washoe Valley, and Verdi Township (inactive)
- Development Code: Article 820, Amendment of Master Plan  
Article 821, Amendment of Regulatory Zone
- Commission Districts: 2 – Commissioner Humke  
5 – Commissioner Weber
- Section/Township/Range: Sec. 9 & 16, T20N, R19E; Sec. 17, 19, 20 & 30, T19N, R18E and Sec. 29, T18N, R20E
- Staff: Trevor Lloyd - Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3620
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

## 9. Planning Items and Public Hearings

### A. PUBLIC HEARING: Master Plan Amendment Case No. MPA13-004 (Tahoe Area Plan)

– 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 of 341 Ski Way (APN 131-233-38) from Rural to Commercial. To reflect requested changes and to maintain currency of general area plan data, administrative changes to the Tahoe Area Plan are proposed. These administrative changes include a revised map series with updated parcel base, an updated Planned Land Use Table and applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. And if approved, forward to the Board of County Commissioners for adoption.

**And**

### PUBLIC HEARING: Regulatory Zone Amendment Case No. RZA13-004 (Tahoe planning area)

– To amend the regulatory zone map within the Tahoe planning area from Public and Semi-Public Facilities (PSP) to Neighborhood Commercial (NC) for 341 Ski Way (APN 131-233-38). 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. And if approved, forward to the Board of County Commissioners for approval.

- Applicant: Washoe County
- Property Owner: Bullwheel Company, Inc.
- Location: 341 Ski Way, Incline Village
- Assessor's Parcel Number: 131-233-38
- Parcel Size: 4.66 acres
- Current Master Plan Designation: Rural (R)
- Proposed Master Plan Designation: Commercial (C)
- Current Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Proposed Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 820, Amendment of Master Plan Article 821, Amendment of Regulatory Zone

- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 14, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3796
- E-Mail: [EKrause@washoecounty.us](mailto:EKrause@washoecounty.us)

**B. PUBLIC HEARING: Master Plan Amendment Case No. MPA13-003 (High Desert Area Plan)** – To amend the master plan map within High Desert Area Plan, being a part of the Washoe County Master Plan, by relocating the Industrial master plan designation on APN 071-220-28 to the actual location of the industrial use. To reflect requested changes and to maintain currency of general area plan data, administrative changes to the High Desert Area 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. And if approved, forward to the Board of County Commissioners for adoption.

**AND**

**PUBLIC HEARING: Regulatory Zone Amendment Case No. RZA13-003 (High Desert planning area)** – To amend the regulatory zone map within the High Desert planning area, relocating the Industrial area and changing it to General Rural (GR); and to remove the Public and Semi-Public Facilities (PSP) zoning, changing it to General Rural (GR) on APNs 071-220-28 and 071-220-26. To reflect requested changes and to maintain currency of general 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. And if approved, forward to the Board of County Commissioners for approval.

- Applicant: Washoe County
- Property Owner: Union Pacific Railroad Company
- Location: West side of State Route 447, south of Gerlach on south side of the Union Pacific railroad tracks
- Assessor's Parcel No.: 071-220-28 and 071-220-26
- Parcel Size: 84.8 acres
- Current Master Plan Designation: Rural and Industrial
- Proposed Master Plan Designation: Industrial and Rural
- Current Regulatory Zone: General Rural, Industrial and Public Semi-Public
- Proposed Regulatory Zone: General Rural and Industrial
- Area Plan: High Desert
- Citizen Advisory Board: None
- Development Code: Articles 820 and 821
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Portions of Section 14, 15 and 22, T32N, R23E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3796
- E-Mail: [EKrause@washoecounty.us](mailto:EKrause@washoecounty.us)

**C. PUBLIC HEARING: Amendment of Conditions Case No AC13-009 (Black Rock City, LLC, Radio Tower)** – To amend condition number 15 of Special Use Permit Case Number SW08-004 for the purpose of reducing the required property line setback from 100 feet to 60 feet to bring an existing 100-foot tall radio tower into conformance with the approved special use permit. The requested amendment would change Condition Number 15 to state: “The base of the radio tower shall be located at least 60 feet from all property lines. The Planning and Development Division shall determine compliance with this condition.”

- Owner/Applicant: Black Rock City, LLC
- Location: 255 Main Street, Gerlach. Approximately 1,000 feet east of the Highway 447/34 split.
- Assessor’s Parcel No: 071-240-09
- Parcel Size: 4.86 Acres
- Master Plan Category: Rural and Commercial
- Regulatory Zone: General Rural, Parks and Recreation and Tourist Commercial
- Area Plan: High Desert
- Citizen Advisory Board: None
- Development Code: Article 810, Special Use Permit
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Section 15, T32N, R23E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3626
- Email: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

**D. PUBLIC HEARING: Regulatory Zone Amendment Case Number. RZA13-005 (Cold Springs)** – To consider and possibly amend the regulatory zone map and zoning designation within the Cold Springs planning area; and, if approved, forward to the Board of County Commissioners for approval. The amendment request will re-designate one parcel of ±5.00 acres from Public and Semi-Public Facilities (PSP) to Low Density Suburban (LDS) zoning. 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
- Property Owner: Gustavo & Patricia Garcia
- Location: Southern terminus of Sierra View Road in Cold Springs
- Assessor’s Parcel Number: 081-131-31
- Parcel Size: 5.0 acres
- Current Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Proposed Regulatory Zone: Low Density Suburban (LDS)
- Master Plan Designation: Suburban Residential (SR)
- Area Plan: Cold Springs
- TMSA: Unincorporated portion of the Truckee Meadows Service Area
- Citizen Advisory Board: North Valleys
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Weber

- Section/Township/Range: Section 30, T21N, R18E, MDM, Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3608
- Email: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

## 10. Chair and Commission Items

- A. Discussion and possible action regarding the use of cargo containers in residential areas** - The Planning Commission may discuss and provide direction to staff regarding potential amendments to those Code provisions.

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622,  
[rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

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

## 11. \*Director's Items

- A. \*Legal information and updates**

## 12. \*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.

## 13. Adjournment