



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

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

Tuesday, March 4, 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 page three.)

- **Regulatory Zone Amendment Case Number RZA13-005 (Cold Springs)**
- **Development Code Amendment Case Number DCA14-001 (Medical Marijuana Establishment Use Types)**
- **Master Plan Amendment Case Number MPA14-001 (City of Reno SOI Rollback)**

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. In accordance with NRS 241.020, this agenda has been posted at: (i) Washoe County Administration Building (1001 E. Ninth 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 ([www.washoecounty.us/comdev/Boards and Commissions](http://www.washoecounty.us/comdev/Boards_and_Commissions)) or at the Planning and Development Division Office (contact Mr. Dan Croarkin, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3600, e-mail dcroarkin@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. **Approval of December 18, 2013; and January 7, 2014 Draft Minutes**

8. **Consent Items**

**A. Resolution Initiating a Development Code Amendment Relating to Cargo Container Placement (Article 306, Accessory Uses and Structures).** Consider and adopt a resolution to initiate an amendment to Washoe County Code, Chapter 110, Development Code, Article 306 (Accessory Uses and Structures), Section 110.306.10(g), to modify certain standards for placement and mitigation of visual impact of cargo containers as permanent detached accessory structures on residential properties.

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

**B. Resolution Initiating a Development Code Amendment Relating to Liquor Manufacturing (Article 302, Allowed Uses; and, Article 304, Use Classification System).** Consider and adopt a resolution to initiate an amendment to Washoe County

Code, Chapter 110, Development Code, Article 302 (Allowed Uses) and Article 304 (Use Classification System) to regulate liquor manufacturing as a commercial use type.

Staff Representative: Bob Webb, AICP, Planning Manager, 775.328.3623, [bwebb@washoecounty.us](mailto:bwebb@washoecounty.us)

6:30 p.m.

## 9. Planning Items and Public Hearings

Regulatory Zone Amendments (Item 9A) and Development Code Amendments (Item 9C) may be approved, modified and approved, or denied by a simple majority vote of those present. Master Plan Amendments (Item 9B) may be adopted, modified and adopted, or denied. Pursuant to NRS 278.210(3), any amendment of the master plan must be made “by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission.” Items 9A, 9B and 9C may be forwarded to the Board of County Commissioners with a recommendation for additional action. The Planning Commission may also take action to continue an item to a future agenda.

**A. PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA13-005 (Cold Springs) (continued from the January 7, 2014 agenda)** – 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 Representative: Sandra Monsalvè, AICP, Senior Planner, 775.328.3608, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**B. PUBLIC HEARING: Master Plan Amendment Case Number MPA14-001 (City of Reno SOI Rollback)** – To amend the Master Plan maps within the North Valleys, Southwest Truckee Meadows and Verdi Area Plans being a part of the Washoe County Master Plan by changing the master plan designations of numerous properties from

Special Planning Area (City of Reno Master Plan Designation) to a mix of Rural (R), Suburban Residential (SR) and Commercial (C) in order to accommodate the recent action by the City of Reno to rollback these properties from the City of Reno's Sphere of Influence (SOI) into Washoe County's planning jurisdiction. To reflect requested changes and to maintain currency of general area plan data, administrative changes to the North Valleys, Southwest Truckee Meadows and Verdi Area Plans are proposed. These administrative changes include a revised map series with updated parcel base, an 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 adopted, forward to the Board of County Commission for their adoption.

- Applicant: Washoe County
- Locations: West Verdi, Sunrise at Whites Creek and Grand View Terrace
- Parcel Size: ±330 acres
- Previous Master Plan: Special Planning Area (City of Reno Master Plan Designation)
- Proposed Master Plan: Rural (R), Suburban Residential (SR) and Commercial (C)
- 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
- 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, MDM, Washoe County, NV
- Staff Representative: Trevor Lloyd, Senior Planner  
775.328.3620, [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  
 49-772-13, 14, 15, 16  
 142-031-05  
 142-272-01  
 142-271-01, 02, 03, 04, 07, 08

142-273-02, 03, 04, 05, 06, 07, 10, 11  
142-281-04, 05, 08, 11, 12, 13, 14  
142-291-01, 02, 03, 04, 07, 08, 09, 10, 11, 12  
38-242-03, 13, 25, 26, 27, 29, 31, 33, 34, 35  
38-250-02, 03, 04, 07, 08, 09, 10  
38-260-20, 23, 25, 26  
38-810-02, 03, 04, 06, 08

- C. PUBLIC HEARING: Development Code Amendment Case Number DCA14-001 (Medical Marijuana Establishment Use Types)** – To recommend approval to the Washoe County Board of County Commissioners to amend Washoe County Code Chapter 110, Development Code, at Article 302 (Allowed Uses), Article 304 (Use Classification System), and Article 410 (Parking and Loading) to provide for the creation of medical marijuana establishment use types in response to Senate Bill 374 as enacted by the 2013 Nevada Legislature and codified in NRS 453A (Medical Use of Marijuana). Amendments to Article 302 add four new medical marijuana establishment use types to the Commercial Use Type Table and establish the Regulatory Zones within which each use type is allowed. Amendments to Article 304 define each of the four new medical marijuana establishment use types. Amendments to Article 410 establish the off-street parking requirements for each of the four new medical marijuana establishment use types; and providing for other matters properly relating thereto.

Staff Representative: Bob Webb, AICP, Planning Manager, 775.328.3623, [bwebb@washoecounty.us](mailto:bwebb@washoecounty.us)

## 10. Chair and Commission Items

- A. Discussion and possible adoption of amendments to the Rules, Policies and Procedures of the Commission.** Discussion and possible adoption of amendments to the Planning Commission's Rules, Policies and Procedures as proposed at the November 5, 2013 meeting, including possible changes to rules regarding: (i) disclosure and abstention on matters involving conflicts of interest; (ii) voting requirements to act on certain matters; (iii) motions to reconsider actions taken at a meeting; (iv) notices for meetings; (v) the meaning of denials with prejudice; (vi) terms of members of the commission; (vii) status of the secretary of the commission; and (viii) various clarifications and corrections of typographical errors throughout the rules. Other changes may be proposed and adopted at the meeting.

Staff Representative: Bob Webb, AICP, Planning Manager, 775.328.3623, [bwebb@washoecounty.us](mailto:bwebb@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