



# 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, April 1, 2014  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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## PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions provided beginning on page four.)

- **Abandonment Case Number AB14-001 (Amundson Residence)**
- **Development Code Amendment Case Number DCA14-002 (Cargo Containers)**
- **Development Code Amendment Case Number DCA14-003 (Liquor Manufacturing)**

**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 (75 Court Street); (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 ([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](mailto: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 March 4, 2014 Draft Minutes**
8. **Consent Items**

**A. Initiation of a Development Code Amendment (Food Production/Agricultural Uses) –**

To initiate an amendment to Washoe County Code, Chapter 110, Development Code, at Article 302 (Allowed Uses), Article 304 (Use Classification System), and Article 902 (Definitions) to reduce regulatory barriers to the production, processing, and sale of food in certain regulatory zones, to amend use definitions to authorize community gardens and increase opportunities for local, small scale food production, and provide for other matters properly relating thereto.

Staff Representative: Chad Giesinger, Senior Planner, 775.328.3626,  
[cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

**B. Initiation of a Development Code Amendment (Specific Plans) –** To initiate an amendment to Washoe County Code, Chapter 110, Development Code, in order to prepare an ordinance (as required by NRS 278A.090 regarding planned unit developments), that would add a new article to Washoe County Development Code to provide criteria and procedures for rezoning to Specific Plan regulatory zones, tentative approval, final approval,

recording, enforcement and amendment of Specific Plans, and provide for other matters properly relating thereto.

Staff Representative: Bill Whitney, Planning and Development Division Director, 775.328.3617, [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us)

- C. Initiation of a Development Code Amendment (Amendment of Master Plan)** – To initiate an amendment to Washoe County Code, Chapter 110, Development Code, at Article 820 (Amendment of Master Plan) to change findings of fact required when Planning Commission denies a Master Plan amendment; to change the procedures, voting requirements, and possible actions when a denial is appealed to the Board of County Commissioners; to provide for conditional approval of Master Plan amendments that must be reviewed by Regional Planning Commission; to change names and titles to reflect the reorganization of the Community Development Department, and to provide for other matters properly related thereto.

Staff Representative: Bill Whitney, Planning and Development Division Director, 775.328.3617, [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us)

- D. Initiation of a Development Code Amendment (Amendment of a Regulatory Zone)** – To initiate an amendment to Washoe County Code, Chapter 110, Development Code, at Article 821 (Amendment of Regulatory Zone) to change findings of fact that are required by Planning Commission for recommending denial of a Regulatory Zone amendment and actions (with findings) authorized by the Board of County Commissioners when considering appeals of such recommendations, and update titles and names to reflect the reorganization of the Community Development function, and provide for other matters properly relating thereto.

Staff Representative: Bill Whitney, Planning and Development Division Director, 775.328.3617, [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us)

- E. Reaffirm Tentative Subdivision Map Case Number TM0007-002 (Montreux)** – To reaffirm the approval of Tentative Subdivision Map Case Number TM0007-002, with existing lots arranged into units. This item was previously approved by the Planning Commission September 21, 2000.

- Owner/Applicant: Montreux
- Location: Montreux subdivision in the Forest planning area
- Assessor's Parcel Numbers: 148-401-04 thru 28; 148-402-01 thru 03; 148-423-05 thru 07; 148-424-01 thru 03; 148-431-01 thru 07; 148-432-01 thru 07; 148-441-01 thru 12
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 608, Tentative Subdivision Maps
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 11, T17N, R19E, MDM, Washoe County
- Staff Representative: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

6:30 p.m.

## 9. Planning Items and Public Hearings

When considering an application requesting abandonment of a street or easement (Item 9A), the Planning Commission, upon public hearing, may order the street or easement vacated. The Planning Commission may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. The Planning Commission may also deny the request.

Development Code Amendments (Items 9B and 9C) may be approved, modified and approved, or denied. Items 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: Abandonment Case Number AB14-001 (Amundson Residence) –

This is a request to abandon two (2) 33-foot government tract patent parcel access and public utility easements on the north and east sides of the subject property, located at 0 Mountain Ranch Road.

**Please Note:** This item will be continued to the May 6, 2014 Washoe County Planning Commission meeting, starting at 6:30 p.m. due to noticing requirements. The Planning Commission will open the public hearing, take public comment on the matter, close the public hearing, and then continue to the matter to the May 6th meeting.

- Applicant/ Property Owner: Christina Amundson (Herbert Trust)
- Location: 3744 Vancouver Drive, Reno, NV 89511
- Assessor's Parcel Number: 150-250-48
- Parcel Size: ±2.47 acres
- Regulatory Zone: High Density Rural (HDR)
- Master Plan Category: Rural Residential (RR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Commission District: 2 – Commissioner Humke
- Development Code: Article 806, Vacations and Abandonments of Streets or Easements
- Section/Township/Range: Section 26, T18N, R19E, MDM  
Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
- Phone: 775.328.3608
- E-mail: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

### B. PUBLIC HEARING: Development Code Amendment Case Number DCA14-002 (Cargo Containers) –

To amend Washoe County Code, Chapter 110, Development Code, at Article 306 (Accessory Uses and Structures), Section 110.306.10(g), to modify certain standards for placement and mitigation of visual impacts of cargo containers as permanent detached accessory structures on residential properties; and providing for other matters properly relating thereto.

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

- C. PUBLIC HEARING: Development Code Amendment Case Number DCA14-003 (Liquor Manufacturing)** – To amend Washoe County Code, Chapter 110, Development Code, at Article 302 (Allowed Uses) and Article 304 (Use Classification System) to regulate the location for liquor manufacturing as a commercial use type in appropriate regulatory zones; to create a definition for liquor manufacturing as a commercial use type; to add clarity to the definitions of eating and drinking establishments and liquor sales commercial 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. \*Report on previous Planning Commission items**
- B. 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**