



# 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, May 6, 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 third page.)

- **Abandonment Case Number AB14-001 (Amundson Residence)**
- **Regulatory Zone Amendment Case Number RZA14-002 (TMWA)**

**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 ([http://www.washoecounty.us/comdev/boards\\_commissions/boards\\_commissions\\_index.htm](http://www.washoecounty.us/comdev/boards_commissions/boards_commissions_index.htm)) 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 April 1, 2014 Draft Minutes**
- 8. \*Consent Items**

**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.

Regulatory Zone Amendments (Item 9B) may be recommended for approval (with or without modifications) to the Board of County Commissioners, who gives final approval, or denied, which is a final action but may be appealed to the Board of County Commissioners. 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) (Continued from April 1, 2014 Agenda)** – 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.

- 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: Regulatory Zone Amendment Case Number RZA14-002 (Truckee Meadows Water Authority, Bridge Street)** – To amend the regulatory zone on two parcels from General Commercial (GC) to Public and Semi-Public Facilities (PSP).

- Location: 180 Bridge Street, Verdi, NV, approximately 250 feet north of the intersection of Bridge Street and US Highway 40
- Assessor's Parcel Numbers: 038-060-30 and 038-394-06
- Parcel Size: ± 11.31 acres
- Current Regulatory Zone: General Commercial (GC)
- Proposed Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Master Plan Designation: Commercial (C)
- Area Plan: Verdi
- Citizen Advisory Board: Verdi Township (inactive)
- Commission District: 5 – Commissioner Weber
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Section/Township/Range: Within Sections 8 and 17, T19N, R18E, MDM Washoe County, NV
- Staff: Roger Pelham, Senior Planner Washoe County Community Services Department Planning and Development Division
- Phone: 775.328.3622
- E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**C. Washoe County 2013 Regional Plan Annual Report** – Review and authorize transmittal of the 2013 Washoe County Regional Plan Annual Report, as amended to incorporate Planning Commission comments, to the Regional Planning Commission and Governing Board on behalf of the Washoe County Planning Commission pursuant to Nevada Revised Statutes 278.0286.

Staff Representative: Sandra Monsalvè, AICP, Senior Planner, 775.328.3608,  
[smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**10. Chair and Commission Items**

**A. Report on previous Planning Commission items**

- i. Acknowledge report on follow-up between Springs Lutheran Church and neighboring property owner regarding fencing between properties.

**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**