



# WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

## Planning Commission Members

Roger Edwards, Chair

D.J. Whittemore, Vice Chair

James Barnes

Larry Chesney

Sarah Chvilicek

Philip Horan

Vacant

Carl R. Webb, Jr., AICP, Secretary

Tuesday, August 5, 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 AB14-002 (Chris and Freda Kurtz)**
- **Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center)**
- **Regulatory Zone Amendment Case Number RZA14-003 (Village Green Commerce Center)**

**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; Location of Website.** In accordance with NRS 241.020, this agenda has been posted at: Washoe County Administration Building (1001 E. Ninth Street); Washoe County Courthouse (75 Court Street); Washoe County Library (301 South Center Street); and Sparks Justice Court (1675 East Prater Way, Suite 107) and <https://notice.nv.gov>. 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 Sara DeLozier, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.6109, e-mail [sdelozier@washoecounty.us](mailto:sdelozier@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. Consent Items**

- A. Initiation of a Development Code Amendment (Stormwater Discharge Program) –**  
To initiate an amendment to Washoe County Code, Chapter 110, Development Code, to create a new article, Article 421 to be entitled “Stormwater Discharge Program” in order to update, codify and provide best management practices relating to Washoe County Ordinance 1223 (2003) and the National Pollutant Discharge Elimination System (NPDES) permit for which Washoe County maintains a co-permittee status, as required for compliance with the provisions of said permit; and providing for other matters determined to be properly relating thereto.

Staff Representative: Kimble O. Corbridge, P.E., CFM, 775-328-2041,  
[kcorbridge@washoecounty.us](mailto:kcorbridge@washoecounty.us)

### 8. Planning Items and Public Hearings

When considering an application requesting abandonment of a street or easement (Item 8A), 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. Master Plan Amendments (Item 8B) may be adopted (with or without modification) and recommended for adoption by the Board of County Commissioners, or denied. Regulatory Zone Amendments (Item 8C) 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 AB14-002 (Chris and Freda Kurtz) –

Please Note: This application has been withdrawn by staff.

To abandon a 60 foot wide exclusive access easement known as Lobelia Lane, not to include an existing 15 foot wide drainage and public utility easement, along the eastern boundaries of the subject two adjacent parcels.

- Applicants: Chris and Freda Kurtz
- Property Owners: The Chris and Freda Kurtz Trust  
Travis E. and Jenny L. Smith
- Consultant: George Trowbridge
- Project Address: 5780 and 5786 Tannerwood Drive, approximately one-half mile west of Callahan Road, and approximately 1,056 feet west of the Goldenrod Drive/Tannerwood Drive intersection
- Assessor’s Parcel Numbers: 148-041-25 (5786 Tannerwood Drive – Kurtz)
- 148-041-26 (5780 Tannerwood Drive – Smith)
- Parcel Sizes: ±2.23 acres (APN: 148-041-25)  
±1.15 acres (APN: 148-041-26)
- 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: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 03, T17N, R19E, MDM, Washoe County, NV
- Staff Representative: Grace Sannazzaro, Planner  
775-328-3771, [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)

#### B. PUBLIC HEARING: Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center) –

Please Note: This item has been requested for continuance to amend the application.

To consider a request to amend Appendix D, *Village Green Commerce Center Specific Plan*, within the Spanish Springs Area Plan to (1) remove Assessor’s Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the *Village Green Commerce Center Specific 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.

- Applicant: STN 365 Calle Group, LLC  
Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC  
Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata, Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green Commerce Center
- Proposed Master Plan Designation: Rural Residential (RR)
- Current Regulatory Zone: Industrial (I) within the Village Green Commerce Center Specific Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV
- Staff Representative: Sandra Monsalvè, AICP, Senior Planner  
775-328-3608, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**C. PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-003 (Village Green Commerce Center)**

– To consider a request to amend the Spanish Springs Regulatory Zone map. The amendment request would re-designate Assessor's Parcel Number 534-561-09 from the Industrial (I) regulatory zone to the Low Density Rural (LDR) regulatory zone on a ±10.45 acre property. The proposed regulatory zone amendment would decrease the overall development intensity on the property from industrial to large-lot residential. The subject property is located at 365 Calle De La Plata, approximately 1,500 feet east of the intersection of Pyramid Lake Highway and Calle De La Plata.

Please Note: This item has been requested for continuance to amend the application.

To reflect changes requested within this application and to maintain currency of general area plan data and planning area data, administrative changes 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.

- Applicant: STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata, Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green Commerce Center

- Proposed Master Plan Designation: Rural Residential (RR) (as requested under Master Plan Amendment Case Number MPA14-002, Village Green Commerce Center Specific Plan)
- Current Regulatory Zone: Industrial (I)
- Proposed Regulatory Zone: Low Density Rural (LDR)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV
- Staff Representative: Sandra Monsalvè, AICP, Senior Planner  
775-328-3608, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

## 9. Chair and Commission Items

- A. \*Report on previous Planning Commission items
- B. Future agenda items and staff reports
- C. Discussion and possible action to reschedule the September 2, 2014 Planning Commission meeting to be held Tuesday, September 16, 2014, 6:30 p.m.
- D. Discussion and possible action to reschedule the November 4, 2014 Planning Commission meeting.

## 10. \*Director's Items

- A. \*Legal information and updates

## 11. \*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.

## 12. Adjournment