



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Roger Edwards, Chair
D.J. Whittemore, Vice Chair
James Barnes
Larry Chesney
Sarah Chvilicek
Philip Horan
Greg Prough
Carl R. Webb, Jr., AICP, Secretary

Tuesday, December 2, 2014
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, December 2, 2014, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Vice Chair Whittemore called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: D.J. Whittemore, Vice Chair

James Barnes
Larry Chesney
Sarah Chvilicek
Phillip Horan
Greg Prough

Commissioners absent: Roger Edwards, Chair

Staff present: Carl R. Webb, Jr., AICP, Planning Manager, Planning and Development
Eva Krause, AICP, Senior Planner, Planning and Development
Greg Salter, Esq., Deputy District Attorney
Donna Fagan, Office Assistant III, Community Services Department
Kathy Emerson, Office Support Specialist, Community Services Department

2. Pledge of Allegiance

Commissioner Chvilicek led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Salter provided the ethics procedure for disclosures.

4. Appeal Procedure

Mr. Webb recited the appeal procedure for items heard before the Planning Commission.

5. Public Comment

As there was no one wishing to speak, Acting Chair Whittemore closed the public comment period.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the December 2, 2014 meeting as written. Commissioner Barnes seconded the motion, which carried unanimously.

7. Consent Items

- A. Extension of Time Request (TMWA – Mogul Booster Pumping Facility)** – To extend the deadline to submit construction plans and obtain building permits on Special Use Permit Case Number SW07-017 and Variance Case Number VA07-021, TMWA-Mogul Booster Pumping Facility, from December 4, 2014 to December 4, 2021.

Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608, smonsalve@washoecounty.us

Acting Chair Whittemore asked the Commissioners if they wanted to move the item off of Consent to hear a presentation before voting on it. There were none. Commissioner Chvilicek made a motion to approve the Consent Items. Commissioner Prough seconded the motion which carried unanimously.

8. Public Hearings

Agenda Item 8A

- A. Master Plan Amendment Case Number MPA14-003** – 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 at 593 and 601 Lakeshore Boulevard from Suburban Residential (SR) to Rural Residential (RR).

Ms. Krause reviewed her staff reports dated November 21, 2014.

Commissioner Prough asked if the two parcels would be issued one APN. Ms. Krause said that the property owner is proposing a boundary line adjustment to make the smaller parcel larger, and in that case the two properties would get new APNs. Commissioner Horan asked if the noticing requirements had been met. Ms. Krause said yes.

Mr. Exline of Midkiff and Associates, Inc., the applicant's representative, said that they were requesting the rezoning in order to maintain the community character with larger lots.

Commissioner Horan moved that, after giving reasoned consideration to the information in the staff report and testimony and evidence produced at the public hearing, the Washoe County Planning Commission can make at least three of the following findings, specifically Finding 1, 2, 3, 4 and 5, and based on those findings approve Resolution Number 14-27 adopting MPA14-003 to amend the Tahoe Area Plan Master Plan Map being part of the Washoe County Master Plan, changing the Master Plan designation of APN122-100-23 and APN 122-100-24 (593 and 601 Lakeshore Boulevard, respectively) from Suburban Residential (SR) to Rural Residential (RR) as shown in Exhibit C and authorizing the chair to sign the resolution, Exhibit D.

#	Reference	Finding	Notes
Findings required by WCC 110.820.15			
1.	820.15.(d)(1)	<u>Consistency with Master Plan.</u> The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.	
2.	820.15(d)(2)	<u>Compatible Land Uses.</u> The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.	
3.	820.15(d)(3)	<u>Response to Changed Conditions.</u> The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.	
4	820.15 (d)(4)	<u>Availability of Facilities.</u> There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.	
5.	820.15(d)(5)	<u>Desired Pattern of Growth.</u> The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.	
6	820.15(d)(6)	<u>Effect on Military Installation.</u> The proposed amendment will not affect the location, purpose and mission of any military installation.	

Commissioner Prough seconded the motion which carried unanimously.

Agenda Item 8B

B. Regulatory Zone Amendment Case Number RZA14-006 – To amend the Regulatory Zone map within the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, changing the zoning designation of APN 122-100-23 and APN 122-100-24 (593 and 601 Lakeshore Boulevard) from High Density Suburban (HDS) to High Density Rural (HDR). The proposed regulatory zone amendment will reduce permissible density; increase minimum lot size and setback requirements; and permit one detached accessory dwelling in addition to an allowed primary dwelling unit on each property.

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.

- Applicant: Nevada Pacific Development Corporation
- Property Owner: Nevada Pacific Development Corporation
- Location: 593 and 601 Lakeshore Boulevard, Incline Village
- Assessor's Parcel Numbers: 122-100-23 and 122-100-24
- Parcel Size: 8.1 acres
- Proposed Master Plan Category: Rural Residential (RR)
- Current Regulatory Zone: High Density Suburban (HDS)
- Proposed Regulatory Zone: High Density Rural (HDR)
- Development Code: Authorized in Article 820, Amendment of Master Plan

- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 17, T16N, R18E, MDM, Washoe County, NV

- Prepared By: Eva M. Krause. AICP, Planner
Washoe County Community Services Department
Planning and Development

- Phone: 775.328.3796
- E-Mail: ekrause@washoecounty.us

Ms. Krause reviewed her staff report dated November 21, 2014 in the previous item, which also pertained to this item.

Acting Chair Whittemore opened public comment. As there were no requests to provide testimony, Acting Chair Whittemore closed the public hearing.

Commissioner Prough moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of the attached Regulatory Zone Map (Exhibit A) and authorize the chair to sign Resolution 14-28 (Exhibit B) amending the regulatory zone map within the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, changing the zoning designation of APN 122-100-23 and APN 122-100-24 (593 and 601 Lakeshore Boulevard) from High Density Suburban (HDS) to High Density Rural (HDR); and to reflect requested changes and to maintain currency of planning area data, making administrative changes to the Tahoe area plan. 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 amendment; having made all of the following findings, specifically Finding 1, 2, 3, 4, 5, and 6, in accordance with Washoe County Development Code Section 110.821.15:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of a military installation.

Commissioner Chvilicek seconded the motion which carried unanimously.

9. Planning Items

- A. Regional Transportation Improvements** – Presentation by the Regional Transportation Commission (RTC) on regional transportation improvements planned in Spanish Spring and in Sun Valley, to include to the Pyramid/US Highway 395 Connector and the Sun Valley Boulevard Corridor Study recommendations. The Planning Commission will discuss the information presented and may ask questions of RTC staff and County staff. Amy Cummings and Doug Maloy, Regional Transportation Commission.

Amy Cummings, Director of Planning, RTC, indicated there are three primary projects RTC is currently working on; NDOT is studying traffic congestion on US 395 and the Spaghetti Bowl, Pyramid Hwy connectivity and the Sun Valley corridor. The Sun Valley Corridor Study is complete and will be presented to the RTC Board for possible approval. Ms. Cummings reviewed the recommendations for the Sun Valley Corridor Project.

Doug Maloy, RTC Project Manager, gave a presentation on the future Pyramid/US 395 connection project.

10. Chair and Commission Items

A. Report on previous Planning Commission items

None

B. Future agenda items and staff reports

None

11. *Director's Items

Mr. Webb asked any Commissioners who didn't have an ID badge, to come in and get their picture taken to have a badge made.

Mr. Webb invited all Commissioners to the CSD Holiday Party on December 17, 2014 at 11:00 a.m.

A. *Legal information and updates

None

12. *Public Comment

None

13. Adjournment

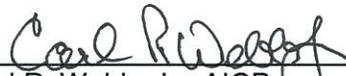
The meeting adjourned at 7:43 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Commission in session on February 3, 2015.



Carl R. Webb, Jr., AICP
Secretary to the Planning Commission



**PYRAMID
HIGHWAY**



**US 395
CONNECTION**

Washoe County Planning Commission

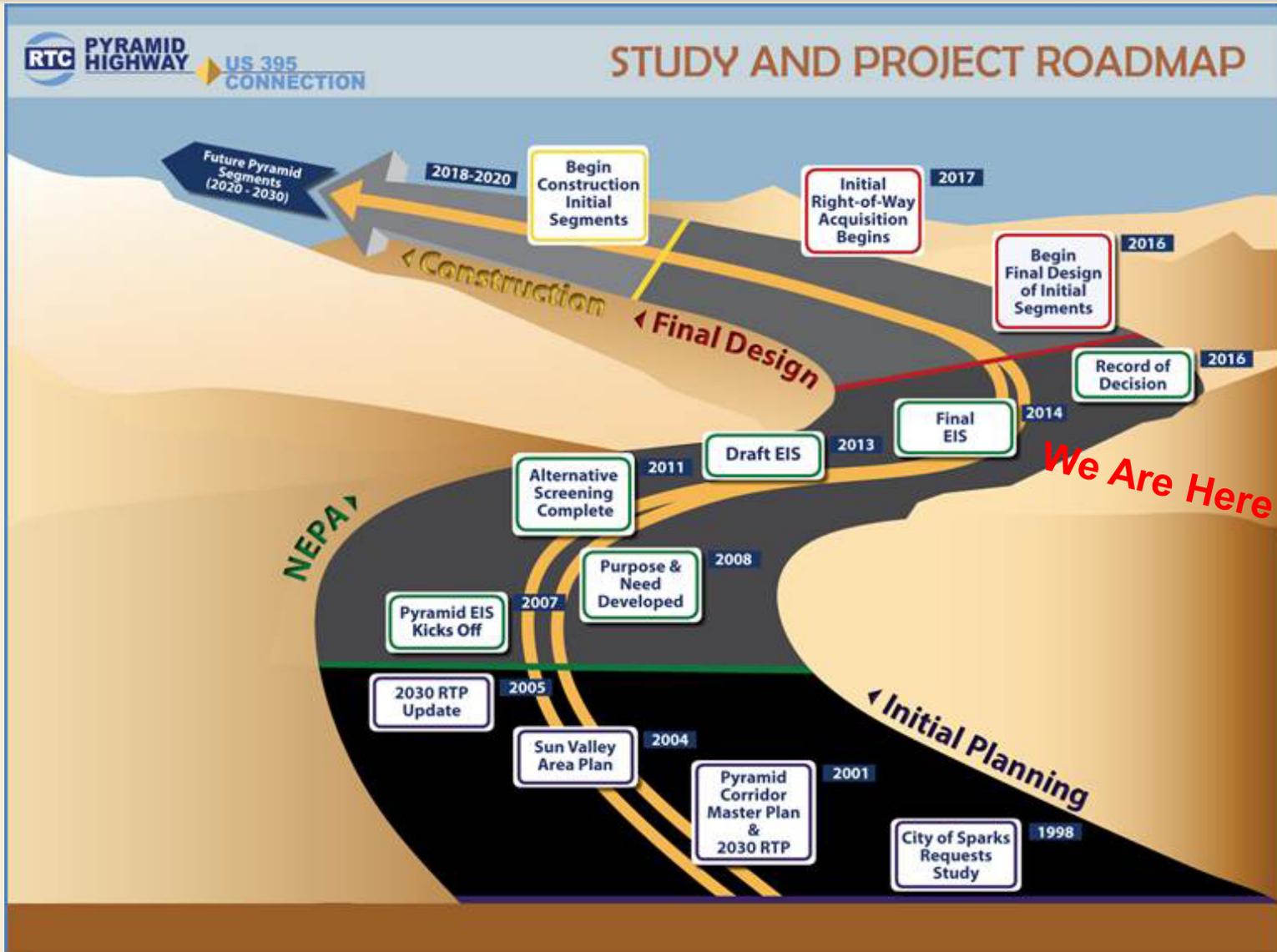
December 2, 2014





- Federal Highway Administration – *Lead Federal Agency*
- Nevada Department of Transportation – *Lead State Agency*
- Regional Transportation Commission – *Project Sponsor*
- City of Sparks, Reno, Washoe County – *Participating Agencies*
- Bureau of Land Management – *Cooperating Agency*
- Reno Sparks Indian Colony – *Cooperating Agency*
- Bureau of Indian Affairs – *Cooperating Agency*
- Jacobs Engineering Consultant Team – *Project Support*

Where Are We?





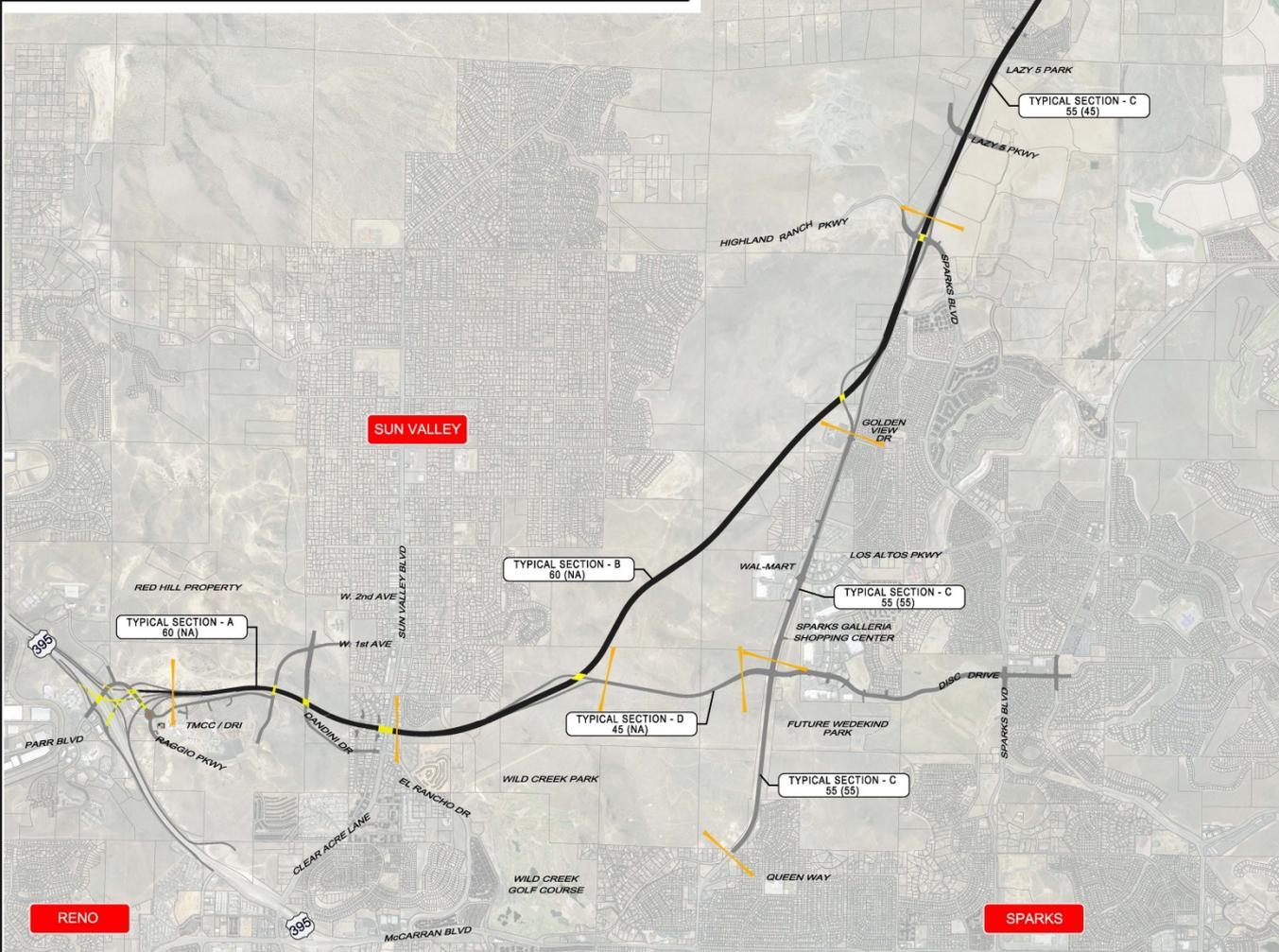
- DEIS completed in 2013 using earlier TMRPA population and employment forecasts
- RTC received updated forecasts in 2014 and incorporated into its new Travel Demand Model
- Review of results showed that both (1) Purpose and Need and (2) Alternatives Screening conducted to-date remain valid
- Updated year 2035 forecasted traffic volumes have resulted in the following design refinements:
 - Facility type (Freeway to High Speed/Access Control Arterial)
 - Intersection/interchange configurations (elevated interchanges to mostly at grade intersections)
- Design and field work for FEIS nearly complete

ROADWAY SECTION SEGMENTS

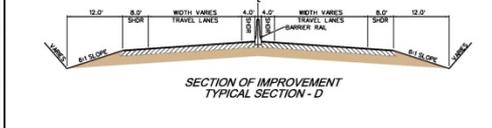
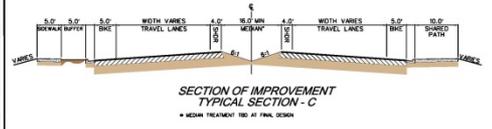
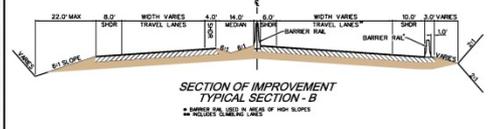
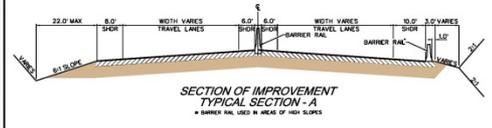
- LEGEND:**
- CONCEPTUAL ARTERIAL MAINLINE ALIGNMENTS
 - CONCEPTUAL RAMPS AND LOCAL ROADS
 - CONCEPTUAL BRIDGES / STRUCTURES
 - TYPICAL SECTION BREAK
 - 45 (55) DESIGN SPEED (EXISTING POSTED SPEED LIMIT)



JACOBS



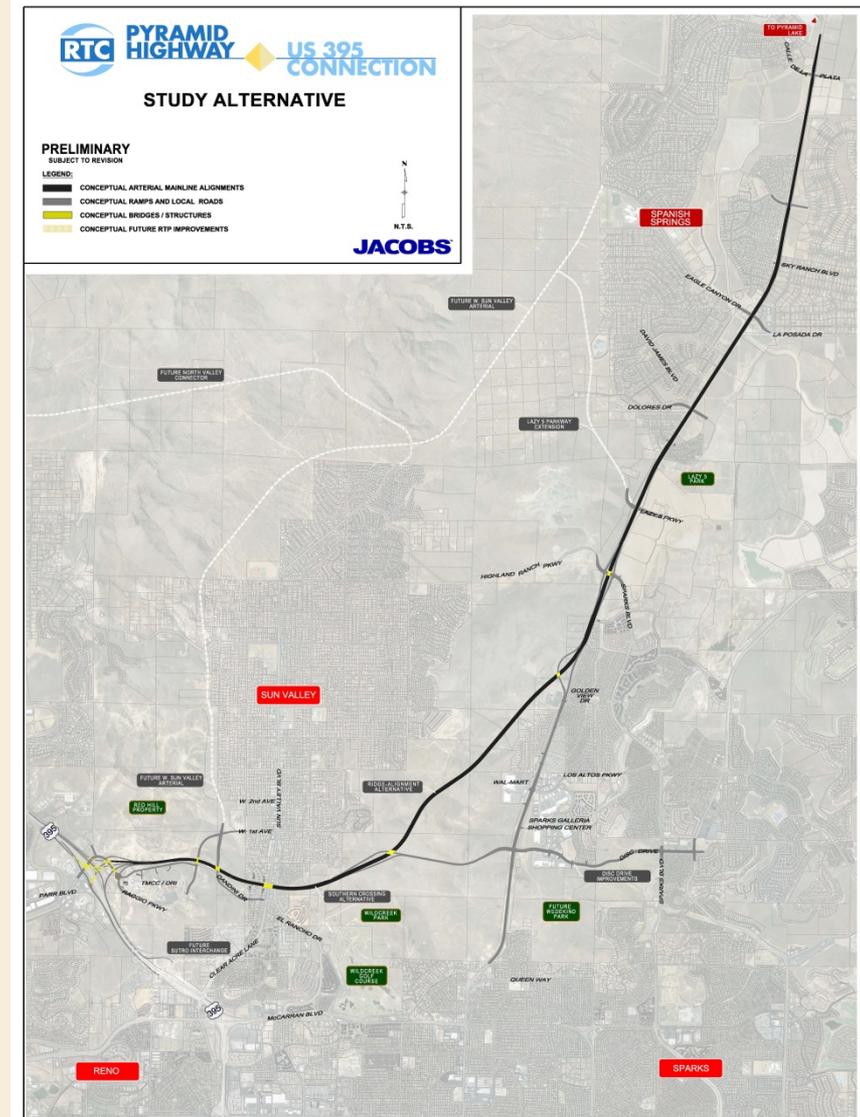
PRELIMINARY
SUBJECT TO REVISION



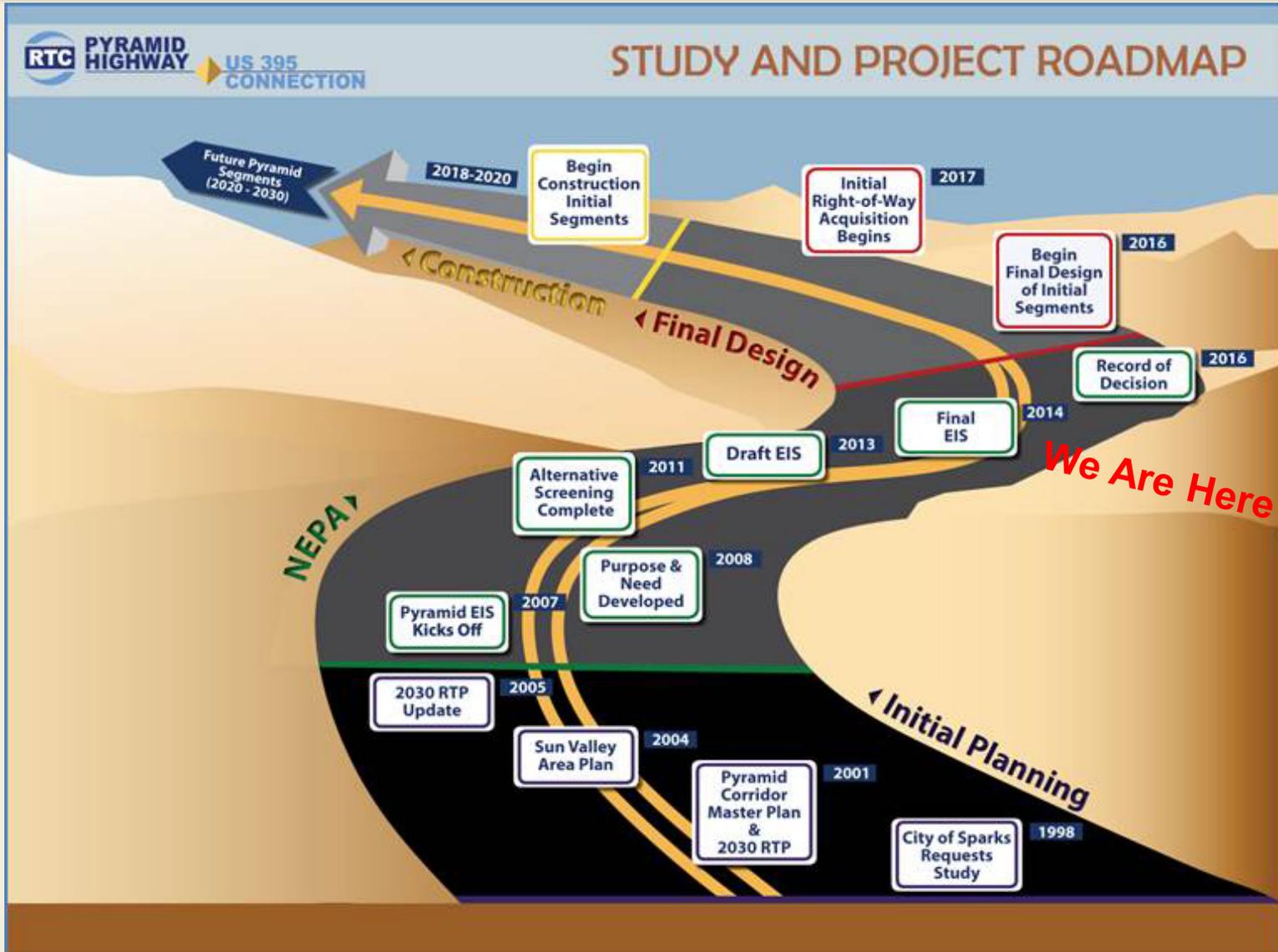
Preferred Alternative Design



- Interchange at US 395 Parr/Dandini
- 4 to 6 Lane US 395 Connector
- Interchange at Sparks Blvd/Eagle Canyon Drive
- 6 lanes on Pyramid north of the Connector to Calle de La Plata
- Other capacity improvements:
 - 6 lanes on Pyramid south of the Connector to Queen Way
 - Widen Disc Drive to 6 lanes from Pyramid to Vista Blvd.



Next Steps



Thank you!



This is Your RTC.

Doug Maloy, P.E., Project Manager

Regional Transportation Commission of Washoe County

1105 Terminal Way, Suite 108, Reno, NV 89502

(775) 335-1865 Fax: (775) 348-0170

E-mail: dmaloy@rtcwashoe.com



Sun Valley Boulevard Corridor Study

December 2, 2014



WWW.SUNVALLEYBLVD.COM



Community Outreach

- Presentations to Sun Valley GID
- Stakeholder Meetings
- Workshop/Charrette Series (June)
- Open house (September)
- Completion of report (November)



Charrette Comments

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Key Issues Identified by Community Members

- Improve safety for:
 - Walking
 - Biking
 - Driving
- Install sidewalks & bike lanes
- Provide better transit service
- Improve intersections
- Improve lighting & amenities



Community Comments

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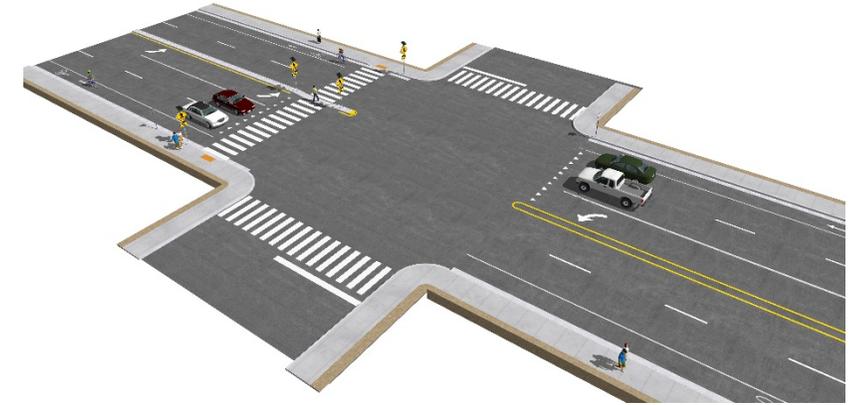


6th Avenue Simulation (Near Term)



Intersection Improvements Recommended at:

- Skaggs Circle
- Gepford Parkway
- 6th Avenue



Prototypical Improvements

Improvements Include

- Rapid flashing beacons
- Crosswalk signage
- Pedestrian median refuge
- Cost \$240,000 per intersection

Preferred Alternative – Near Term

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\$390,000

1st Avenue Intersection Improvements

- Realignment of Intersection
- Signal Modifications
- Mill & Fill

Near Term Cost: \$390,000



\$510,000

7th Avenue Intersection Improvements (Phase 1)

- Realignment of Northbound Merge (Along Sun Valley Blvd Only)
- Signal Modifications
- Mill & Fill

Near Term Cost: \$510,000

Preferred Alternative – Near Term

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Improved drainage & bus stops at high-boarding locations



\$20,000 each



\$160,000

El Rancho Drive Intersection Improvements

- Drainage Improvements
- Transit Improvements
- Striping Improvements
- Sidewalk Improvements (No Signal Modifications Needed)

Near Term Cost: \$160,000

Preferred Alternative – Near Term

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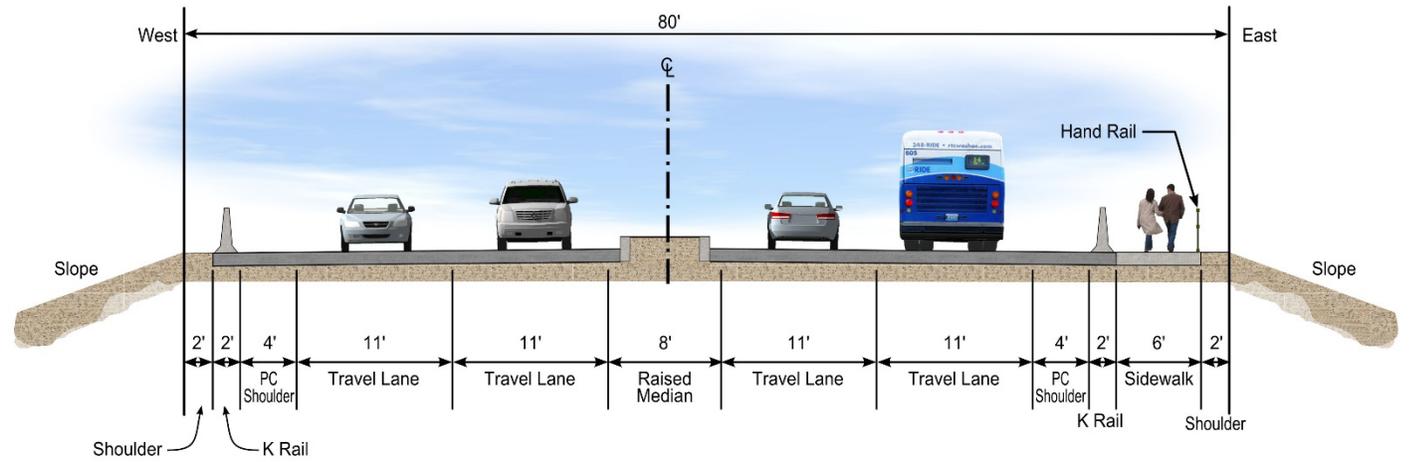
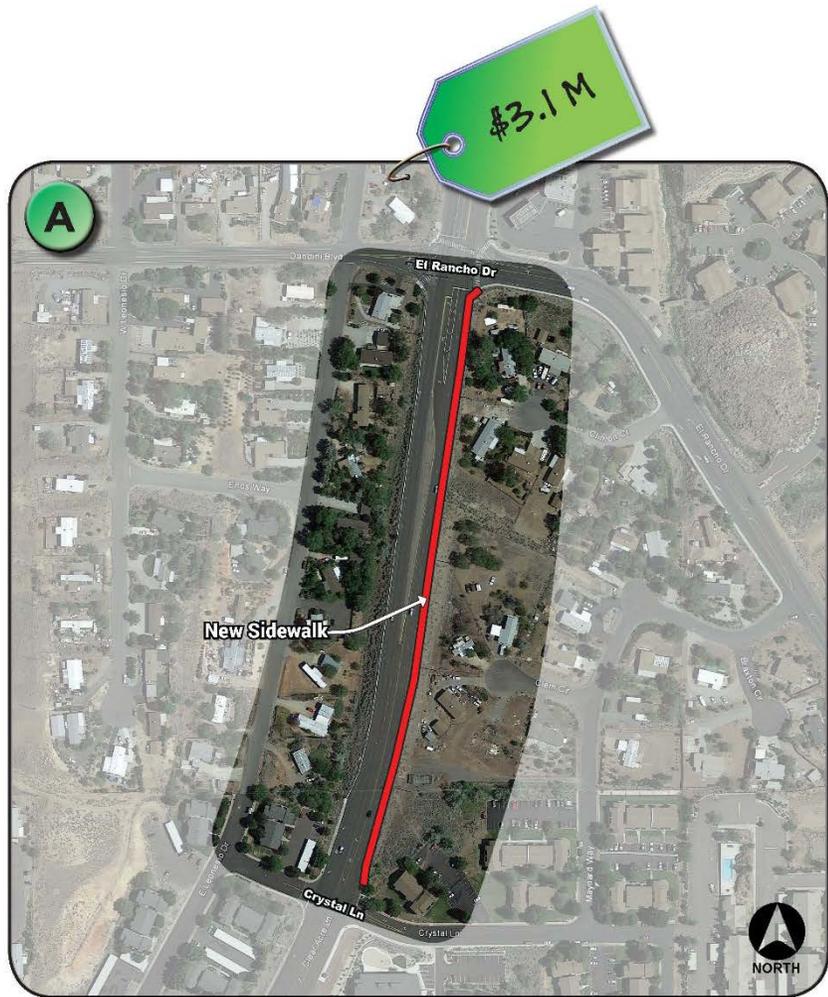


Photo Simulation of Proposed Improvements

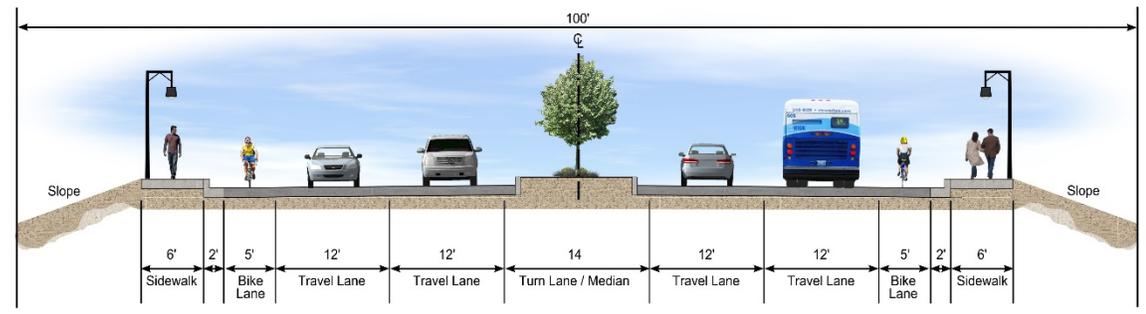
Preferred Alternative – Mid-Term

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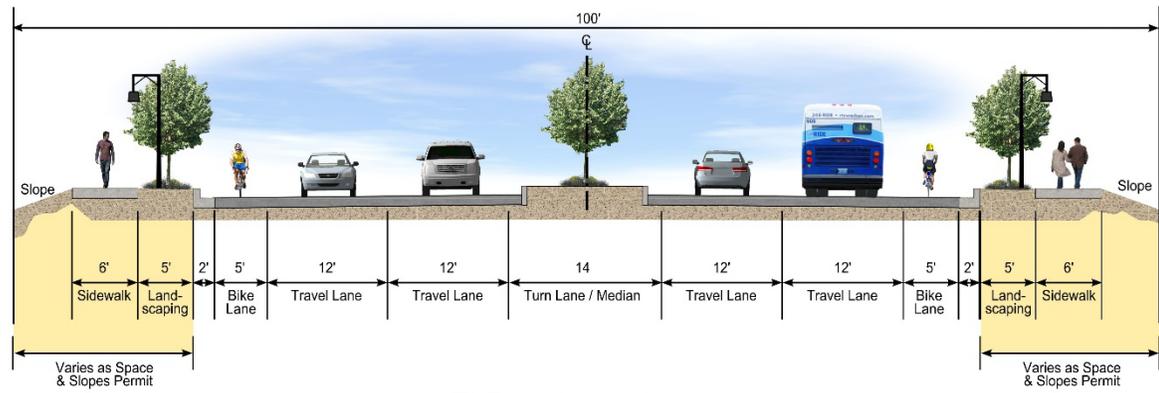


\$4.8 M

B



El Rancho to 1st
(Alternate A)



El Rancho to 1st
(Alternate B)

Preferred Alternative – **Mid-Term**

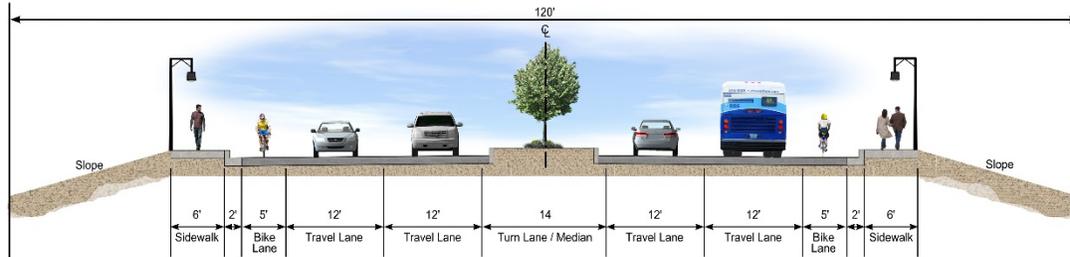
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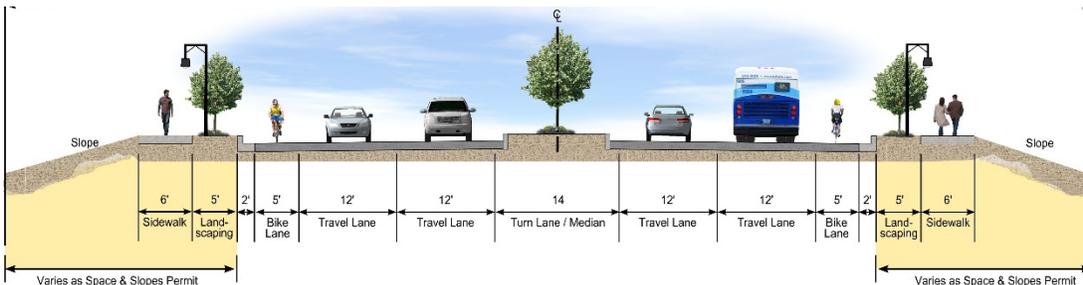


\$12.7 M

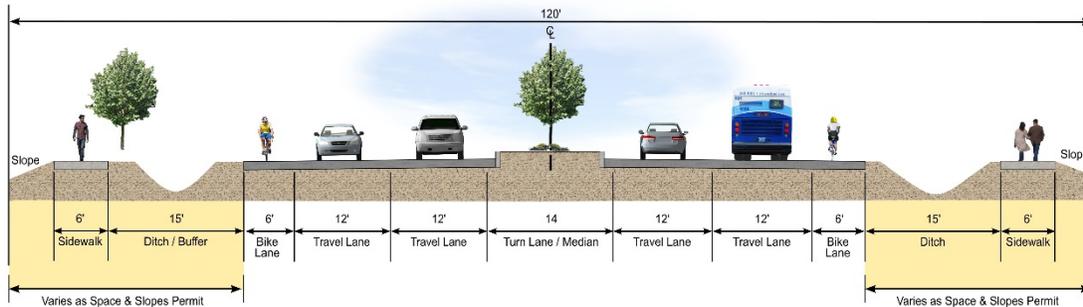
\$10.3 M



1st to 7th
(Alternate A)



1st to 7th
(Alternate B)



1st to 7th
(Alternate C)

Preferred Alternative – Mid-Term

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