



# 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  
Greg Prough  
Carl R. Webb, Jr., AICP, Secretary

Tuesday, February 3, 2015  
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.)

- **Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge)**
- **Special Use Permit Case Number SW15-001 (Apple, Inc.)**
- **Development Code Amendment Case Number DCA 14-007**

**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: <https://notice.nv.gov>, (i) Washoe County Administration Building (1001 E. 9th 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](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 Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050, e-mail [dfagan@washoecounty.us](mailto:dfagan@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 2, 2014 Draft Minutes**
- 8. Consent Items**

**A. [Development Code Amendment Case Number DCA14-009](#)** – To re-initiate an amendment to Washoe County Code, Chapter 110, Development Code, Article 500 (Signs: Title and Contents), Article 502 (Billboard Regulations) and Article 504 (Sign Regulations) to combine Articles 502 and 504 into a new Article 505 (Sign Regulations) in order to consolidate all Washoe County sign regulations and to provide comprehensive changes to those sign regulations (DCA14-009).

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620,  
[tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

6:30 p.m.

## 9. Planning Items and Public Hearings

- A. **Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge)** – To develop a previously approved and recorded 142 lot, single-family attached residential, common open space subdivision. Lots will range in size from 1,600 square feet to 2,526 square feet.

- Applicant/Property Owner: Townsend Enterprises, LLC
- Address/Location: El Rancho Drive directly east of Maynard Drive
- Assessor's Parcel Number: 035-660-02
- Parcel Size: ±25.92 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Sun Valley Area Plan
- Citizen Advisory Board: Sun Valley (not active)
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
  
- Commission District: 3 – Commissioner Jung  
5 – Commissioner Herman
  
- Section/Township/Range: Within Section 30, T20N, R20E, MDM  
Washoe County, NV
  
- Prepared by: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- E-Mail: tlloyd@washoecounty.us

- B. **Special Use Permit Case Number SW15-001 (Apple, Inc.)** – To allow the construction of one 50 Megawatt substation and the addition of one NV Energy switching yard and the extension of transmission lines to support the substation and switching yard. The construction of a new substation will require a conformance review with the Truckee Meadows Regional Plan for a Project of Regional Significance.

- Applicant/Property Owner: Apple Inc.  
Attn: Real Estate and Development
- Address/Location: 21505 Interstate 80 East  
Sparks, NV 89434
- Assessor's Parcel Number: 084-110-29
- Parcel Size: ±345.205 acres
- Master Plan Category: Commercial (C), Industrial (I), and Rural (R)
- Regulatory Zone: General Commercial (GC), Industrial (I), and General Rural (GR)
  
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permit and Article 812, Projects of Regional Significance
  
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 28 & 29, T20N, R22E, MDM  
Washoe County, NV

- Prepared by: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

- C. [Development Code Amendment Case Number DCA14-007](#)** – To amend Washoe County Chapter 110 (Development Code) at Article 821, *Amendment of Regulatory Zone*, to add a new Section 110.821.02, *Definitions*; to amend Section 110.821.05, *Requirements for Application*, to correct references to the Director and Division and to add a provision for pre-application meetings; Section 110.821.10, *Supplemental Guidelines, Standards and Criteria*, to correct references to the Director; Section 110.821.15, *Review Procedures*, to clarify notice for the public hearing and procedures for concurrent application processing, to provide for adoption, denial and no action on the amendment by the Commission, and to remove findings for a denial; Section 110.821.20, *Notice*, to reference NRS for noticing and to add provisions for notice to GIDs and military installations; Section 110.821.25, *Appeal of Denial*, and Section 110.821.30, *Action by Board of County Commissioners on Appeal*, to amend procedures for Board action on amendments to be consistent with other Development Code provisions; Section 110.821.35, *Written Record*, to provide provisions for Board findings when the Commission makes no findings; Section 110.821.45, *Modification of Regulatory Zone Amendment*, and Section 110.821.50, *Moratorium*, for minor grammar changes; and, Section 110.821.60, *Minor Amendment of a Regulatory Zone map*, to modify procedures for Board Action on minor amendments to be consistent with other Development Code provisions and to define the content of the Board’s adopting resolution; and, providing for matters properly related thereto.

Staff Representative: Bob Webb, 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**

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**13. Adjournment**