



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

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

Tuesday, September 1, 2015
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions provided beginning on the second page.)

- **Development Code Amendment Case Number DCA14-012**
- **Master Plan Amendment Case Number MPA15-001 and Regulatory Zone Amendment Case Number RZA15-001**
- **Development Code Amendment Case Number DCA15-001**

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. During the “General Public Comment” items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and planning items that are *not* marked with an asterisk (*). Any public comment for hearing and planning items will be heard before action is taken on the item and must be about the specific item being considered by the Commission. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Commission or by action of the Chair.

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).

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/csd/planning_and_development/board_commission/planning_commission/index.php) 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). 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, and application fee. Appeals must be in writing and must be delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary to the Planning Commission, and mailed to the original applicant in the proceeding being appealed.

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6:30 p.m.

1. **\*Determination of Quorum**
2. **\*Pledge of Allegiance**
3. **\*Ethics Law Announcement**
4. **\*Appeal Procedure**
5. **\*General 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 [August 4, 2015 Draft Minutes](#)**
8. **Public Hearings**

**A. [Development Code Amendment Case Number DCA 14-012](#)** – Hearing, discussion and possible action to amend Washoe County Code, Chapter 110, Development Code, at Article 422, *Water and Sewer Resource Requirements*, and at Article 706, as follows:

- to reflect the transfer of water utility functions from Washoe County to the Truckee Meadows Water Authority (TMWA), including dedication of fees, water rights, and facilities in connection with development projects in the affected areas;

- to delete Sections 110.422.30, *Contracts for Water Rights and Water Facilities*, and 110.706.10, *Southeast Truckee Meadows Specific Plan Impact Fee*, in their entirety;
- to add a new Section 110.422.02, *Definitions*;
- to amend Section 110.422.00, *Purpose*, for water and sanitary resource requirements for development;
- to clarify in Section 110.422.01, *Exceptions*, that the resource requirements do not apply to the Tahoe Planning Area and areas within the TMWA service area;
- to clarify in Section 110.422.05, *Applicability*, where within the County the resource requirements apply;
- to amend Sections 110.422.10, *Water Resources*, and 110.422.15, *Water Rights Satisfaction*, for resource requirements and water rights dedication or relinquishment requirements outside of TMWA's service area;
- to remove administrative and service fee requirements from Section 110.422.20, *Authority to Utilize Dedicated Water Rights and Collect Administrative Fees*;
- to clarify in Section 110.422.25, *Water Facilities*, the procedures to offer for dedication and to operate water delivery facilities; and
- to update Article 422 with the current Community Services Department organization terminology and remove references to the Department of Water Resources, Utility Services Division

**B. Master Plan Amendment Case Number MPA15-001 and Regulatory Zone Amendment Case Number RZA 15-001 – Hearing, discussion, and possible action:**

- (1) To adopt by resolution an amendment to Sun Valley Area Plan Policy SUN.1.3 to allow the Medium Density Urban (MDU) Regulatory Zone (up to 21 dwelling units per acre) in the Sun Valley Suburban Character Management Area;
- (2) To adopt by resolution an amendment to the Sun Valley Master Plan Map, changing the Master Plan Category from Suburban Residential (SR) to Urban Residential (UR) on the subject parcel addressed as 5100 W. First Avenue, Sun Valley (APN: 085-820-31); and
- (3) Subject to final approval of the associated master plan changes, to approve a resolution recommending an amendment to the Sun Valley Regulatory Zone Map, changing the regulatory zone designation from Public/Semi-Public Facilities (PSP) to Medium Density Urban (MDU) on the subject parcel addressed as 5100 W. First Avenue, Sun Valley (APN: 085-820-31).

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Sun Valley Area 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: Garret Leahey & Company, Inc.
- Property Owner: Washoe Ability Resource Center

- Location: 5100 W. First Avenue, Sun Valley; across the street to the east of Lois Allen Elementary School; at the intersection of W. First Avenue and McGuffey Road.
- Assessor's Parcel No: 085-820-31
- Parcel Size: ± 9.992 acres
- Existing Master Plan Category: Suburban Rural (SR)
- Proposed Master Plan: Urban Residential (UR)
- Existing Regulatory Zone: Public/Semi-Public (PSP)
- Proposed Regulatory Zone: Medium Density Urban (MDU)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley (Inactive)
- Development Code: Article 820, *Amendment of Master Plan*  
Article 821, *Amendment of Regulatory Zone*
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM,  
Washoe County, NV
- Staff: Grace Sannazzaro, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3771
- E-mail: [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)

- C. [Development Code Amendment Case Number DCA 15-001](#) – Hearing, discussion, and possible action to amend Washoe County Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures*, to clarify when a building permit is required for a cargo container; at Section 110.306.35, *Outdoor Storage/Outdoor Display*, for the definition of a commercial vehicle and for exceptions to commercial vehicle storage; within Article 310, *Temporary Uses and Structures*, at Section 110.310.35, *Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles*, to change the name of storage containers to cargo containers to match regulations within Article 306 and to refine regulations concerning temporary contractor or owner-builder portable containers; and, to update these sections within both Article 306 and Article 310 to reflect the current organization of the Community Services Department and the Health District's name; and, providing for matters properly related thereto.

## 9. Planning Items

- \*A. Oral report on activities and studies presently underway such as “Evaluating Regional Form and Pattern” a study being conducted by Reno, Sparks, Regional Planning and the County in conjunction with Portland State University on regional growth patterns and planning trends that will help inform decisions of the Planning Commission and County Commission during the next update to the Truckee Meadows Regional Plan.
- \*B. Oral Report on how the Planning and Development Division gathers public input, to include Citizen Advisory Boards, on the development application process including Master Plan and Regulatory Zone Amendments.

## 10. Chair and Commission Items

- \*A. Future agenda items
- \*B. Requests for information from staff

**11. Director's and Legal Counsel's Items**

- \*A. Report on previous Planning Commission items
- \*B Legal information and updates

**12. \*General 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**