



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda ~Amended~

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, February 2, 2016
6:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the second page.)

- **Amendment of Conditions Case Number AC15-006 (The Springs Lutheran Church)**
- **Abandonment Case Number AB15-007 (Gary and Rachel Bullock)**

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. Comments are to be directed to the Commission as a whole and not to one individual.

Public Participation. At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission’s consideration should be provided to the Recording Secretary.

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 Katy Stark, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3618, e-mail krstark@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 one business day 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 775.328.6100, 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 signed by the Planning Commission Chair and/or the Secretary to the Planning Commission, filed with the Secretary to the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code.

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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 [December 1, 2015 Draft Minutes](#)**

## 8. Consent Item

A. Possible action to adopt a resolution initiating an amendment to Washoe County Code Chapter 110, Development Code, at Article 302, *Allowed Uses*, at Article 304, *Use Classification System*, and at Article 410, *Parking and Loading* to make possible amendments to accommodate wineries as enacted by the State Legislature including the following, and any other amendments as directed by the Planning Commission:

1. Respond to legislation passed by the 2015 (AB 4) Legislature authorizing the establishment of wineries in Washoe County, removing the former prohibition on wineries in the county; and,
2. Allow/expand the Liquor Manufacturing use (which includes wineries) to the Rural Residential Regulatory zones (to include General Rural and General Rural Agricultural) to improve the viability of establishing a comprehensive winery operation (i.e. producing both grapes and liquor on-site); and,
3. Require the approval of a Special Use Permit in the Rural Residential Regulatory zones to establish a Liquor Manufacturing use, which is currently already allowed by Administrative Permit in the Urban Residential and Neighborhood Commercial regulatory zones, and by right (i.e. no discretionary permit) in the General Commercial, Tourist Commercial, and Industrial regulatory zones; and,
4. Amend the Liquor Manufacturing use classification to clarify that wineries are included in the Liquor Manufacturing use and to allow recurring special events in conjunction with Liquor Manufacturing uses as part of a Special Use Permit; and,
5. Establishing parking standards for the Liquor Manufacturing use where none currently exist.

## 9. Public Hearings

A. Amendment of Conditions Case Number AC15-006 (The Springs Lutheran Church)

– Hearing, discussion, and possible action to approve a two-year extension of time to obtain all required building permits for the approved Special Use Permit (case number SW13-001) which allowed the construction and operation of a Lutheran Church (Religious Assembly Use Type). The church building is proposed to be approximately 6000 square feet in size.

- Applicant: The Springs Lutheran Church, 150 Isidor Court, Sparks, NV 89441
- Property Owner: The Springs Lutheran Church, 150 Isidor Court, Sparks, NV 89441
- Location: The parcel is located between Pyramid Highway and Rockwell Boulevard approximately 1,100 feet north of its intersection with La Posada Drive. It is also located directly adjacent and to, and north of the SaveMart shopping center.
- Assessor's Parcel Number: 534-071-05
- Parcel Size: 2.62 Acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs

- Development Code: Article 810 Special Use Permits and Article 302 Allowed Uses
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 35, Township 21 North, Range 20 East

**B. Abandonment Case Number AB15-007 (Gary and Rachel Bullock)** – Hearing, discussion, and possible action to approve the abandonment and relocation of an existing 25-foot-wide access easement in order to adjust the allowable building area on two of the four subject parcels served by the easement. If approved, the abandoned portion of the easement would be abandoned to Gary and Rachel Bullock.

- Applicant / Property Owner: Gary and Rachel Bullock, 5990 Pembroke Drive, Reno, NV 89502
- Location: 5990, 6000, 6010 and 6020 Pembroke Drive, approximately 6/10 of a mile east of its intersection with South McCarran Boulevard.
- Assessor's Parcel Numbers: 021-140-23, 021-140-24, 021-140-25, 021-140-26
- Parcel Sizes: ±2.64, ±1.03, ±1.07, and ±1.13 acres
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Article 806, *Vacations and Abandonment of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 21, T19N, R20E, MDM, Washoe County, NV

## 10. Planning Items

**A. Development Code Amendment Case Number DCA14-009** – Discussion and possible action to make recommendations to the Washoe County Commission on changes to the following three aspects of the pending amendments to the county's sign code regulations: reduction of the minimum number of lanes necessary for a roadway adjacent to an electronic message display (EMD) sign, reduction of the minimum hold time for EMD static sign copy from 20 seconds to 8 seconds, and prospective prohibition of off-premise advertising signage on signs that do not constitute billboards. These three aspects pertain to the pending sign code amendments designed to amend Washoe County Code Chapter 110 (Development Code) to amend Article 500 - *Signs: Title and Contents*; to remove Article 502 - *Billboard Regulations* and Article 504 - *Sign Regulations*; and to adopt a new Article 505 (*Sign Regulations*).

**\*B. Golden Valley Aggregate Pit** – Report from staff on the Golden Valley Aggregate Pit including (1) a summary of the process for reviewing and amending conditions of approval associated with aggregate special use permits; (2) correspondence with the owner/operator regarding issues of concern; and (3) next steps. Receipt of the report may include questions for further information from Planning Commission members about the report.

**\*C. Specific Plan Regulatory Zone** – Staff overview of the recently approved Development Code Amendment (DCA14-005) – Redefining the Specific Plan Regulatory Zone.

**11. Chair and Commission Items**

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

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

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

**13. \*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.

**14. Adjournment**