



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, March 1, 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 third page.)

- **Regulatory Zone Amendment Case Number RZA15-009 (Black Rock Station Specific Plan)**
- **Master Plan Amendment Case Number MPA15-003 and Regulatory Zone Amendment Case Number RZA15-005 (Blackstone Estates)**
- **Master Plan Amendment Case Number MPA15-004 and Regulatory Zone Amendment Case Number RZA15-006 (Sugarloaf Ranch Estates)**
- **Development Code Amendment Case Number DCA16-001**

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. 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 February 2, 2016 Draft Minutes](#)**
- 8. **Consent Item**

**A. [Possible action to adopt](#)** a resolution initiating an amendment to Washoe County Code Chapter 110, Development Code, to clarify when a detached accessory structure may be

constructed on a parcel without an established principal use. This amendment would focus specifically on circumstances where the subject parcel is adjacent to a parcel with an established principal use and when both parcels are under the same ownership. The amendment would clarify, codify and remove Interpretation 96-4, *Location of detached accessory structures and garages* and would include updates to the following sections of the Development Code:

- Article 306, Accessory Uses and Structures, Section 110.306.15 Main Structures Required
- Article 410, Parking, Section 110.410.20 Location of Required Parking Spaces – to clarify the circumstances under which a dwelling’s required garage may be located on an adjoining lot
- Article 902, General Provisions, Section 110.902.15 General Definitions – to potentially update definitions for the following terms:
  - Detached accessory structure
  - Lot
  - Parcel of land
  
- Prepared by: Kelly Mullin, Planner  
Washoe County Community Services Department  
Division of Planning and Development
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## 9. Public Hearings

**A. Regulatory Zone Amendment Case Number RZA15-009 (Black Rock Station Specific Plan)** – Hearing, discussion, and possible action to adopt by resolution a Regulatory Zone Amendment and the accompanying Development Standards Handbook and authorize the Chair to sign the resolution. The regulatory zone amendment will change the current regulatory zone from General Rural to Specific Plan to establish a mix of Residential, Commercial and Industrial uses for the general purpose of creating a permanent base of operations for the annual Burning Man event held in neighboring Pershing County. The Development Standards Handbook establishes all necessary development standards and provides maps of the site design including the location of proposed uses. The adoption of the proposed regulatory zone and the Development Standards Handbook will supersede and include all previous Special Use Permits granted to the parcel including SB03-24 (Auto Repair), SW03-25 (Light Industrial Wood/Metal Fabrication), SW04-004 (Storage/Distribution), SW04-007 (Inoperable Vehicle Storage), SW04-008 Communication Facility/Commercial Antenna, and SB04-009 (Operable Vehicle Storage).

- Applicant: Black Rock City, LLC
- Property Owner: Black Rock City, LLC
- Location: 88 Jackson Lane, Gerlach, NV 89412
- Assessor’s Parcel Number: 066-030-23
- Parcel Size: 200 Acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: Inactive
- Development Code: Article 442, Specific Plan Standards And Procedures

- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 30, T35N, R22E, MDM, Washoe County, NV
- Prepared by: Eric Young, Planner  
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**B. Master Plan Amendment Case Number MPA15-003 and Regulatory Zone Amendment Case Number RZA15-005 (Blackstone Estates)** – Discussion and possible action to send a report to the Washoe County Board of Commissioners regarding the Board's potential decision to approve the following two amendment requests despite the Planning Commission's original denial:

- (1) To adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan to change the Master Plan Category on one parcel of ± 58.49 acres from a mix of Suburban Residential (SR), Industrial (I) and Commercial (C) to Suburban Residential (SR); and
- (2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, changing the Regulatory Zone from a mix of Low Density Suburban (LDS), Open Space (OS), Industrial (I) and Neighborhood Commercial (NC) to Medium Density Suburban (MDS).

- Applicant: SP58, LLC, 439 W. Plumb Lane, Reno, NV 89509
- Property Owner: Jacie, LLC c/o Douglass Properties, LLC
- Location: On the north side of Calle De La Plata, approximately 650 feet east of its intersection with Pyramid Highway.
- Parcel Size: ± 58.49 acres
- Assessor's Parcel Number: 534-571-01
- Previous Master Plan: Suburban Residential (SR), Industrial (I) and Commercial (C)
- Proposed Master Plan: Suburban Residential (SR)
- Existing Regulatory Zone: Low Density Suburban (LDS), Open Space (OS), Industrial (I) and Neighborhood Commercial (NC)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 820, *Amendment of Master Plan*  
Article 821, *Amendment of Regulatory Zone*
- Commission District: 4 - Commissioner Hartung
- Section/Township/Range: Section 23, Township 21N, Range 20E, MDM, Washoe County, NV
- Prepared by: Kelly Mullin, Planner  
Washoe County Community Services Department  
Division of Planning and Development
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**C. Master Plan Amendment Case Number MPA15-004 and Regulatory Zone Amendment Case Number RZA15-006 (Sugarloaf Ranch Estates)** – Discussion and possible action to send a report to the Washoe County Board of Commissioners regarding the Board’s potential decision to approve the following two amendment requests despite the Planning Commission’s original denial:

- (1) To adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan to change the Master Plan Category on one parcel of ± 39.84 acres from a mix of Industrial (I), Commercial (C) and Open Space (OS) to Suburban Residential (SR); and
- (2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, changing the Regulatory Zone from a mix of Open Space (OS), Industrial (I) and Neighborhood Commercial (NC) to Medium Density Suburban (MDS).

- Applicant/Property Owner: Sugarloaf Peak, LLC., 2777 Northtowne Lane  
Reno, NV 89512
- Property Location: North side of Calle De La Plata, approximately 2/10 of  
a mile east of its intersection with Pyramid Highway
- Parcel Size: ±39.84
- Assessor’s Parcel Number: 534-562-07
- Existing Master Plan: Commercial (C), Industrial (I), Open Space (OS)
- Proposed Master Plan: Suburban Residential (SR)
- Existing Regulatory Zone: Neighborhood Commercial (NC), Industrial (I), Open  
Space (OS)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Citizen Advisory Board: Spanish Springs
- Area Plan: Spanish Springs
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 23, Township 21N, Range 20E, MDM,  
Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
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**D. Development Code Amendment Case Number DCA16-001** – Hearing, discussion, and possible action to amend Washoe County Code at Chapter 110 (Development Code) within Article 302, *Allowed Uses*, at Section 110.302.05.3, *Table of Uses (Commercial Use Types)* to allow/expand the Liquor Manufacturing use type (which includes wineries) to the Rural Residential, General Rural, and General Rural Agricultural Regulatory zones; within Article 304 (*Use Classification System*) at Section 110.304.25 (s) to clarify that wineries are included in the Liquor Manufacturing use type definition and to allow recurring special events in conjunction with Liquor Manufacturing uses as part of an approved Special Use Permit; within Article 410 (*Parking and Loading*) at Section 110.410.10.3 to establish parking standards for the Liquor Manufacturing use type.

- Prepared by: Chad Giesinger, Senior Planner  
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**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**