



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

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

Tuesday, July 5, 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.)

- **Regulatory Zone Amendment Case Number RZA16-001 (Spanish Springs Associates)**
- **Tentative Subdivision Map Case Number TM16-004 (Boulder Bay Resort) and Special Use Permit Case Number SB16-005 (Boulder Bay Resort)**
- **Tentative Map Case Number TM16-005 (The Ridges at Hunter Creek)**

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. Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

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.

~~~~~

**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. **Possible Action to Approve Agenda**
7. **Possible Action to Approve [June 7, 2016 Draft Minutes](#)**

**Possible Action to Approve [Washoe County Planning Commission – Reno City Planning Commission May 18, 2016 Joint Meeting Draft Minutes](#)**

## 8. Consent Item

A. Possible action to adopt a resolution initiating an amendment to Washoe County Code Chapter 110, Development Code, Article 916, to update the membership of the Parcel Map Review Committee (PMRC) and to clarify the status of the Design Review Committee as a subcommittee of the Washoe County Planning Commission. Updates to the PMRC would include changing the members and agencies participating in the PMRC, including agency names, clarifying the process for appointing both primary and alternate members to the PMRC, and adding any other changes necessarily connected therewith and pertaining thereto.

- Prepared by: Lora R. Robb, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3627
- E-Mail: [lrobb@washoecounty.us](mailto:lrobb@washoecounty.us)

## 9. Public Hearings

A. Regulatory Zone Amendment Case Number RZA16-001 (Spanish Springs Associates) – Hearing, discussion and possible action to adopt a resolution recommending adoption of an amendment to the Spanish Springs Regulatory Zone map. Further, authorize the Chair to sign the resolution on behalf of the Planning Commission and to send the resolution to the Washoe County Board of Commissioners for their action on the proposed amendment. The amendment would change the current regulatory zone on a ±15.5-acre portion of a ±20.5-acre property from Parks and Recreation (PR) to Medium Density Suburban (MDS).

- Applicant/Owner: Spanish Springs Associates LP
- Location: West of Sand Dune Drive, Dromedary Road, and Gator Swamp Park in Spanish Springs (Pyramid Ranch Estates subdivision)
- Assessor's Parcel Number: 532-091-09
- Parcel Size: ±20.5 acres
- Master Plan Category: Suburban Residential
- Current Regulatory Zone: Parks and Recreation
- Proposed Regulatory Zone: Medium Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 26, T21N, R20E, MDM,  
Washoe County, NV
- Prepared by: Lora R. Robb, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3627
- E-Mail: [lrobb@washoecounty.us](mailto:lrobb@washoecounty.us)

**B. Tentative Subdivision Map Case Number TM16-004 (Boulder Bay Resort)** – Hearing, discussion, and possible action to approve a tentative subdivision map for an 18 unit common open space condominium development.

**AND**

**Special Use Permit Case Number SB16-005 (Boulder Bay Resort)** – Hearing, discussion, and possible action to approve grading for future development on a property containing slopes in excess of fifteen percent (15%) on twenty percent (20%) or more of the site, with conditions including approval of a Director’s modification to allow fill up to 30 feet.

- Applicant: Big Water Investments LLC
- Property Owner: Big Water Investments LLC
- Location: Reservoir Drive and State Route 28, Crystal Bay NV
- Assessor’s Parcel Number: 123-071-34
- Parcel Size: 2.77 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: North State Line Community Plan
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 438 Grading Standards  
Article 424 Hillside Development  
Article 408 Common Open Space Development  
Article 608 Tentative Subdivision Maps
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16, T18N, R19E, MDM,  
Washoe County, NV
- Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**C. Tentative Map Case Number TM16-005 (The Ridges at Hunter Creek)** – Hearing, discussion, and possible action to approve the merger and re-subdivision of four parcels totaling 155.01 acres into a 53 lot common open space subdivision.

- Applicant/Owner: Ridges at Hunter Creek LLC. and Ridges Development Inc.
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor’s Parcel Numbers: 041-671-01, 041-650-02, 041-662-12 & 41-650-03
- Parcel Size: 155.01 acres
- Master Plan Category: Suburban Residential (SR), Rural Residential (RR) and Rural(R)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: West Truckee Meadows

- Development Code: Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19 & 30, T19N, R19E, MDM, Washoe County, NV
- Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3620
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

## **10. Chair and Commission Items**

\*A. Future agenda items

\*B. Requests for information from staff

C. Discussion and possible action to elect officers, chair, and vice chair

## **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**