



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, August 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.)

- **Development Code Amendment Case Number DCA16-001**
- **Master Plan Amendment Case Number MPA16-002 and Regulatory Zone Amendment Case Number RZA16-003 (Gerlach General Improvement District)**
- **Regulatory Zone Amendment Case Number RZA16-004 (Silent Sparrow)**

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.

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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. **Possible Action to Approve Agenda**
7. **Possible Action to Approve [July 5, 2016 Draft Minutes](#)**
8. **Public Hearings**

A. **[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 a new use type titled “Winery” in the Medium Density Suburban, Low Density Suburban, High Density Rural, Medium Density Rural, Low Density Rural, General Rural Agricultural, and General Rural regulatory zones; within Article 304 (*Use Classification System*) at Section 110.304.25 (gg) to create a new use titled “Winery” that would allow wineries to be established in certain residential regulatory zones subject to the approval of either a business license or an Administrative Permit; to allow recurring special events in conjunction with a winery use in certain rural and residential regulatory zones subject to approval of an Administrative Permit; within Article 410 (*Parking and Loading*) at Section 110.410.10.3 to establish parking standards for the Liquor Manufacturing and Winery commercial use types; and to make other changes necessarily connected therewith and pertaining thereto.

- Prepared by: Chad Giesinger, Senior Planner  
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**B. Master Plan Amendment Case Number MPA16-002 and Regulatory Zone Amendment Case Number RZA16-003 (Gerlach General Improvement District) –**  
Hearing, discussion, and possible action:

- 1) To adopt by resolution an amendment to the High Desert Master Plan Map, changing the Master Plan Category from Rural (R) to Suburban Residential (SR) on one +/-19.4 acre parcel of land.
- 2) Subject to a finding of conformance with the Truckee Meadows Regional Plan and final approval of the associated Master Plan Amendment, to approve a resolution recommending adoption of an amendment to the High Desert Regulatory Zone Map, changing the Regulatory Zone from General Rural (GR) (up to 1 dwelling unit per 40 acres) to Medium Density Suburban (MDS) (up to 3 dwelling units per acre) on the same +/-19.4 acre parcel.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the High Desert 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/Property Owner: Gerlach General Improvement District
- Location: North edge of Gerlach adjacent to the existing development on Diablo Drive. The parcel is located generally in the northeast corner formed by the intersection of Diablo Drive and Main Street.
- Assessor’s Parcel Number: 071-240-13
- Parcel Size: ± 19.369 acres
- Existing Master Plan Category: Rural (R)
- Proposed Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: General Rural (GR)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)

- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Article 820, *Amendment of Master Plan*  
Article 821, *Amendment of Regulatory Zone*
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 15, T321N, R23E, MDM,  
Washoe County, NV
- Prepared by: Eric Young, Senior Planner  
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**C. Regulatory Zone Amendment Case Number RZA16-004 (Silent Sparrow)** – 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 zones on two parcels from:

- a. Public and Semi-Public Facilities (PSP) to Medium Density Suburban (MDS) on a ±8.04-acre portion of a ±22.04-acre parcel (APN 532-020-12);
- b. Medium Density Suburban (MDS) and Public Semi-Public Facilities (PSP) to Parks and Recreation (PR) on ±13.98 acres of the same ±22.04-acre parcel (APN 532-020-12); and
- c. Parks and Recreation (PR) and Public Semi-Public Facilities (PSP) to Medium Density Suburban (MDS) on a ±1.969-acre portion of a ±70.34-acre parcel that is part of the Eagle Canyon Ranch Tentative Map Case Number TM13-002 (APN 532-020-19).

If approved, APN 532-020-12 will consist of 8.04 acres of Medium Density Suburban (up to 3 dwelling units per acre), 13.98 acres of Parks and Recreation (no dwelling units allowed), and 0.02 acres of Open Space (no dwelling units allowed). If approved, APN 532-020-19 will consist of 68.66 acres of Medium Density Suburban and 1.65 acres of Open Space.

- Applicant: Spanish Springs Associates LP
- Property Owner: Eagle Canyon Investors, LLC
- Location: Silent Sparrow Drive and Lanstar Drive
- Assessor's Parcel Numbers: 532-020-12 and 532-020-19
- Parcel Size: ±22.04 acres and ±70.34 acres
- Master Plan Category: Suburban Residential
- Current Regulatory Zone: Public and Semi-Public Facilities, Parks and Recreation, Open Space, and Medium Density Suburban
- Proposed Regulatory Zone: Medium Density Suburban, Parks and Recreation, and Open Space
- 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: Sections 23 and 26, T21N, R20, MDM, Washoe County, NV
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**9. Chair and Commission Items**

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

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

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

**11. \*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.

**12. Adjournment**