



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

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

Tuesday, September 6, 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.)

- **Tentative Map Case Number TM16-007 (Harris Ranch)**
- **Abandonment Case Number AB16-001 (Mil Drae Lane Abandonment)**
- **Abandonment Case Number AB16-003 (Keefhaver)**
- **Development Code Amendment Case Number DCA16-005**
- **Development Code Amendment Case Number DCA16-006**

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 [August 2, 2016 Draft Minutes](#)**
8. **Public Hearings**

**A. Tentative Map Case Number TM16-007 (Harris Ranch)** – Hearing, discussion, and possible action to approve the merger and re-subdivision of three lots into a 610 lot, single family detached, common open space subdivision on three parcels totaling ±610.34 acres. Lots will range in size from 10,000 square feet (.23 acres) to 50,855 square feet (1.17 acres) with lot sizes averaging approximately 14,866 square feet (.34 acres). The applicant is further requesting that the required yard setbacks be reduced from the required Low Density Suburban regulatory zone setbacks to the Medium Density Suburban regulatory zone setbacks of 20 feet front yard, 20 feet rear yard, and 8 foot side yard.

- Applicant/Owner: Spanish Springs Associates, L.P.
- Location: Southeast of Pyramid Highway and Alamosa Drive in Spanish Springs
- Assessor's Parcel Numbers: 534-600-01; 534-600-02 and 076-290-44
- Parcel Size: 610.34
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 408 Common Open Space Developments and Article 608 Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 11 & 13, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Division of Planning and Development
- Phone: 775.328.3620
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**B. Abandonment Case Number AB16-001 (Mil Drae Lane Abandonment)** – Hearing, discussion, and possible action to (1) accept dedication of Mil Drae Lane and following the acceptance of dedication to (2) abandon Mil Drae Lane to the seven adjacent properties shown on the Mil Drae Country Estates Subdivision Tract Map #1568.

- Applicants/Property Owners: Ryan M. Dolan Family Trust  
Roland and Tina Scarselli  
Nunnally Family Trust  
Ernaut Family Trust  
Faulstich Family Trust  
Herbert and Susan H Family Trust
- Location: Mil Drae Lane, approximately 1,500 feet north of the intersection of Huffaker and Del Monte
- Assessor's Parcel Number(s): 040-581-20
- Parcel Size: 2.523 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 806
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 1, T18N, R19E, MDM,

- Prepared by: Washoe County, NV  
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**C. Abandonment Case Number AB16-003 (Keefhaver)** – Hearing, discussion, and possible action to approve the abandonment of two government patent access and utility easements up to 40-feet in width along the subject parcel’s southern and eastern property lines, for the benefit of the applicant. A 5-foot-wide utility easement is proposed to be maintained along the southern property line.

- Applicant/Property Owner: Richard Keefhaver
- Location: 15850 Caswell Lane, approximately 500 feet south of its intersection with Mount Rose Highway
- Assessor’s Parcel Number: 049-080-20
- Parcel Size: ±0.91-acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 806, *Vacations and Abandonments of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R19E, MDM, Washoe County, NV
- Prepared by: Kelly Mullin, Planner  
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**D. Development Code Amendment Case Number DCA16-005** – Hearing, discussion, and possible action to amend Washoe County Code Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures* to update the definition of cargo containers by adding other terms by which they are commonly described and noting their original purpose as a storage and shipping vessel, to exempt cargo containers on properties sized 10 acres or larger from several existing placement and aesthetic regulations, to remove cargo container size limitations, to apply existing cargo container fencing/screening/painting requirements to all parcels under 10 acres in size, to allow for minor damage on cargo containers, to eliminate additional cargo container placement constraints on corner and through lots, to require minimum separation between cargo containers and other types of structures, to allow for multiple cargo containers to be placed side-by-side in certain circumstances, to specify if or what type of placement permit is needed for a cargo container based on parcel size, and to eliminate language addressing cargo container requirements governed by Washoe County Code Chapter 100; within Article 902, *Definitions* at Section 110.902.15, *General Definitions* to add a definition for “Cargo Container”; and other matters necessarily connected therewith and pertaining thereto.

The Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial.

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**E. Development Code Amendment Case Number DCA16-006** – 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 add regulations governing the establishment of agricultural hoop houses and high tunnels, including requiring them to meet detached accessory structure placement standards and height limitations for the applicable regulatory zone, but exempting them from general lot coverage limitations; within Article 902, *Definitions*, at Section 110.902.15, *General Definitions* to add a definition for “Hoop House/High Tunnel”; and other matters necessarily connected therewith and pertaining thereto.

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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. Possible location change of future meetings. Due to remodeling of the Commission Chambers, the November 1, 2016 and the December 6, 2016 Planning Commission meetings might be held in the District Health conference rooms.
- \*C. 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