



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, October 4, 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.)

- **Tentative Subdivision Map Case Number TM16-002 (Sugarloaf Ranch Estates)**
- **Tentative Subdivision Map Case Number TM15-001 (Blackstone Estates)**
- **Amendment of Conditions Case Number AC16-003 (Spanish Springs Aggregate Pit) and 5-year Review for MPR7-6-88 Martin Materials, Inc.**

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 [September 6, 2016 Draft Minutes](#)**
8. **Planning Items**

**\*A.** Presentation on the inter-relationship between NDOT, RTC and the County for road and traffic signal improvements for proposed projects in the unincorporated County. – Dwayne Smith

## 9. Public Hearings

**A. Tentative Subdivision Map Case Number TM16-002 (Sugarloaf Ranch Estates)** – Hearing, discussion, and possible action to approve a Common Open Space tentative subdivision map to allow the creation of up to 119 lots for single-family residences. The lots are proposed to range in size from 8,050 square feet to 17,261 square feet with an average size of 10,317 square feet.

- Applicant/Property Owner: Sugarloaf Peak, LLC, Attn.: Jim House, 2777 Northtowne Lane, Reno, NV 89512
- Location: On the north side of Calle De La Plata, approximately 1/5 of a mile east of its intersection with Pyramid Highway
- Assessor's Parcel Number: 534-562-07
- Parcel Size: ± 39.84 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS: up to 3 single-family detached dwelling units per acre)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 408, Common Open Space Development, Article 608, Tentative Subdivision Maps
- 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  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**B. Tentative Subdivision Map Case Number TM15-001 (Blackstone Estates)** – Hearing, discussion, and possible action to approve a 161-lot, single family detached, common open space subdivision on a ±58.49-acre parcel. Lots will range in size from 8,595 square feet (±.19 acres) to 19,271 square feet (±.44 acres) with lot sizes averaging approximately 11,140 square feet (±.25 acres).

- Applicant: SP58, LLC
- Property Owner: Jacie, LLC
- Location: 350 Calle de la Plata, on the north side of the road and approximately 650 feet east of its intersection with Pyramid Hwy
- Assessor's Parcel Number: 534-571-01
- Parcel Size: ±58.49 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 608, *Tentative Subdivision Maps* and Article 408, *Common Open Space Development*
- Commission District: 4 – Commissioner Hartung

- Section/Township/Range: Section 23, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Kelly Mullin, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3608
- E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

**C. Amendment of Conditions Case Number AC16-003 (Spanish Springs Aggregate Pit)** – Hearing, discussion, and possible action to approve an amendment to condition number 15 of Major Project Review Case Number MPR7-6-88 to clarify that asphalt batch plant operations and on-site ready-mix concrete plants are allowed to operate 24-hours per day and that all other equipment and machinery may be operated from 6 am to midnight only.

and

**5-year Review for MPR7-6-88 Martin Materials, Inc.** – Washoe County Code, Section 110.332.40, requires the Planning Commission to review aggregate facilities without a stated interval of review in their conditions of approval, at least every five years. The Code further requires that a date be established for the next scheduled review of conditions at the review hearing. The purpose of this review is to examine, discuss and deliberate whether the conditions of approval ensure that they adequately provide for compatibility between aggregate operations and surrounding land uses.

- Applicant: Martin Marietta Materials, 7381 W. 133<sup>rd</sup> Street, Suite 401, Overland Park, KS 66213
- Property Owner: Martin Marietta Materials, 10170 Church Ranch Way, Suite 201, Westminster, CO 80021
- Location: 1500 Sha Neva Road, at the western terminus of the road.
- Assessor's Parcel Numbers: 089-160-51, 089-170-02 and 089-160-55
- Parcel Size: ± 658
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 332, Aggregate Facilities and Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 15, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

## 10. Chair and Commission Items

\*A. Future agenda items

\*B. Requests for information from staff

## **11. Director's and Legal Counsel's Items**

**A.** Discussion and possible action to schedule a special meeting of the Planning Commission on Wednesday, November 16, 2016 starting at 6:30 p.m. in the Health District Conference Rooms A and B, Building B, Washoe County Administration Complex at 1001 East Ninth Street in Reno. Staff proposes this special meeting to move one or more of the applications currently scheduled for the regular meeting agenda of November 1, 2016 to the special meeting to reduce the length of the regular meeting.

\*B. Report on previous Planning Commission items

\*C. 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**