



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

PLEASE NOTE THE DIFFERENT MEETING LOCATION, DATE, and TIME

Planning Commission Members

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

Wednesday, November 16, 2016
5:30 p.m.

Washoe County Administration Complex
Health District, Building B
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the third page.)

- **Master Plan Amendment Case Number MPA16-001 and Regulatory Zone Amendment Case Number RZA16-002 (USA Parkway Industrial)**
- **Regulatory Zone Amendment Case Number RZA16-005 (Marango Road)**

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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**5:30 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. Public Hearings

**A. Master Plan Amendment Case Number MPA16-001 and Regulatory Zone Amendment Case Number RZA16-002 (USA Parkway Industrial)** – Hearing, discussion and possible action:

(1) To adopt an amendment to the Washoe County Master Plan, Truckee Canyon Area Plan to change the Master Plan Category on one ±60.22-acre parcel from Rural to a mix of Industrial and Open Space; and

(2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the Truckee Canyon Area Plan Regulatory Zone Map, changing the Regulatory Zone from General Rural to a mix of Industrial and Open Space.

- Applicant/Property Owner: Stan Lucas  
2850 Temple Ave.  
Long Beach, CA 90806
- Location: 22560 Interstate 80 East, approximately ½ mile west of USA Parkway
- Assessor's Parcel Number: 084-120-26
- Parcel Size: ±60.22 acres
- Current Master Plan Category: Rural
- Proposed Master Plan Category: Industrial (±37.34 acres) and Open Space (±22.88 acres)
- Current Regulatory Zone: General Rural
- Proposed Regulatory Zone: Industrial (±37.34 acres) and Open Space (±22.88 acres)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Article 820, *Amendment of Master Plan* and Article 821, *Amendment of Regulatory Zone*
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of Section 27 and Section 34, T20N, R22E, 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)

**B. Regulatory Zone Amendment Case Number RZA16-005 (Marango Road)** – Hearing, discussion, and possible action to recommend approval of an amendment to the South Valleys Regulatory Zone Map, changing the regulatory zone from Low Density Rural (LDR – one dwelling unit per ten acres) to Medium Density Rural (MDR – one dwelling unit per five acres) and General Rural (GR – one dwelling unit per forty acres) on three adjacent parcels totaling 40.12 acres in size. The proposed amendment will establish 34.86 acres of MDR and 5.26 acres of GR.

- Applicant/Owner: Harry Fry
- Location: Steamboat Rural Transition Mixed Use Character Management Area; South of Marango Road,

- Assessor's Parcel Numbers: approximately 3000 feet south of the intersection of Toll Road and Ravazza Road  
050-571-24, 050-571-25, 050-571-26
- Parcel Size: 13.13 acres, 13.34 acres, 13.65 acres  
(±40.12 acres total)
- Master Plan Category: Rural Residential
- Current Regulatory Zone: Low Density Rural
- Proposed Regulatory Zones: Medium Density Rural and General Rural
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 3, T17N, R20E, 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)

## 8. Chair and Commission Items

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

## 9. Director's and Legal Counsel's Items

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

## 10. \*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.

## 11. Adjournment