



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

****PLEASE NOTE THE DIFFERENT MEETING LOCATION****

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 December 6, 2016
6:30 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.)

- **Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 for Spanish Springs Associates (Eagle Canyon Ranch)**
- **Tentative Subdivision Map Case Number TM16-008 (Pyramid Ranch Annex Subdivision)**
- **Tentative Subdivision Map Case Number TM16-006 (Silent Sparrow Subdivision)**
- **Abandonment Case Number AB16-004 (Kessarar Way Parcels)**
- **Development Code Amendment Case Number DCA16-007 (Verizon GRA)**

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 [November 1, 2016 Draft Minutes](#)**

## 8. Planning Items

**\*A. Presentation on the Regional Water Plan and Water Resources – Jim Smitherman, Water Resources Program Manager**

**\*B. Distribution of development maps for Washoe County showing approved development projects that have not yet been built.**

## 9. Public Hearings

### **A. Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 for Spanish Springs Associates (Eagle Canyon Ranch) –**

Discussion and possible action to approve the relocation of lots numbered 464 and 465 and the removal of lots numbered 450-462 of the previously-approved 465 lot residential subdivision with common open space. The minimum lot size approved is 8,510 square feet (0.19 acres); the maximum lot size approved is 37,591 square feet (0.86 acres); and the average lot size is 11,125 square feet (0.26 acres). The overall density is 3 dwelling units per acre.

- Applicant/Property Owner: Spanish Springs Associates
- Project Name: Eagle Canyon Ranch
- Project Location: Approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 1,500 feet southwest of the West Calle de la Plata/Pyramid Highway intersection
- Assessor's Parcel Numbers: 532-020-19; 532-020-22; 532-091-10; 532-020-21; and 532-142-06
- Total Project Size: ±151 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 408, *Common Open Space Development*  
Article 608, *Tentative Subdivision Maps*
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 26, 27, 34, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
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- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**B. Tentative Subdivision Map Case Number TM16-008 (Pyramid Ranch Annex Subdivision)** – Hearing, discussion, and possible action to approve a 61-lot single-family residential subdivision. Lot sizes are proposed to range from a minimum of 12,000 square feet (± .27 acres) to a maximum of 17,762 square feet (± .40 acres) with an average of 13,182 square feet (± .30 acres). The overall density is 2.86 dwellings per acre.

- Applicant / Property Owner: Spanish Springs Associates, LP  
Attn. Jesse Haw,  
550 W. Plumb Lane, #B-505  
Reno, NV 89509
- Location: North and west of the intersection of Sand Dune Drive and Dromedary Road.
- Assessor's Parcel Number(s): 532-091-10 and a portion of 532-091-09
- Parcel Size: ±5.7 and ±15.6 (±21.3 total) acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 26 and 27, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
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**C. Tentative Subdivision Map Case Number TM16-006 (Silent Sparrow Subdivision) –** Hearing, discussion, and possible action to approve a tentative subdivision map to allow the creation of up to 24 lots for single-family residences. The lots are proposed to range in size from 12,000 square feet (±.27 acres) to 17,027 square feet (±.39 acres) with an average size of ±12,391 square feet (±.28 acres). The overall density is 3 dwellings per acre.

- Applicant / Owner Spanish Springs Associates LP  
550 W. Plumb Lane #B-505  
Reno, NV 89509
- Location: South side of Silent Sparrow Drive adjacent to Lanstar Drive and Avian Drive
- Assessor's Parcel Number: 532-020-12
- Parcel Size: ±8.04-acre portion of a ±22.048-acre parcel
- Master Plan Category: Suburban Residential
- Regulatory Zone: Existing: Public and Semi-Public Facilities;  
Proposed: Medium Density Suburban (RZA16-004)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 23, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
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**D. Abandonment Case Number AB16-004 (Kessariss Way Parcels)** – Hearing, discussion, and possible action to approve the abandonment of multiple access easements on five adjoining properties. The proposed abandonment application will involve the following requests: 1) APN 142-241-51: abandon the southerly 13 feet of the 33 foot easement along the northern boundary and abandon the 33 foot easements along the eastern and southern boundaries; 2) APN 142-241-52: abandon the southerly 13 feet of the 33 foot easement along the northern boundary and the easterly 13 feet of the 33 foot easement along the western boundary and abandon the 33 foot easements along the eastern and southern boundaries; 3) APN 142-241-53: abandon the southerly 13 feet of the 33 foot easement along the northern boundary and abandon the 33 foot easements along the western, eastern and southern boundaries; 4) APN 142-241-54: abandon the 33 foot easements along western, eastern, southern and northern boundaries with the exception of the northerly 20’ wide easement along the northern property line that extends approximately 30’ in from the eastern edge of the property; and 5) APN 142-241- 61: abandon the easterly 13 feet of the north half (±160’) and all 33 feet of the south half of the 33 foot easement along the western boundary and abandon the 33 foot easement along the northern and eastern boundaries.

- Applicant/Property Owners: Reichlin Family Trust  
Johnson Living Trust  
Halstead Family Trust  
Alan and Marsha Day  
Bruce and Jean Bye
- Location: 14345 & 14415 Bihler Way and 3080, 3145 and 3210 Kessariss Way
- Assessor’s Parcel Number(s): 142-241-51, 52, 53, 54 & 61
- Parcel Size: 12.5 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 30, T18N, R20E, MDM, Washoe County, NV
- Prepared by: Trevor Lloyd - Senior Planner  
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- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**E. Development Code Amendment Case Number DCA16-007 (Verizon GRA)** – Hearing, discussion, and possible action to recommend approval of an amendment to the Washoe County Code at Chapter 110 (Development Code), Article 324 *Communication Facilities* at Section 110.324.50(e), to include the General Rural Agricultural regulatory zone among the regulatory zones where wireless communication facility monopole antennas are allowed with a special use permit; to clarify that all new monopole antennas require the approval of a Special Use Permit; and to replace the master plan designations in the Development Code of Rural Residential, Suburban Residential, and Urban Residential with the corresponding regulatory zones of High Density Rural (HDR), Medium Density Rural (MDR), Low Density Rural (LDR), Low Density Suburban (LDS), Medium Density Suburban (MDS), High Density Suburban

(HDS), Low Density Urban (LDU), Medium Density Urban (MDU), and High Density Urban (HDU); and, if approved, to authorize the chair to sign a resolution reflecting these amendments.

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#### **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 reschedule the July 4, 2017 Planning Commission meeting. Staff proposes to reschedule the meeting since July 4, 2017 is a holiday.
- \*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**