



# 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, February 7, 2017  
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.)

- **Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch)**
- **Tentative Subdivision Map Case Number WTM16-003 (Bailey Creek Estates)**
- **Abandonment Case Number AB16-005 (Havniar)**

**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. 9<sup>th</sup> 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](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](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](mailto: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.

~~~~~

**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 [January 3, 2017 Draft Minutes](#)**
8. **Planning Items**

**\*A. Presentation on the Washoe County Regional Parks Master Plan – Dennis Troy, Park Planner.** Washoe County Regional Parks and Open Space is updating the Washoe County Regional Parks Master Plan. The presentation will discuss the update process, to

include developing base maps for all parks, a demographic analysis, development of a capital improvement matrix and an analysis of investment strategies throughout the districts. In addition to these updates, the master plan process will look at the possibility of consolidating several of the 20 sub-districts into a smaller number of sub-districts to allow for more flexibility with regards to funding projects. The presentation will include the efforts/timeline moving forward.

## 9. Public Hearings

**A. Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch)** – Hearing, discussion, and possible action to approve an amendment to two of the original conditions of approval for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch). The amendment seeks to reduce the side yard setback from 6-feet (existing) to 5-feet (proposed), and to reduce the front yard setback from 20-feet (existing) to 10-feet (proposed) for the living area of the house and side-turned garages. The front yard setback would remain 20-feet for front-facing garages.

- Applicant: D.R. Horton, Inc., Attn: Mark Jones, 1081 Whitney Ranch Drive, Henderson, NV 89014
- Property Owner: Ladera Ranch, LLC, Attn: Kelly Burt, 2641 Talon Way, Park City, UT 84060
- Location: South of the intersection of East Golden Valley Road/West 7th Avenue and Dream Catcher Drive
- Assessor's Parcel Numbers: Total of 113 parcels: 502-700-01; 502-700-02; 502-700-03; 502-700-06; 502-250-05; 502-711-01 to 14; 502-712-01 to 09; 502-721-01 to 13; 502-722-01 to 46; 502-731-01 to 10; and 502-732-01 to 16
- Parcel Size: Total project area is ±291.92 acres, with parcels ranging in size from ±5,713 square feet to ±157.79-acres
- Master Plan Categories: Suburban Residential, Rural Residential and Open Space
- Regulatory Zones: Medium Density Suburban, Low Density Suburban, High Density Rural and Open Space
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Sections 13 and 24, T20N, R19E, 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. Tentative Subdivision Map Case Number WTM16-003 (Bailey Creek Estates)** – Hearing, discussion, and possible action to approve a 56-lot single-family residential subdivision on two parcels totaling ±28.76 acres. Residential lots will range in size from 14,520 sq. ft. (±0.33-acres) to 21,780 sq. ft. (±0.81-acres) with lot sizes averaging 17,869

sq. ft. ( $\pm 0.41$ -acres). The subdivision includes approximately  $\pm 0.75$ -acres of common area for drainage facilities.

- Applicant: Silver Crest Homes, Attn: Rich Balestreri, 16500 Wedge Parkway, Bldg. A, Suite 200, Reno, NV 89511
- Property Owner: Charles Maddox, P.O. Box 70577, Reno, NV 89570
- Location: Immediately south of the intersection of Geiger Grade Road and Shadow Hills Drive
- Assessor's Parcel Numbers: 017-520-03 and 017-480-02
- Parcel Sizes: 23.63-acres and 5.125-acres
- Area Plan: Southeast Truckee Meadows (SETM)
- Master Plan Categories: Suburban Residential and Rural
- Regulatory Zones: Medium Density Suburban (2 dwelling units per acre in SETM) and General Rural (1 dwelling unit per 40 acres)
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 608, *Tentative Subdivision Maps* and Article 408, *Common Open Space Development*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Sections 27 and 34, T18N, 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. Abandonment Case Number AB16-005 (Havniear)** – Hearing, discussion, and possible action to approve the abandonment of a 4 foot wide strip of public right-of-way (305.5 sq. ft.) along the front (southern) property line of 70 Sunbeam Lane.

- Applicant: Jerry Havniear
- Property Owner: Jerry Havniear
- Location: 70 Sunbeam Lane
- Assessor's Parcel Number: 045-611-06
- Parcel Size: 1.022 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- 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 07, T17N, R20E, MDM, Washoe County, NV
- Prepared by: Eva M. Krause - AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@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. Report on previous Planning Commission items

\*B 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**