



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

James Barnes, Chair
Sarah Chvilicek, Vice Chair
Thomas B. Bruce
Larry Chesney
Francine Donshick
Philip Horan
Michael W. Lawson
Carl R. Webb, Jr., AICP, Secretary

Wednesday, July 5, 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.)

- **Abandonment Case Number WAB17-0003 (Lurie Ln)**

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 [June 6, 2017 Draft Minutes](#)**
8. **Planning Items**

***Items 8.A. and 8.B. are continued from the June 6, 2017 Planning Commission meeting.***

**A. Master Plan Amendment Case Number WMPA17-0001** – For possible action and discussion to send a report to the Washoe County Board of Commissioners regarding their action to reverse the Planning Commission’s original denial regarding a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. If the applicant’s request is approved, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung
- Prepared by: Kelly Mullin, Planner  
Washoe County Community Services Department  
Division of Planning and Development
- Phone: 775.328.3608
- E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

**B.** For possible action and discussion to direct staff to draft amendments to the Planning Commission’s Rules, Policies and Procedures to remove the public comment time limit rule of five minutes for a speaker representing a group and other matters as appropriate.

**\*C.** Presentation and possible discussion of the Nevada Chapter of the American Planning Association’s (NVAPA) 2017 Nevada Planning Guide. Presentation will include an overview of the Nevada Leadership Program at the University Center for Economic Development at the University of Nevada, Reno. Julie Hunter, NVAPA Planning Official Development Officer and Frederick Steinman, NVAPA Chapter Secretary.

## 9. Public Hearings

**A. Abandonment Case Number WAB17-0003 (Lurie Ln)** – For possible action, hearing, and discussion to approve the abandonment of an unused 20 foot emergency access easement that traverses the 3 parcels that are the subject of this request. The easement proposed for abandonment stems from Lurie Lane and only provides access to the 3 subject parcels and no other surrounding or connected parcels have an interest in the easement.

- Property Owners: Jason and Jennifer Lurie Living Trust, 2012 Becker Family Trust, Lurie-Vogelsong Living Trust, Arthur J and Cary Lurie
- Applicant: Jason Lurie, 4 Patrick Lane, Orinda, CA 94563
- Location: 20 Lurie Lane, approximately 1/3 mile west of Lakeside Drive off of Faretto Lane

- Assessor's Parcel Numbers: 222-060-29, 222-060-30, and 222-060-31
- Parcel Sizes: All 3 parcels are 2.5-acres
- Master Plan Category: Rural Residential (all 3 parcels)
- Regulatory Zone: High Density Rural (all 3 parcels)
- Area Plan: Southwest Truckee Meadows
- 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 2, T18N, R19E, MDM, Washoe County, NV
- Prepared by: Chad Giesinger, Senior Planner  
Washoe County Community Services Department  
Division of Planning and Development
- Phone: 775.328.3626
- E-Mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

## 10. Planning Items

**A. For possible action and discussion** to review and determine and/or confirm the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve. The currently proposed order is as follows: First Alternate, Phillip Horan; Second Alternate, Francine Donshick; Third Alternate, Michael Lawson; and Fourth Alternate, Thomas Bruce. If confirmed and/or determined, to direct the Planning Commission Secretary to transmit the list of confirmed alternates to the Washoe County Board of Commissioners (Board) and to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA).

## 11. Chair and Commission Items

**A.** For possible action and discussion to elect officers, chair, and vice chair

**\*B.** Future agenda items

**\*C.** Requests for information from staff

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

**\*A.** Report on previous Planning Commission items

**\*B** Legal information and updates

## 13. \*General Public Comment

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## 14. Adjournment