



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Michael W. Lawson
Trevor Lloyd, Secretary

Tuesday, March 6, 2018
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 WTM18-001 (Lemmon Valley Heights)**
- **Tentative Subdivision Map Case Number WTM17-002 (Golden Mesa South)**
- **Development Code Amendment Case Number WDCA18-0003 (Recreational Marijuana)**

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 (*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. 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 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 Building Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php) or at the Planning and Building 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 Building 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 Building 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 [February 6, 2018 Draft Minutes](#)**
- 8. **Public Hearings**

**A. Tentative Subdivision Map Case Number WTM18-001 (Lemmon Valley Heights) –**

For possible action, hearing, and discussion to approve a 206-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 4,500 square feet ( $\pm$  .10 acres) to a maximum size of 17,206 square feet ( $\pm$  .39 acres) with an average size of 6,540 square feet ( $\pm$  .15 acres). Side yard setbacks are proposed to be reduced from a minimum of 8 feet to a minimum of 5 feet, and lot widths from 80 feet to 45 feet minimum.

- Applicant: JDS LLC
- Property Owner: JDS LLC and Jennifer Jory and Sunrinder Preet
- Location: 1200 Estates Road
- Assessor's Parcel Numbers: 080-635-01, 080-635-02, 080-730-35, 080-730-21, and 552-210-07
- Parcel Size:  $\pm$  128.5 acres total
- Master Plan Categories: Rural (R) and Suburban Residential (SR)
- Regulatory Zones: General Rural (GR,  $\pm$ 59.95 acres, 1 dwelling per 40 acres) and Medium Density Suburban (MDS,  $\pm$ 68.64 acres, 3 dwellings per acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: 34 and 35, T21N, R19E MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**B. Tentative Subdivision Map Case Number WTM17-002 (Golden Mesa South) –**

For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of a 35.85 acre parcel into a 32 lot subdivision with a 5.02 acre common area and lots averaging approximately 35,000 square feet in size.

- Applicant: Moonlight Hills Estates, LLC
- Property Owner: Moonlight Hills Estates, LLC
- Location: Northeast corner of the intersection of Golden Valley Road and Estates Drive
- Assessor's Parcel Number: 552-100-01
- Parcel Size: 35.85 Acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: 33.8 acres of Low Density Suburban (LDS – 1 dwelling per acre) and 2 acres of Medium Density Suburban (MDS – 3 dwellings per acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman

- Section/Township/Range: 11, T20N, R19E
- Prepared by: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3626
- E-Mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

**C. Development Code Amendment Case Number WDCA18-0003 (Recreational Marijuana)** – For possible action, hearing, and discussion to either deny or recommend approval to the Board of County Commissioners proposed amendments to Washoe County Code Chapter 110 (Development Code) at Articles 302 (Allowed Uses), 304 (Use Classification System), and 410 (Parking and Loading), to replace the existing Medical Marijuana Establishment use type with the new Marijuana Establishments use type to define the various types of marijuana establishments in accordance with state law, to designate the regulatory zones where both medical and adult use recreational marijuana businesses will be allowed in the county under state law, and to establish parking standards for new retail marijuana stores / dispensaries; and if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Applicant: Washoe County
- Location: County wide
- Area Plan: Applicable to all Area Plans
- Development Code: Authorized in Article 818, Amendment of the Development Code
- Commission District: All Commission Districts
- Prepared by: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3626
- E-Mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

## 9. Chair and Commission Items

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

## 10. Director’s and Legal Counsel’s Items

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

## 11. \*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.

## 12. Adjournment