



# AGENDA

## Joint Meeting



### Reno City Planning Commission and Washoe County Planning Commission

Thursday, April 26, 2018 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Reno City Planning Commissioners	
Peter Gower, Chair 326-8860	
Mark Johnson, Vice Chair	Paul Olivas
Britton Griffith	John Marshall
Ed Hawkins	Kevin Weiske
Washoe County Planning Commissioners	
Sarah Chvilicek, Chair	
Larry Chesney, Vice Chair	Francine Donshick
James Barnes	Philip Horan
Thomas B. Bruce	Michael W. Lawson

**Posting:** This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East 9th Street, Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G, Washoe County Courthouse, Second Judicial District Court – 75 Court Street, and Sparks Justice Court – 1675 East Prater Way. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>.

**Accommodation:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the Community Development Department at (775) 334-2576 in advance so that arrangements can be made.

**Support Materials:** Staff reports and supporting material for the meeting are available at the City Clerk's Office. Please contact Ashley D. Turney, City Clerk, 1 East 1st Street, Reno, NV 89505, (775) 334-2030; [turneya@reno.gov](mailto:turneya@reno.gov). Staff reports and supporting materials are also available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

**Order of Agenda:** A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

**Public Comment:** A person wishing to address the Planning Commission shall submit a “Request to Speak” form to the Secretary. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item

on which action may be taken. The presiding officer may prohibit comment if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Planning Commission or while attending the Planning Commission meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Planning Commission during that session of the Reno City Planning Commission. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

**Appeal Process:** Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed on the next business day.

**Watch Meetings:** Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

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## **Agenda Items**

- 1 Pledge of Allegiance**
- 2 Roll Call**
- 3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 4 Public Hearings Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.**
  - 4.1 Staff Report (For Possible Action – Recommendation to Washoe County Commission and Reno City Council): **Washoe County Resolution No. \_\_\_\_\_ and City of Reno Resolution No. 09-17 Case No. LDC18-00026 (United Federal Credit Union MPA)** – A request has been made by Andrew Young of The Redmond Company for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ±2.57 acres of Low Density Suburban/Rural Residential (1 – 2.5 acre lots) and ±1.02 acres of Open Space to ±2.73 acres of General Commercial and ±0.86 acres of Open Space. The Reno-Stead Corridor Joint Plan is a master plan under the joint jurisdiction of the City of Reno and Washoe County and requires approval by both entities for any changes. The ±3.59 acre site (APN 086-380-20 & -21) is located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky

Vista Parkway and has City of Reno zoning designations of Arterial Commercial (AC), Large Lot Residential – 1 acre (LLR1), and Large Lot Residential – 2.5 acres (LLR2.5). This is an amendment to the Reno-Stead Corridor Joint Plan, which requires joint hearings before the City of Reno and Washoe County. jdb [**Ward 4**]

*If approved, authorize the chairs of the Washoe County Planning Commission and City of Reno Planning Commission to sign resolutions to this effect and to forward their recommendations on to the Washoe County Commission and Reno City Council for possible approval.*

- 4.2 Staff Report (For Possible Action – Recommendation to Washoe County Commission and Reno City Council): **Washoe County Resolution No. \_\_\_\_\_ and City of Reno Resolution No. 02-17 Case No. LDC17-00043 (Echeverria Peavine Property)** – A request has been made by Peavine Investors, LLC to amend the Reno-Stead Corridor Joint Plan (RSCJP). The RSCJP is a master plan that is under the joint jurisdiction of Washoe County and the City of Reno and requires approval by both entities for any changes. If approved, the proposed amendment would remove ±559.3 acres from the RSCJP area and re-designate it with only a City of Reno Master Plan Land Use designation. The applicant is also requesting an amendment to the City of Reno Master Plan Land Use Designation from Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Rural (5 to 2.5 acre minimum lot size) on ±143.0 acres (between 29 and 57 dwelling units) and Special Planning Area/Reno-Stead Corridor Joint Plan/General Rural (1 dwelling unit per 40 acres) on ±416.3 acres (maximum 10 dwelling units) to City of Reno Single Family Neighborhood (SF) (2 to 8 dwelling units per acre) on ±373.3 acres (between 747 and 3,004 dwelling units), Suburban Mixed Use (SMU) on ±145.5 acres, and Parks Greenways and Open Space (PGOS) on ±40.5 acres. The ±559.3 acre site (APNs 081-031-39 and 081-024-08) is located ±1,700 feet south of the US 395 and Red Rock Road interchange and has City of Reno and Washoe County zoning designations of Large Lot Residential-2.5 Acres (LLR2.5) and General Rural (GR), respectively. This request to amend the RSCJP requires joint hearings before the City of Reno and Washoe County and will result in a Truckee Meadows Regional Plan Amendment if adopted. hrm [**Ward 4**]

*If approved, authorize the chairs of the Washoe County Planning Commission and City of Reno Planning Commission to sign resolutions to this effect and to forward their recommendations on to the Washoe County Commission and Reno City Council for possible approval.*

- 5 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
  
- 6 Adjournment (For Possible Action)**