



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, May 1, 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.)

- **Abandonment Case Number WAB18-0002 (Pauly)**
- **Master Plan Amendment Case Number WMPA18-0002 (Black Rock Storage) and Regulatory Zone Amendment Case Number WRZA18-0001 (Black Rock Storage) and Development Code Amendment Case Number WDCA17-0008 (Black Rock Storage – Truckee Canyon Area Modifier)**
- **Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates)**

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.

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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 [April 3, 2018 Draft Minutes](#)**
- 8. Public Hearings**

**A. Abandonment Case Number WAB18-0002 (Pauly)** – For possible action, hearing, and discussion to approve the abandonment of the 33 foot wide government patent easements that are located along all four sides of the subject property. Any approval only applies to whatever interest Washoe County owns in the easement.

- Applicant: Quinn Pauly
- Property Owner: Quinn and Anne Pauly
- Location: 1540 Taos Lane
- Assessor's Parcel Number: 142-242-180
- Parcel Size: 2.5 acres
- Master Plan Category: Suburban Residential/Rural
- Regulatory Zones: Low Density Suburban/General Rural
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets or Easements
  
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 30, T18N, R20E, MDM, Washoe County, Nevada
  
- Prepared by: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
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- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**B. Master Plan Amendment Case Number WMPA18-0002 (Black Rock Storage)** – For possible action, hearing, and discussion to approve a Master Plan Amendment to the Truckee Canyon Area Plan:

- 1) To allow commercial master plan categories and commercial regulatory zones for use types that do not require new municipal services;
- 2) To add a statement restricting the commercial use types allowed to those use types that do not require new municipal services; and
- 3) To amend the existing Suburban Residential master plan category of the subject site to Commercial Master Plan category.

This master plan amendment requires a 2/3 majority of the total membership of the Planning commission for approval. Further, any approval will also require subsequent approval by the Board of County Commissioners and the regional planning authorities under a review for conformance with the Truckee Meadows Regional Plan. If approved, authorize the Chair to sign a resolution to this effect.

**Regulatory Zone Amendment Case Number WRZA18-0001 (Black Rock Storage)** – For possible action, hearing, and discussion to approve a Regulatory Zone Amendment on the subject site to change the Medium Density Suburban (MDS) regulatory zone to the Neighborhood Commercial/Office (NC) regulatory zone. Approval of this item is subject to final approval of the associated master plan amendment being proposed and is also subject to final approval by the Board of County Commissioners. If approved, authorize the Chair to sign a resolution to this effect.

**Development Code Amendment Case Number WDCA17-0008 (Black Rock Storage – Truckee Canyon Area Modifier)** – For possible action, hearing, and discussion to initiate a

Development Code Amendment to WCC Chapter 110, Development Code, Article 222, *Truckee Canyon Area*, by adding a new section WCC 110.222.20 and associated map WCC 110.222.20 to allow commercial use types on the subject property in the Truckee Canyon Area with Neighborhood Commercial/Office (NC) regulatory zone subject to a Special Use Permit and, only if the proposed use does not require new municipal services. If the amendment is initiated, further possible action to deny or recommend approval of the amendment to the Board of County Commissioners. If approval is recommended, possible action to authorize the Chair to sign a resolution to that effect.

- Applicant: Black Rock Storage, LLC
- Property Owner: Vector Account, LLC
- Location: Interstate 80 at Exit 43 (Wadsworth); North of I-80, South of Stampmill Dr., East of existing TMFPD Station
- Assessor's Parcel Number: 084-291-04
- Parcel Size: ±5.4 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 820, 818, and 821
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 8, T20N, R24E, MDM, Washoe County, NV
- Prepared by: Chris Bronczyk, Planner, and Roger D. Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3612 (Chris) and 775.328.3622 (Roger)
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**C. Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates)** – For possible action, hearing, and discussion to approve a tentative subdivision map for a 98-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 5,218 square feet (± .12 acres) to a maximum size of 10,811 square feet (± .25 acres) with an average size of 6,011 square feet (± .14 acres). Front yard setbacks are proposed to be reduced from a minimum of from 20 feet to a minimum of 10 feet adjacent to a public street or common driveway, and maintain 20 feet in front of each garage. Rear yard setbacks are proposed to be reduced from a minimum of 20 feet to a minimum of 10 feet. Side yard setbacks are proposed to be reduced from a minimum of 8 feet to a minimum of 5 feet. Required lot widths are proposed to be reduced from a minimum of 80 feet to a minimum of 75 feet.

- Applicant: Lakes at Lemmon Valley, LLC
- Property Owner: Lakes at Lemmon Valley, LLC
- Location: On the east side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road
- Assessor's Parcel Number: 552-210-18
- Parcel Size: ± 33.97 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS, 3 dwellings per acre)
- Area Plan: North Valleys

- Citizen Advisory Board: North Valleys
- Development Code: Authorized in: Article 608, Tentative Subdivision Maps; Article 408, Common Open Space Development and Article 424, Hillside Development
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 09, T20N, R19E, MDM, Washoe County, NV
- Prepared by: Roger D. 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)

## 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