



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, July 3, 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 WAB18-0003 (Sievert)**
- **Special Use Permit Case Number WSUP18-0010 (Sunol Substation)**
- **Development Code Amendment Case Number WDCA18-0002 (Private and Public School Facilities)**
- **Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North)**
- **Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) and Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)**
- **Report on Master Plan Amendment Case Number WMPA18-0001(Sun Valley Area Plan) and Report on Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers)**

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 [May 1, 2018 Draft Minutes](#) and Possible Action to Approve [April 26, 2018 Joint Reno Planning Commission and Washoe County Planning Commission Draft Minutes](#)

8. Public Hearings

A. [Abandonment Case Number WAB18-0003 \(Sievert\)](#) – For hearing, discussion, and possible action to approve the abandonment of the 33-foot wide easements that run along all four sides of both Government Home-sites on lots 85 and 86 of document number 347118. Any approval only applies to the interest Washoe County owns in the easement.

- Owner/Applicant: Kristian and Regina Sievert
- Location: 2600 feet southeast of the intersection of Thomas Creek Road and Arrowcreek Pkwy.
- Assessor's Parcel Number: 142-242-11
- Parcel Size: 5 acres
- Master Plan Categories: Suburban and Rural
- Regulatory Zones: Low Density Suburban and 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 and Easements
- Commission District: 2 – Commissioner Lucey
- Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

B. [Special Use Permit Case Number WSUP18-0010 \(Sunol Substation\)](#) – For possible action, hearing, and discussion to approve the construction and operation of a 300 MW substation, a NV Energy switching station, emergency back-up generators, and 120 kV transmission line connections to the NV Energy Pah Rah switching station. The project will also add a 120 kV transmission line from the proposed switching station to the Patrick substation located on the south side of I-80, in Storey County. The project also includes grading in excess of 5,000 cubic yards of material and to modify the landscaping requirements per WCC section 110.412.40(a) by requiring no additional landscaping instead of the 20% landscaping area requirement. The construction of a new sub-station will require a conformance review with the Truckee Meadows Regional Plan for a Project of Regional Significance and will, if approved by the Washoe County Planning Commission, require subsequent action by the Washoe County Board of Commissioners to sponsor an amendment to the Truckee Meadows Regional Plan to identify the location of the new sub-station and transmission line(s) on the Regional Utility Corridor Map of the Truckee Meadows Regional Plan.

- Owner/Applicant: Apple, Inc.
- Location: 21505 Reno Technology Park West
- Assessor's Parcel Numbers: 084-110-20, 084-110-29, 084-191-07
- Parcel Size: 612.51 Acres
- Master Plan Categories: Commercial, Industrial, Rural
- Regulatory Zones: GC, GR, I
- Area Plan: Truckee Canyon

- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810 & 812
- Commission District: 4 – Commissioner Hartung
- Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**C. Development Code Amendment Case Number WDCA18-0002 (Private and Public School Facilities)** – For possible action, hearing and discussion to amend Washoe County Code Chapter 110 (Development Code) within Article 302, *Allowed Uses*, Table 110.302.05.2, Table of Uses (Civic Use Types), specifying that Private Education will be allowed with a board of adjustment special use permit in all regulatory zones except industrial and open space and that Public Education will be allowed in all regulatory zones except industrial and open space with no special use permit required; within Article 304, *Use Classification System*, Section 110.304.20, Civic Use Types, to add to the definition of Education that home schooling of children who live on-site is not a part of this use type and to add sub-definitions of Private Education and Public Education; and for other matters necessarily connected therewith and pertaining thereto.

- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**D. Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North)** – For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of 154.65 acres into a 490 lot common open space development with single family lots ranging in size from 5,500-24,058 square feet. The proposal also requests a reduction of the minimum lot width from 70 feet to 55 feet.

- Applicant/Property Owner: North Valleys Investment Group LLC
- Location: Adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road
- Assessor's Parcel Numbers: 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05
- Parcel Size: ±154.65
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS4-four units per acre)
- Area Plan: North Valleys Area Plan
- Citizen Advisory Board: North Valleys
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- Prepared by: Eric Young, Senior Planner and Julee Olander, Planner

Washoe County Community Services Department  
Planning and Building Division

- Phone: 775-328-3613 (Eric) and 775-328-3627(Julee)
- E-Mail: [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us) and [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**E. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)** – For possible action, hearing, and discussion to approve a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development.

**AND**

**Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)** – For possible action, hearing, and discussion to approve a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.

- Applicant/Property Owner: D.R. Horton
- Location: West side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane
- Assessor's Parcel Number: 162-010-31
- Parcel Size: ±5.83 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Articles: 408, Common Open Space Development; 418, Significant Hydrologic Resources; 438 Grading and 608 Tentative Subdivision Maps
- Commission District: 2 – Commissioner Lucey
- 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)

**F. Report on Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** – For possible action, hearing and discussion to amend the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, “New single family detached residential, including mobile homes, will not be allowed within the DCMA.” If approved and subsequently found in conformance with the Truckee Meadows Regional Plan by the regional planning authorities, the Sun Valley Area Plan would no longer prohibit new single family detached residential units in the Sun Valley DCMA. Because this is a possible amendment to the master plan, approval must be by resolution supported by a 2/3 vote of the entire planning commission membership.

**AND**

**[Report on Development Code Amendment Case Number WDCA18-0001 \(Sun Valley Area Plan Modifiers\)](#)** – For possible action, hearing, and discussion to amend to Chapter 110 of the Washoe County Code (WCC) at 110.218.35(a) to remove “Neighborhood Commercial / Office” zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed within the Sun Valley area. If approved, placement of mobile homes and manufactured homes within these zones would instead be subject to the general placement rules found in Table 110.302.05.1, which allows them with a board of adjustment special use permit.

- Applicant: Washoe County Planning and Building Division
- Location: Downtown Character Management Area (DCMA) of Sun Valley
- Master Plan Category: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 818, Amendment of Development Code and Article 820, Amendment of Master Plan
- Commission District: 3 and 5, Commissioners Jung and Herman
- 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)

## **9. 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

## **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**