



# AMENDED 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, August 7, 2018  
6:30 p.m.

Washoe County Administration Complex  
Commission Chambers  
1001 East Ninth Street  
Reno, NV

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## PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the second page.)

- **Report on Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)**
- **Abandonment Case Number WAB18-0004 (Lupin Drive Abandonment)**
- **Amendment of Conditions Case Number WAC18-0001 (Falcon Ridge)**
- **Master Plan Amendment Case Number WMPA18-0005 and Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road)**

**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. 9<sup>th</sup> 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](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](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](mailto: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 [July 3, 2018 Draft Minutes](#)**
8. **Public Hearings**

***Item 8.A. is continued from the July 3, 2018 Planning Commission Meeting.***

**A. Report on Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** – For possible action, hearing and discussion to report back to the Board of County Commissioners (BCC) on the amendment to 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.” The Planning Commission voted to deny the amendment at its April 3, 2018, meeting, and the BCC overturned that denial at the May 22, 2018, BCC meeting. 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.

- 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 820, Amendment of Master Plan
- Commission District: 3 and 5, Commissioners Jung and Herman
- 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)

**B. Abandonment Case Number WAB18-0004 (Lupin Drive Abandonment)** – For possible action, hearing, and discussion to approve an abandonment of Washoe County’s interest in ±77,484 square feet of right-of-way of unimproved roadway on Lupin Drive between East 4th Avenue and East Gepford Parkway. If approved, the property will be abandoned to the abutting property owners. Also, if approved the eastern half will be designated as common open area in connection with the Valle Vista subdivision (WTM18-003) that was approved on April 3, 2018, immediately to the east of the roadway proposed for abandonment; and the western half of the roadway may also become common open area in the same subdivision, if the abutting property owners on the west side do not accept the abandoned area.

- Applicant: Landbank Development Co., LLC
- Property Owner: Washoe County
- Location: Lupin Drive between East 4th Avenue and East Gepford Parkway
- Assessor’s Parcel Numbers: 085-151-49, 085-151-50, 085-151-45, 085-151-46, 085-151-47, 085-151-48, 085-1581-02 & 085-122-03
- Parcel Size: ±77,484 square feet
- Master Plan Category: NA
- Regulatory Zone: NA
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 5 – Commissioner Herman

- Prepared by: Julee Olander, Planner  
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Planning and Building Division
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**C. Amendment of Conditions Case Number WAC18-0001 (Falcon Ridge)** – For possible action, hearing, and discussion to approve an amendment to condition of approval number 1e, of approved Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge). Condition 1e requires substantial compliance with plans and documents submitted; the amendment would allow the reservation of two parcels of land as “Remainder” rather than “Common Area,” which would allow for the potential development of those parcels as a residential subdivision (or other type of development) at a later date.

- Applicant/Property Owner: Falcon Ridge by Desert Wind LP
- Location: El Rancho Drive directly east of Maynard Drive
- Assessor’s Parcel Number: 035-660-02
- Parcel Size: ± 25.59 Acres
- Master Plan Category: Suburban Residential (SR) & Falcon Ridge Specific Plan
- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 5 – Commissioner Herman
- Prepared by: Roger D. Pelham, MPA, Senior Planner  
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Planning and Building Division
- Phone: 775.328.3622
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**D. Master Plan Amendment Case Number WMPA18-0005 and Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road)** – For possible action, hearing, and discussion to approve a Master Plan Amendment to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan designations on the subject property by swapping the designations applicable to two portions of the property; and to approve a Regulatory Zone Amendment that would similarly swap the current zoning designation on portions of the property by changing 0.49 acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and by changing 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).

- Applicant: Rubicon Design Group
- Property Owner: Wei Yang
- Location: 0 Erminia Road, 0 Mario Road
- Assessor’s Parcel Numbers: 038-656-08; 038-560-29; 038-560-28
- Parcel Size: 4.70 Acres; 2.16 Acres; 4.52 Acres (Total: 11.38 Acres)
- Master Plan Categories: Rural Residential (RR)  
Suburban Residential (SR)

- Regulatory Zones: Low Density Suburban (LDS) [Max density: 1 Dwelling per 1 acre]; High Density Residential (HDR)[Max density: 1 dwelling per 2.5 acres]
- Area Plan: Verdi
- Citizen Advisory Board: West Truckee Meadows/Verdi Township
- Development Code: Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone 5 – Commissioner Herman
- Commission District: 5 – Commissioner Herman
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## 9. Planning Items

- A. [For possible action, discussion and adoption, pursuant to NRS 278.050\(2\), of the proposed revised Rules, Policies and Procedures \(RPPs\)](#) for the Planning Commission to clarify (1) when, if ever, meetings may be canceled (e.g., when there are no substantive items of business to discuss or act upon), and (2) if cancellations are to occur, which procedures must be followed.

- Prepared by: Trevor Lloyd, Planning Manager  
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## 10. Chair and Commission Items

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

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

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

## 12. \*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.

## 13. Adjournment