



WASHOE COUNTY PLANNING COMMISSION

&

CITY OF RENO PLANNING COMMISSION



Notice of Meeting and Agenda

The Washoe County Planning Commission will convene jointly with the Reno City Planning Commission for a portion of the meeting (Item 8A only), all other matters to be heard by only the Washoe County Planning Commission

Tuesday, May 7, 2019 • 6:00 PM

**Washoe County Administration Complex, Commission Chambers,
1001 East Ninth Street, Reno, NV 89512**

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

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Master Plan Amendment Case Number WMPA19-0001 and Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive)**
- **Development Code Amendment Case Number WDCA18-0005 (Cargo Containers)**
- **Amendment of Conditions Case Number WAC19-0002 (Blackstone Estates) for Tentative Subdivision Map Case TM15-001**
- **Development Code Amendment Case Number WDCA19-0001 (Building Placement Standards on Nonconforming Lots)**

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. 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 at https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php, and NRS 232.2175 at <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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6:00 p.m.

1. \*Determination of Quorum
2. \*Pledge of Allegiance
3. \*Ethics Law Announcement
4. \*Appeal Procedure
5. \*General Public Comment and Discussion Thereof

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 2, 2019 Draft Minutes](#) of the Washoe County Planning Commission meeting
8. Public Hearings

*The following item only (Agenda Item 8.A.) will be heard jointly by the Reno City Planning Commission and the Washoe County Planning Commission.*

**A. [Master Plan Amendment Case Number WMPA19-0001 and Regulatory Zone Amendment Case Number WRZA19-0001 \(Buck Drive\)](#)** – For possible action, hearing, and discussion:

- (1) To approve a Master Plan Amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” (C) master plan designation on one parcel of land, totaling approximately 1.003 acres; because the subject property is within the Reno-Stead Corridor Joint Plan, which is a master plan under the joint jurisdiction of the City of Reno and Washoe County, amendments require approval by both entities. 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; and
- (2) Subject to final approval of the associated Master Plan change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to approve a Regulatory Zone Amendment from the “Medium Density Suburban” (MDS) regulatory zone to the “General Commercial” (GC) regulatory zone on one parcel of land, totaling approximately 1.003 acres, and, if approved, authorize the chair to sign a resolution to this effect. The existing manufactured home is subject to a condition precedent that the residence be removed before the amendments take effect.

- Applicant: Lumos & Associates, Attn: Angela Fuss
- Property Owners: Alan and Debra Squalia
- Location: 330 Lemmon Drive
- Assessor’s Parcel Number: 552-190-03

- Parcel Size: 1.003 Acres
- Existing Master Plan Category: Medium Density Suburban/Suburban Residential (MDSSR) (Washoe County Designation)
- Proposed Master Plan Category: Commercial (C) (Washoe County Designation)
- Existing Regulatory Zone: Medium Density Suburban (MDS) (Washoe County Designation)
- Proposed Regulatory Zone: General Commercial (GC) (Washoe County Designation)
- Area Plan: North Valleys (Washoe County)
- Citizen Advisory Board: North Valleys CAB
- Development Code: Authorized in Article 820, *Amendment of Master Plan*; Article 821, *Amendment of Regulatory Zone*
- Commission District: 5 – Commissioner Herman
- Prepared by: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3612
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**B. Development Code Amendment Case Number WDCA18-0005 (Cargo Containers)** –

For possible action, hearing, and discussion to amend Washoe County Code Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures*, to revise the allowable quantity, location, aesthetic, permitting and other standards associated with the placement of cargo containers as detached accessory structures used for storage; within Article 310, *Temporary Uses and Structures*, at Section 110.310.35 (h), *Temporary Contractor or Owner-builder Materials or Equipment Cargo Containers*, to update the point in the permitting process at which a cargo container may be placed upon a vacant piece of property to support construction, and to establish additional timeframes regarding when such a cargo container must be removed; within Article 902, *Definitions* at Section 110.902.15, *General Definitions* to establish a definition for “Cargo Container”; and other matters necessarily connected therewith and pertaining thereto.

The Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. Any material modifications that exceed the scope of the amendments being considered at this hearing, however, may require continuation of the hearing for possible action at a future meeting.

- Prepared by: Dave Solaro, Arch., P.E., Assistant County Manager  
Kelly Mullin, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3624 (Dave) and 775.328.3608 (Kelly)
- E-Mail: [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us) and [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

**C. Amendment of Conditions Case Number WAC19-0002 (Blackstone Estates) for Tentative Subdivision Map Case TM15-001** –

For possible action, hearing, and discussion to approve the amendment of one condition of approval for Tentative Subdivision Map TM15-001. The request specifically seeks to amend condition 1(y), which required a neighborhood park to be constructed prior to recordation of the 80<sup>th</sup> lot in the subdivision.

The amendment would change the timing for construction of the park to occur prior to recordation of the 107<sup>th</sup> lot, or issuance of the Certificate of Occupancy for the 80<sup>th</sup> home, whichever comes first.

- Applicant/Owner: JC Blackstone, LLC
- Location: 350 Calle de la Plata
- Assessor's Parcel Number: 534-571-01
- Parcel Size: ±58.49-acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 608
- Commission District: 4 – Commissioner Hartung
- Prepared by: Kelly Mullin, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3608
- E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

**D. Development Code Amendment Case Number WDCA19-0001 (Building Placement Standards on Nonconforming Lots)** – For possible action, hearing and discussion to initiate an amendment to Washoe County Code at Chapter 110 (Development Code), within Article 406, Building Placement Standards 110.406.05, General, to add a requirement regulating setbacks on legal non-conforming lots, when the lot size does not meet the minimum lot size for the actual regulatory zone applicable to the lot, the allowed setbacks will be based on the regulatory zone thresholds for the next densest regulatory zone for which the actual lot size does meet the minimum lot size requirements; and to remove Section 110.406.35(e) Side Yards, Prior Zoning, regarding the option to use the side yard setback requirements of the land use category comparable to the parcel size for lots created prior to May 26, 1993; and other matters necessarily connected therewith and pertaining thereto.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Applicant: Washoe County
- 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)

## 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 and Discussion Thereof**

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**