



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Trevor Lloyd, Secretary

Tuesday, February 4, 2020
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.)

- **Special Use Permit Case Number WSUP19-0030 (A Dog's Life)**
- **Abandonment Case Number WAB19-0003 (Cooper Easement) and Variance Case Number WPVAR19-0003 (Cooper Variance)**
- **Master Plan Amendment Case Number WMPA19-0007, Regulatory Zone Amendment Case Number WRZA19-0007, and Development Code Amendment Case Number WDCA19-0007 (Tahoe Area Plan Updates)**
- **Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead Corridor Joint Plan)**

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 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 [January 7, 2020 Draft Minutes](#)**

## 8. Planning Items

**A. Possible action to approve a resolution of Appreciation of Service for Philip Horan and to authorize the Chair to sign the resolution on behalf of the Planning Commission.**

## 9. Public Hearings

**A. [Special Use Permit Case Number WSUP19-0030 \(A Dog's Life\)](#)** – For possible action, hearing, and discussion to approve a special use permit to operate a Commercial Kennel. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. The project site will consist of a 20,000 square foot building, associated landscaping and parking. In addition to the commercial kennel, this project will also include a grooming and pet supply store and a construction sales and services operation that will function as materials storage and a takeoff point for a contractor. Fifteen thousand square feet of the building is planned to function as the commercial kennel with boarding and doggie daycare; two thousand square feet of the building will function as retail in the form of a grooming and pet supply store; three thousand square feet will function as the construction sales and services operation. Both the pet supply store and construction sales and services uses are allowed without a special use permit and are incidental to the operation of the commercial kennel. Lastly, the special use permit also includes grading of an area over 1 acre on a parcel smaller than 6 acres in size.

- Applicant/Property Owner: Dixie D. May Trust
- Location: Corner of Ingenuity and Pyramid Highway
- Assessor's Parcel Number: 530-492-01
- Parcel Size: 2.75 Acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 810, Special Use Permit
- Commission District: 4 – Commissioner Hartung
- 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. [Abandonment Case Number WAB19-0003 \(Cooper Easement\)](#)** – For possible action, hearing, and discussion to approve abandoning a portion of the access and utility easement bulb, located in the southwestern corner of the subject parcel, in order to create a non-constrained buildable area.

**AND**

**[Variance Case Number WPVAR19-0003 \(Cooper Variance\)](#)** – For possible action, hearing, and discussion to approve a variance of the setbacks located on the relocated easement per WAB19-0003. The required setbacks are 30 feet front and rear, and 50 feet

for the side yards. The variance request is for a zero (0) feet for the front yard setback off the relocated access easement, and a ten (10) foot side yard setback on the western property line.

- Applicant/Property Owner: Jimmy and Marianna Cooper
- Location: 0 El Molino Drive
- Assessor's Parcel Number: 076-381-64
- Parcel Size: 10 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements and Article 804, Variances
  
- Commission District: 4 – Commissioner Hartung
- Prepared by: Dan Cahalane, Planner and Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775.328.3628 (Dan); 775.328.3612 (Chris)
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us) and [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

**C. Master Plan Amendment Case Number WMPA19-0007, Regulatory Zone Amendment Case Number WRZA19-0007, and Development Code Amendment Case Number WDCA19-0007 (Tahoe Area Plan Updates)**

Possible action at the Planning Commission to adopt amendments to the following:

- 1) The Washoe County Code (WCC) at Chapter 110, Development Code, Article 220, Tahoe Area, commonly referred to as the Tahoe Area Modifiers;
- 2) The Washoe County Code (WCC) at Chapter 110, Development Code, adding Article 220.1 Tahoe Area Design Standards;
- 3) The Washoe County Master Plan, Volume 2, Tahoe Area Plan, including changes to the goals, policies and maps; and
- 4) The Tahoe Area Regulatory Zone map.

These amendments are meant to ensure the conformance of Washoe County's plans with the 2012 Regional Plan adopted by the Tahoe Regional Planning Agency (TRPA), including but not limited to the following:

- A. Adopting the TRPA's permissible uses set forth in TRPA Regional Plan Chapter 21 *Permissible Uses* in lieu of Washoe County's allowed uses set forth in article 302 of the Washoe County Development Code;
- B. Adopting Design Standards that are in conformance with the requirements set forth in TRPA Regional Plan Chapters 13 *Area Plans* and 36 *Design Standards*;
- C. Adopting development standards that are consistent with the developments standards set forth in the TRPA Regional Plan;
- D. Adopting TRPA's Master Plan land use categories in lieu of Washoe County's Master Plan land use categories set forth in Article 106 of the Washoe County Development Code;

- E. Adopting neighborhood plans utilizing the boundaries and allowed uses of TRPA's plan area statements and community plans in lieu of Washoe County's regulatory zones set forth in Article 106 of the Washoe County Development Code;
- F. Adopting Goals and Policies for the following TRPA required subjects: Land Use, Transportation, Conservation, Public Services and Facilities, Recreation, and Implementation;
- G. Adopting TRPA's implementing plans by reference when necessary, including but not limited to portions of the TRPA Code of Ordinances and the Shore Zone plan; and,
- H. Adopting other matters necessarily connected therewith and pertaining thereto.

- Applicant: Washoe County
- Location: Tahoe Planning Area, i.e. all of Washoe County's jurisdiction inside the Tahoe Basin
- Assessor's Parcel Numbers: All parcels within the Tahoe Area Plan
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay CAB
- Development Code: Authorized in Article 818, *Amendment of Development Code*, Article 820, *Amendment of Master Plan*, and Article 821, *Amendment of Regulatory Zone*
- Commission District: 1 – Commissioner Berkbigler
- Prepared by: Eric Young, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3613
- E-Mail: [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

**D. Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead Corridor Joint Plan)** – For possible action, hearing, and discussion:

- (1) Adopt a master plan amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS). If approved, authorize the chair of the Washoe County Planning Commission and to forward their recommendation on to the Washoe County Commission for possible approval; and
- (2) Subject to final approval and adoption of the associated master plan amendment and a finding of conformance with the 2019 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the North Valley Regulatory Zone Map, changing all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zoning of

Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zoning of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR) to Washoe County regulatory zoning of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory zoning of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zoning of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zoning of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zoning of Parks and Recreation (PR). If approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County
- Property Owners/Parcel Numbers: See Exhibit C, for information for all 416 parcels
- Location: Reno-Stead Corridor Joint Plan (RSCJP) is location in various areas along portions of US-395, North Virginia Street, Red Rock Road, Lemmon Drive, & Seneca Drive (Horizon Hills)
- Total Acreage of Parcels: 734.85 acres
- Existing Master Plan Categories: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR)
- Proposed Master Plan Categories: Suburban Residential (SR), Rural (R), Rural Residential (RR), Commercial (C), and Open Space (OS)
- Existing Regulatory Zones: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR)
- Proposed Regulatory Zones: Medium Density Suburban (MDS), Low Density Suburban (LDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), or Parks and Recreation (PR)
- Area Plan: North Valleys Area Plan
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- 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)

## 10. Planning Items

**A. For possible action to designate a Planning Commissioner to sit on the RRIF/GAM Technical Advisory Committee** – Regional Transportation Commission (RTC) is looking for a volunteer from the Planning Commission to sit on the Regional Road Impact Fee (RRIF)/General Administrative Manual (GAM) Technical Advisory Committee (TAC) – The purpose of the RRIF/GAM TAC is to review and recommend any modifications, additions, or updates to be made to the RRIF GAM and Capital Improvements Plan (CIP). The RRIF/GAM TAC typically meets on an as needed basis. – Trevor Lloyd, Planning Manager, Washoe County Community Services Department, Planning and Building Division

## 11. Chair and Commission Items

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

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

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

## 13. \*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.

## 14. Adjournment