



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, May 5, 2020

6:30 p.m.

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

No members of the public will be allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Tentative Subdivision Map Case Number WTM19-005 (Luxelocker)**
- **Abandonment Case Number WAB20-0001 (Ingenuity Industrial Center)**
- **Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone)**

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. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by logging into the ZOOM webinar by accessing the following link: <https://zoom.us/j/98837727508>. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make reasonable efforts

to include all comments received for public comment by email and voicemail into the record. Please try to provide comments by 11:00 a.m. on May 5, 2020.

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 Planning Commission has been electronically posted at https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>. Pursuant to Section 3 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and further, the requirement that notice agendas be physically posted within the State of Nevada has been suspended.

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.

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. Public Hearings

**A. Tentative Subdivision Map Case Number WTM19-005 (Luxelocker)** – For possible action, hearing, and discussion to approve a commercial tentative subdivision map to allow the subdivision of 3.66 acres into 98 commercial condominium lots, for personal storage units, with 2.24 acres of common open space for Luxelocker LLC. The proposal also requests a reduction of the required setbacks to zero on all sides of the lots. If approved, the project will consist of individual storage units within a commercial building that will be available for purchase and ownership by individual owners, as opposed to common ownership and individual unit rentals.

- Applicant: Luxelocker LLC
- Property Owner: Spanish Springs Storage Partnership LLC
- Location: Southeast corner of Ingenuity Ave. & Digital Ct.
- Assessor's Parcel Number: 530-491-13
- Parcel Size: 3.66 acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 406, Building Placement Standards and Article 608, Tentative Subdivision Maps
  
- Commission District: 4 – Commissioner Hartung
- 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)

**B. Abandonment Case Number WAB20-0001 (Ingenuity Industrial Center)** – For possible action, hearing, and discussion to approve the abandonment of a 56ft by 540.5ft portion of the right of way at the north western terminus of Ingenuity Avenue in favor of an access easement and a right of way turn around at the southwestern corner between APN 538-010-11 and 538-161-12. If approved, the abandoned portion of the right of way would become the property of the Ingenuity Industrial Center.

- Applicant: Avenue 55
- Property Owner: Ingenuity Industrial Center
- Location: Approximately 0.5 miles west of the intersection of Pyramid Way and Ingenuity Ave
  
- Assessor's Parcel Number: 538-010-11
- Parcel Size: 39.53 acres
- Master Plan Category: Industrial
- Regulatory Zone: Industrial
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 806
- Commission District: 4 – Commissioner Hartung
- Prepared by: Dan Cahalane, Planner

Washoe County Community Services Department  
Planning and Building Division

- Phone: 775.328.3628
- E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

**C. Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone)** – For possible action, hearing, and discussion to approve a change of regulatory zoning of ±47.19 acres (±20.04 acres on APN 087-400-23, ±15.67 acres on APN 087-400-24, ±11.456 acres on APN 087-400-11), from Medium Density Suburban (MDS - 3 dwelling units per acre) to High Density Suburban (HDS – 7 dwelling units per acre) on 3 parcels totaling ±124.6 acres. The remaining acreage will remain General Rural. And, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: West and Northwest of the intersection of Mudspring Drive and Village Pkwy
- Assessor's Parcel Numbers: 087-400-11, 087-300-23, 087-400-24
- Parcel Size: ±124.6 acres
- Master Plan Category: Suburban Residential (LUT limits density to 5 detached dwellings per acre maximum) and Rural
- Regulatory Zone: Medium Density Suburban (MDS), 3 detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Proposed Regulatory Zone: High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 821
- Commission District: 5 – Commissioner Herman
- Prepared by: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

## 8. Chair and Commission Items

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

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

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

## 10. \*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.

## **11. Adjournment**