



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

Larry Peyton

Trevor Lloyd, Secretary

Tuesday, June 2, 2020

6:30 p.m.

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

If the Governor's Emergency Declaration and associated directives concerning public meetings and gatherings of more than 10 people are still in effect at the time of this meeting, then 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, in which case this meeting will be held by teleconference only. **If the Governor's Emergency Declaration and associated directives concerning public meetings and gatherings of more than 10 people are not still in effect at the time of this meeting, then the meeting will be held at the above location at the above date and time. Attendance at any physical meeting location will be limited in accordance with any applicable Statutes, Declarations, Directives, Regulations, or Ordinances concerning the COVID-19 pandemic, including any applicable social distancing requirements and limits on the number of persons permitted to be physically present within the meeting room at the same time.**

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 WTM20-002 (Harmony Mesa)**

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.

If the Governor's Declaration of Emergency concerning the COVID-19 pandemic remains in effect at the time of this meeting, then pursuant to Directive 006 Section 2 of that declaration, members of the public may only submit public comment electronically as provided in this paragraph. Public comment may be submitted by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/82354184000>. 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 June 2, 2020.

If Directive 006, Section 2 is no longer in effect, then public comment will proceed as follows: 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 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>; and physically posted at: WASHOE COUNTY ADMINISTRATION BUILDING (1001 E 9TH STREET); WASHOE COUNTY COURTHOUSE – SECOND JUDICIAL DISTRICT COURT (75 COURT STREET); SPARKS JUSTICE COURT (1675 EAST PRATER WAY) AND WASHOE COUNTY CENTRAL LIBRARY (301 SOUTH CENTER STREET). If Section 3 of the Declaration of Emergency Directive 006 ("Directive 006") concerning the COVID-19 pandemic remains in effect at the time of this meeting, then 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, and public participation and comment will be conducted electronically as provided in that directive and this agenda.

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. Possible Action to Approve [April 20, 2020 Draft Minutes](#) and [May 5, 2020 Draft Minutes](#)**
- 8. Consent Items**

**A. Tentative Subdivision Map Case Number TM03-006 (Eagle Canyon IV) – Extension of Time Request for Tentative Subdivision Map Case Number TM03-006.** For possible action, hearing, and discussion to approve an extension of time for expiration of the approval of the subdivision, for two years, from July 17, 2020 until July 17, 2022. The subdivision was originally approved by the Planning Commission June 3, 2003 for 527 single-family lots. The Planning Commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360.

- Applicant: Lennar Reno, LLC
- Property Owner: Lennar Reno, LLC
- Location: southern terminus of Lanstar Drive
- Assessor's Parcel Number: 532-020-09
- Parcel Size: ± 63.6
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDA - 3 dwellings per acre)
  
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 608 Tentative Subdivision Maps

- Commission District: 4 – Commissioner Hartung
- Prepared by: Roger Pelham, 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. Public Hearings

**A. Tentative Subdivision Map Case Number WTM20-002 (Harmony Mesa)** – For possible action, hearing, and discussion to approve a tentative map for the merger and re-subdivision of two parcels totaling ±6.5 acres in order to develop an 18-lot single-family residential, common open space subdivision. Lot sizes range from 6,000 square feet to 22,000 square feet. The subdivision will have two common areas consisting of approximately 1.3 acres. Approximately 31,400 cubic yards of earthen material will be excavated on the site. This constitutes Major Grading, which would be included in the possible approval of this application. The application also includes a request to vary general setback standards from 20 feet in the front and rear and 8 feet on the sides (per Section 110.408.25 of the Washoe County Code) to 10 feet in the front, 20 feet in front of the garage, 15 feet on the rear and 5 feet on the sides of each lot, which would also be included in the possible approval of this application. The maximum residential density is 3 dwellings to the acre, and the residential density proposed is 2.8 dwellings to the acre.

- Applicant: Doug Barker
- Property Owner: Hero Land Holdings, LLC
- Location: On Marilyn Drive between Harmony Lane and Quartz Lane
- Assessor's Parcel Numbers: 085-330-39 and 085-330-44
- Parcel Sizes: ± 2.63 and ±3.86
- Master Plan Categories: Suburban Residential (SR) and Industrial (I)
- Regulatory Zones: Medium Density Suburban (MDS) and Industrial (I)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, Tentative Subdivision Maps, Article 408, Common Open Space Development, and Article 424, Hillside Development
- Commission District: 5 – Commissioner Herman
- Prepared by: Roger Pelham, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

## 10. Planning Items

**A. Resolution to Initiate Development Code Amendment Case Number WDCA20-0001 (Article 412, Landscaping)** – Possible action to adopt a resolution initiating an update to Article 412, Landscaping of the Washoe County Development Code in order to:

- a. Clarify where the standards of Article 412 apply
- b. Clarify the process for review of extenuating circumstances for modification of standards

- c. Clarify the requirements for landscaping plans
- d. Require water conservation measures
- e. Require preservation of Significant Trees
- f. Provide for greater flexibility in design of civic and commercial required landscaping
- g. Clarify that durable materials are required for screening fences
- h. Update standards for numbers of required trees, shrubs and ground cover
- i. Provide standards for revegetation of disturbed areas
- j. Update standards for financial assurances

- Applicant: Washoe County Planning and Building
- Area Plan: All
- Citizen Advisory Board: All
- Development Code: Authorized in Article 818 Amendment of Development Code
- Commission District: All Commissioners
- Prepared by: Roger Pelham, 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. Update of Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)**

– For possible action, hearing, and discussion for an advisory recommendation to the Board of County Commissioners on whether to adopt Regulatory Zone Amendment Case Number WRZA19-0010, if it were coupled with an associated development agreement under NRS 278.0201 and related provisions limiting the gross density to 4.2 dwelling units per acre. WRZA19-0010 is for a regulatory zone amendment for 2 parcels totaling 54.5 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) and General Rural (GR) to High Density Suburban (HDS) (7 dwelling units/acre maximum), with the 3 acres that are currently GR to remain GR. Zoning amendments cannot be conditioned; accordingly, the development agreement would be a separate transaction which, if approved, would limit the development of the property to a maximum density of 4.2 dwelling units per acre for the duration of the agreement.

- Applicant: Regal Holdings of Nevada LLC
- Property Owner: Charles J. Fornaro et al
- Location: North of Highland Ranch Pkwy. & North of Midnight Drive
- Assessor's Parcel Numbers: 508-020-41 & 43
- Parcel Sizes: 21.0 & 33.5 acres
- Master Plan Categories: Suburban Residential (SR) & Rural (R)
- Regulatory Zones: Low Density Suburban (LDS) & General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 821, Amendments 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)

#### **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**