



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Larry Peyton
Pat Phillips
Trevor Lloyd, Secretary

Tuesday, August 4, 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 WTM20-001 and Variance Case Number WPVAR20-0002 (Ladera Ranch)**
- **Development Code Amendment Case Number WDCA20-0001 (110.406)**
- **Master Plan Amendment Case Number WMPA20-0004 (LUTE Amendment)**
- **Master Plan Amendment Case Number WMPA20-0005 (Public Services & Facilities Element)**
- **Master Plan Amendment Case Number WMPA20-0006 (Population Element)**
- **Master Plan Amendment Case Number WMPA20-0007 (Housing Element)**

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://us02web.zoom.us/j/89919987085>. 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 August 4, 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. Possible Action to Approve [June 2, 2020 Draft Minutes](#)**

**8. Planning Items**

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

**9. Public Hearings**

**A. [Tentative Subdivision Map Case Number WTM20-001 \(Ladera Ranch\)](#)** – For possible action, hearing, and discussion to approve a tentative map for a 294-lot common open space residential subdivision that will serve as Phases 2 through 6 of the existing Ladera Ranch Subdivision, which was originally approved for 356 residential dwelling units under case number TM05-011 in 2005. The final map for Phase 1, which is separate from this proposal, was recorded on June 8, 2007. This proposed subdivision also includes major grading in the following amounts: 384,740 cubic yards of grading, with up to 36,980 cubic yards of import. It also allows reductions in lot sizes and building setbacks. The maximum number of dwelling units allowable on the property that is subject of this proposal is 301. Approximately 225.7 acres of the site is planned to be designated as common open space within the subdivision. The proposed setbacks are 20' to garage, 10' to building; 13' & 0' side setbacks; and 10' rear setback. Lots will range from a minimum of 3,120 square feet, to a maximum lot size of 12,096 square feet.

**AND**

**[Variance Case Number WPVAR20-0002 \(Ladera Ranch\)](#)** – For possible action, hearing, and discussion to approve a variance to allow finish grades to exceed more than 10 feet in height difference up to a maximum of 40 feet from existing grade.

- Applicant/Property Owner: Ladera Ranch LLC
- Location: ½ mile west of Sun Valley Boulevard on Seventh Avenue
- Assessor's Parcel Numbers: 502-700-01; 502-700-033; 502-700-06; 502-700-07; 502-250-32
- Parcel Size: 266.07 acres
- Master Plan Categories: Suburban Residential (SR); Open Space (OS)
- Regulatory Zones: High Density Rural (HDR)(1du/2.5acres); Low Density Suburban (LDS)(1du/1acre); Medium Density Suburban (MDS)(3du/1acre)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 408, *Common Open Space Development*; Article 424, *Hillside Development*; Article 608, *Tentative Subdivision Maps*
- Commission District: 3 – Commissioner Jung
- 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 WDCA20-0001 (110.406)** – 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, to add a new section addressing industrial uses on properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels with specific requirements concerning setback, walls, lighting and loading and service areas; and other matters necessarily connected therewith and pertaining thereto. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot solid walls required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties.

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

- 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)

**C. Master Plan Amendment Case Number WMPA20-0004 (LUTE Amendment)** – For possible action, hearing, and discussion to approve updates to the Land Use and Transportation Element (LUTE), a component of the Washoe County Master Plan, in order to comply with the 2019 Truckee Meadows Regional Plan regional conformance requests. The Truckee Meadows Regional Plan had last been updated in 2012, but the newest version was approved in 2019. The updates in this agenda item are designed to ensure that the LUTE and the regional plan do not potentially conflict. State law requires that county master plans be in conformance with any applicable regional plan. Specific updates include the following:

1. Include language identifying how Washoe county will be limiting development outside of the Truckee Meadows Service Area (TMSA) to 2% of the cumulative development; the TMSA is a boundary line that generally circles the more densely developed areas of the county such as Reno and Sparks where municipal services such as water systems and sanitary sewer are available or readily available to support development.
2. Include language describing the limitation of development outside the TMSA to not allow new divisions of land that would create a parcel less than 5 acres in size outside of an approved Rural Development Area (RDA); a Rural Development Area

allows the creation of smaller parcel sizes as long as the overall density remains the same and the project received approval from the Truckee Meadows Regional Planning Agency.

3. Include Language acknowledging the Regional Land Designations and Priority Hierarchy for Development. These designations direct growth to tiers within the TMSA as outlined in the 2019 Regional plan.
4. Include language referencing the Regional Land Designations density requirements as each designation allows a different level of density in order to direct growth effectively.

If approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County
- Location: County Wide
- Area Plan: All
- Citizen Advisory Board: Neighborhood Meeting
- Development Code: Authorized in Article 820
- Commission District: All Districts
- Prepared by: Dan Cahalane, Planner and Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628 (Dan) and 775.328.3612 (Chris)
- E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) and  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**D. Master Plan Amendment Case Number WMPA20-0005 (Public Services & Facilities Element)** – Hearing and discussion for possible action to initiate and to amend the Public Services and Facilities Element a component of the Washoe County Master Plan for the purpose of bringing the Public Services and Facilities Element into conformance with the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language referencing the List of Facilities & Services Standards; new language recognizing the promotion of facilities and services in line with the priority hierarchy for development; identifying that water and wastewater infrastructure will not be extended from the TMSA to the RA, except for the management of reclaimed water as a method to effectively manage reclaimed water from wastewater treatment facilities; new language acknowledging use of the Regional Water Management Plan; and addressing the Regional Plan requirements for Regional Utility Corridor and Sites. The TMSA is the area within the county where municipal services such as water and sanitary sewer are available for development to use, thus allowing denser development. The RA, by contrast, is outside of the TMSA and is the area within the county where municipal services such as water and sanitary sewer are not available for development to use, thus allowing less dense development.

- Location: County wide
- Development Code: Authorized in Article 820, Master Plan Amendment
- 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)

**E. Master Plan Amendment Case Number WMPA20-0006 (Population Element)** – For possible action, hearing, and discussion to initiate and approve an amendment to the Washoe County Master Plan, Population Element to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including language recognizing the use of the most current adopted Washoe County Consensus Forecast, and removing specific data from the previous Washoe County Consensus Forecast, and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County Planning and Building Division
- Citizen Advisory Board: All CAB
- Development Code: Authorized in Article 820, Master Plan Amendments
- Commission District: All Commission Districts
- 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)

**F. Washoe County Master Plan Amendment Case WMPA20-0007 (Housing Element)** – For possible action, hearing, and discussion to initiate and approve an amendment to the Housing Element, a component of the Washoe County Master Plan, for the purpose of bringing the Housing Element into conformance with the 2019 Truckee Meadows Regional Plan. The proposed amendments include new language referencing the county’s support for the Regional Strategy for Housing Affordability, and particularly the roadmap of steps to address affordable housing needs in the community, and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County Planning and Building Division
- Citizen Advisory Board: All CABs
- Development Code: Authorized in Article 820, Master Plan Amendments
- Commission District: All Commission Districts
- Prepared by: Eric Young, Senior Planner  
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## 10. Planning Items

**\*A. Trevor Lloyd will provide a status and timeline for the update to the Washoe County Master Plan.**

## 11. Chair and Commission Items

**A.** For possible action and discussion to elect officers, chair, and vice chair

**\*B.** Future agenda items

**\*C.** 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**