



# 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  
Patricia Phillips

Tuesday, March 2, 2021  
6:30 p.m.

## Secretary

Trevor Lloyd

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**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 the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

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## **PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA**

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

- **Abandonment Case Number WAB21-0001 (Corstorphine Abandonment)**
- **Abandonment Case Number WAB20-0005 (Stoler Family Trust Abandonment)**
- **Master Plan Amendment Case Number WMPA21-0001 and Regulatory Zone Amendment WRZA21-0001 (Woodland Village)**

**Possible Changes to Agenda and Timing.** Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

**Public Comment.** Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

In accordance with the Governor of Nevada's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by teleconference by logging into the ZOOM webinar at the following link and utilizing the "Raise Hand" feature during any public comment period: <https://us02web.zoom.us/j/89584295985> As an alternative to this link, you can join the ZOOM meeting by typing zoom.us in your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this Meeting ID: 89584295985. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to [washoe311@washoecounty.us](mailto: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 March 2, 2021.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment 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. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

**Responses to Public Comments.** The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

**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. 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(4)(b), 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](https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php); and <https://notice.nv.gov>. Pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 3, the requirement that public notice agendas be posted at physical locations within the State of Nevada has been suspended.

**How to Get Copies of Agenda and Supporting Materials.** Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained on the Planning and Building Division's website at [http://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/index.php](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](mailto: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. Supporting materials are available to the public at the same time they are available to Planning Commissioners. If materials are distributed at a meeting, they are 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.

6:30 p.m.

1. **Call to Order and Determination of Quorum** [Non-action item]
2. **Pledge of Allegiance** [Non-action item]
3. **Ethics Law Announcement** [Non-action item]
4. **Appeal Procedure** [Non-action item]
5. **Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

6. **Approval of the Agenda** [For possible action]
7. **Approval of the [February 2, 2021 Draft Minutes](#)** [For possible action]

Commission members may identify any additions or corrections to the draft minutes as transcribed.

8. **Public Hearings** [For possible action]

A. **[Abandonment Case Number WAB21-0001 \(Corstorphine Abandonment\)](#)** [For possible action] - For hearing, discussion and possible action, to approve abandonment of a 33-foot wide government patent easement for access and utilities on the south and east sides of the parcel.

- Applicant: John and Carolyn Corstorphine
- Property Owner: John and Carolyn Corstorphine
- Location: 15850 Rocky Vista Road, approximately 500 feet south of its intersection with Big Smoky Drive
- Assessor's Parcel Number: 017-200-49
- Parcel Size: ± 1.032 acres (± 44,954 square feet)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

**B. Abandonment Case Number WAB20-0005 (Stoler Family Trust Abandonment) [For possible action]** – For hearing, discussion and possible action to approve abandonment of 33-foot wide government patent easements for access and utilities on the north side of two parcels of land and the west side of the westerly parcel of land.

- Applicant: Stoler Family Trust
- Property Owner: Stoler Family Trust
- Location: Northeast corner of Taos Lane and Incognito Lane
- Assessor's Parcel Numbers: 142-260-17 and -18
- Parcel Sizes: ± 54,928 and ± 54,933 square feet
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
  
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

**C. Master Plan Amendment Case Number WMPA21-0001 and Regulatory Zone Amendment WRZA21-0001 (Woodland Village) [For possible action]** - For hearing, discussion and possible action to:

- (1) Adopt an amendment to the Cold Springs Area Plan, which is a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Rural (R) to Suburban Residential (SR) master plan designation on ±6 acres of an 18.5 acre parcel (APN: 556-290-35) and Suburban Residential (SR) to Rural Residential (RR) master plan designation on 2 parcels (APN:087-520-01 & 02) totaling ±10.13 acres; and
- (2) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Medium Density Suburban (MDS) regulatory zone to the High Density Rural (HDR) regulatory zone for 2 parcels (APN:087-520-01 & 02) totaling ±10.13 acres; to approve a Regulatory Zone Amendment from the General Rural (GR) to MDS for ±6 acres of an ±18.5 acre parcel (APN: 556-290-35); and re-establish MDS density on ±3 acres of a ±171 acre parcel (APN:556-290-24). And, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Woodland Village North, LLC
- Property Owner: WWC Commercial LLC
- Location: various locations within or adjacent to Woodland Village
  
- Assessor's Parcel Numbers: 087-520-01 & 02 and portions of 556-290-35 & 24
- Parcel Sizes: ±9.52, ± 0.61, ±6, & 3± acres
- Master Plan Categories: Suburban Residential (SR) & Rural (R)
- Regulatory Zones: Medium Density Suburban (MDS) & General Rural (GR)

- Area Plan: Cold Springs
- 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
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

**9. Chair and Commission Items** [Non-action item]

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

**10. Director’s and Legal Counsel’s Items** [Non-action item]

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

**11. Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

**12. Adjournment** [Non-action item]