



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Tuesday, June 1, 2021
6:00 p.m.

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Larry Peyton
Patricia Phillips

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via

Secretary

Trevor Lloyd

Zoom Teleconference

This meeting will be held in the County Commission Chambers and via Zoom teleconference. To attend this meeting via Zoom teleconference, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/88904150676>. As an alternative to this link, you can join the meeting by typing zoom.us in your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this Meeting ID: 88904150676. NOTE: This option will require a computer with audio and video capabilities.

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>.

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Tentative Subdivision Map Case Number WTM21-007 (Village Parkway)**
- **Abandonment Case Number WAB21-0002 & Variance Case Number WPVAR21-0001 (Boulder Bay)**

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.

Members of the public may submit public comment by either attending the meeting in person or by attending the meeting via teleconference by logging into the ZOOM webinar at the above link and utilizing the "Raise Hand" feature during any public comment period. 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 4:00 p.m. on May 28, 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. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission 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); and has been electronically posted at 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 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 or at the Planning and Building Division Office (contact Alice McQuone, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-2722, e-mail AMcQuone@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.

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 at least 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.

6:00 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 [May 4, 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. [Tentative Subdivision Map Case Number WTM-007 \(Village Parkway\)](#) [For possible action] – For hearing, discussion, and possible action to approve a tentative subdivision map for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space development on 3 parcels totaling 124.6 acres, and associated major grading for 46.7 acres of ground disturbance, 48,300cy of cut and 251,000cy of fill for the proposed tentative map.

- Applicant/Property Owner: Lifestyle Homes TND, LCC
- Location: West side of Village Parkway, north of Cold Springs Drive
- Assessor's Parcel Number: 087-400-11, 087-400-23, 087-400-24
- Parcel Size: 124.6 acres total
- Master Plan Categories: Rural, Suburban Residential
- Regulatory Zone: 62.1% General Rural, 37.9% High Density Suburban
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 608
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

B. Abandonment Case Number WAB21-0002 (Boulder Bay) [For possible action] – For hearing, discussion and possible action to abandon Washoe County’s interest in 60,291 sf of public right-of-way in accordance with NRS 278.480 and related provisions in the Washoe County Development Code. The roadways where sections are proposed for abandonment are Wassou Road; Lake View Avenue; all of Reservoir Road; and a sliver of Stateline Road. As part of the abandonment, replacement roadway alignments are proposed to perpetuate access. If approved, the County’s abandoned interest in this public right-of-way will be transferred to Boulder Bay, LLC, owners of abutting property.

Variance Case Number WPVAR21-0001 (Boulder Bay) [For possible action] – For hearing, discussion and possible action to vary certain Washoe County Code (“WCC”) Article 436 standards to address Street Design Requirements as allowed under 110.436.15(a). The specific variance request is related to right-of-way width, maximum road grades, street grade at intersections, street curves, vertical curves, and curve separations. The applicant is also requesting to vary WCC Article 438 Grading Standards, specifically, 110.438.35(a)(4) and 110.438.45(c) to accommodate future driveway locations.

- Applicant: Boulder Bay, LLC
- Property Owner 1: Boulder Bay, LLC
- Property Owner 2: Big Water Investments, Inc.
- Property Owner 3: United States Forest Service
- Location: 0 State Route 28; 5 State Route 28; 0 Wassou Road; 101 Lake View Avenue; 47 Reservoir Road
- Assessor’s Parcel Numbers: 123-071-04; 123-054-01; 123-053-04; 123-053-02; 123-052-04; 123-052-02; 123-052-03; 123-291-01; 123-053-06
- Parcel Size: 0.64 ac; 1.00 ac; 0.18 ac; 1.42 ac; 3.23 ac; 0.28 ac; 0.28 ac; 2.77 ac; 1.24 ac
- Master Plan Category: Commercial (C); Suburban Residential (SR)
- Regulatory Zone: Tourist Commercial (TC); Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances; and 806, Vacations and Abandonments of Easements or Streets
- Commission District: 1 – Commissioner Hill
- Staff: Chris Bronczyk, Planner/Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3612/775-328-3608
- E-mail: cbronczyk@washoecounty.us
cwieche@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]