



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Francine Donshick
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi, Vice-Chair
Kate S. Nelson
Rob Pierce, Chair
Patricia Phillips
Secretary
Trevor Lloyd

Tuesday, May 7, 2024
6:00 p.m.

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

and available via
Zoom Webinar

Information regarding this public notice is available in Spanish at the following link:
www.washoecounty.gov/comdev/board_commission/planning_commission

La información sobre este aviso público está disponible en español en el siguiente enlace "link":
www.washoecounty.gov/comdev/board_commission/planning_commission

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/84272659406>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 842 7265 9406**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 842 7265 9406** and pressing #.

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

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete case descriptions are provided beginning on page five of this agenda.)

- **Development Code Amendment Case Number WDCA24-0002 (Affordable Housing Package 2)**
- **Development Code Amendment Case Number WDCA24-0003 (Short-Term Rentals)**
- **Special Use Permit Case Number WSUP23-0032 (NV Energy)**

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.

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.

Public Participation. Any public wishing to present printed materials at the hearing must bring eight (8) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Brandon Roman (broman@washoecounty.gov) by 4:00 p.m. the business day immediately preceding the meeting. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on Monday May 6, 2024, to the Committee members prior to the meeting.

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 Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at https://www.washoecounty.gov/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 online at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division's Office (contact Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail (broman@washoecounty.gov)). 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 qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

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 and Instructions for Providing Public Comment via Zoom/Telephone** [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 May 7, 2024, Agenda** [For possible action]
7. **Approval of the [March 5, Draft Minutes](#)** [For possible action]

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

8. Consent Items

A. Extension of Time Request for Tentative Subdivision Map Case Number TM16-009

(Ascente) - Extension of Time Request for Tentative Subdivision Map Case Number TM16-009 (Ascente) – For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision, for two years, from May 19, 2024, until May 19, 2026. The subdivision was originally approved by the Planning Commission on June 6, 2017. 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(1)(c).

- Applicant: Toll Brothers
- Property Owner: DRP NV 2, LLC
- Location: 15408 A Palisade Peak Lane Reno, NV 89519
- APN: 045-741-01
045-742-01 & -02
045-751-01
045-252-18 & -19
045-753-01, -02, -03, -04 & -05
- Parcel Size: 632 acres
- Master Plan: Suburban Residential & Open Space
- Regulatory Zone: Low Density Suburban, Medium Density Suburban & Open Space
- Area Plan: Forest
- Development Code: Authorized in Article 608 Tentative Subdivision Maps
- Commission District: 2 – Commissioner Clark
- Staff: Courtney Weiche, Sr. Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3618
- E-mail: cweiche@washoecounty.gov

B. Extension of Time Request for Tentative Subdivision Map Case Number TM16-005 (The Ridges at Hunter Creek)

- For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision, for two years, from June 28, 2024, until June 28, 2026. The subdivision was originally approved by the Planning Commission on July 5, 2016. 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(1)(c).

- Applicant: New Edge Living
- Property Owner: Hunter Creek Reno Owner LLC
- Location: 0 Hunter Falls Circle,
Reno, NV 89519
- APN: 041-671-04
- Parcel Size: 91.096 acres
- Master Plan: Rural Residential & Suburban Residential
- Regulatory Zone: 52% High Density Rural (HDR), 18% Low Density Suburban (LDS) & 30% General Rural (GR)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 608 Tentative Subdivision Maps

- Commission District: 1 – Commissioner Hill
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3618
- E-mail: krstark@washoecounty.gov

C. Extension of Time Request for Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center) - For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision and associated special use permit, for two years, from May 20, 2024, until May 20, 2026. The subdivision was originally approved by the Planning Commission on January 5, 2021. 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(1)(c).

- Applicant/Property Owner: WVC Commercial LLC
- Location: 18705 Village Center Drive,
Reno, NV 89508
- APN: 556-721-01 & 556-390-05
- Parcel Size: 1.367 acres & 4.231 acres
- Master Plan: Commercial & Suburban Residential
- Regulatory Zone: Neighborhood Commercial (NC) & Public/Semi-Public Facilities (PSP)
- Area Plan: Cold Springs
- Development Code: Authorized in Article 608 Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3618
- E-mail: krstark@washoecounty.gov

9. Public Hearings [For possible action]

- A. Development Code Amendment Case Number WDCA24-0002 (Affordable Housing Package 2) [For possible action]** For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) by modifying various sections in Division Two- Area Plan Regulations, Division Four- Development Standards, and Division Nine- General Provisions, in order to update regulations related to allowed residential uses in the Spanish Springs planning area, maximum height restrictions in the Sun Valley planning area, multifamily parking minimums, bike parking, turf requirements, common and private open space, and definitions. These updates include deleting a section limiting structures in the Sun Valley planning area to two stories in height and modifying various sections to: remove table C-1 which modifies allowed residential uses in the Spanish Springs planning area; update minimum off-street parking space requirements for multifamily housing; update requirements for bicycle storage by removing requirements for bicycle parking spaces, by adding design standards for short and long-term bicycle storage, by adding design requirements for bicycle racks, and by removing Figure 110.410.15.2 which shows bicycle parking space dimensions; remove the requirement to provide turf areas in multifamily developments of a minimum of fifty (50) percent of the required landscaping area; modify minimum size and dimension requirements for private open space in multifamily developments; add standards for

turf areas provided as common open space for multifamily developments; and add definitions for short and long-term bicycle parking; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Development Code: Authorized in Article 818, Amendment of Development Code
- Commission District: All Districts
- Staff: Chris Bronczyk, Sr. Planner and Kat Oakley, Sr. Planner
Washoe County Community Services Department
Planning and Building
- Phone: Chris: 775.328.3612; Kat: 775.328.3628
- E-mail: cbronczyk@washoecounty.gov; koakley@washoecounty.gov

- B. Development Code Amendment Case Number WDCA24-0003 (Short-Term Rentals) [For possible action]** – For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code in Article 319 (Short Term Rentals (STRs)) by modifying various sections in order to clarify maximum occupancy limitations associated with an STR permit; limit STRs to one per parcel in the Tahoe Planning Area; prohibit new STRs in accessory dwellings in the Tahoe Planning Area; clarify when an STR permit must be relinquished; remove requirement for an outdoor fireplace permit from the Truckee Meadows Fire Protection District; allow for an updated STR permit renew date via payment of a pro-rated renewal fee; remove the requirement for a signed notary for STR renewal applications; clarify that a new STR permit is required with each change of parcel ownership; grant a 30 day automatic grace period for renewals with a possible additional 30 day discretionary grace period that may be granted by the Director of Planning and Building; and clarify violation and revocation regulations; and by amending Washoe County Code Chapter 125 (Administrative Enforcement Code) to reduce the appeal period for STR stop activity orders from 30 days to 14 days; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. Any material modifications that exceed the scope of the amendments being considered at this hearing may require continuation of the hearing for possible action at a future meeting. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Development Code: Authorized in Article 818, Amendment of Development Code
- Commission District: All Districts
- Staff: Trevor Lloyd, Planning Manager
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3617
- E-mail: tlloyd@washoecounty.gov

- C. Special Use Permit Case Number WSUP23-0032 (NV Energy) [For possible action]** – For hearing, discussion, and possible action to approve a special use permit for a major public facility use type for NV Energy to construct, operate, and maintain a new 10.8-mile long (11.9 miles including California and Nevada portions – 6.8 miles in Washoe County, 4.1 miles in the City of Reno, and 1.1 miles in California), 120 kV overhead transmission line connecting the California substation near Verdi to the Bordertown substation. The project will entail 53,000 cubic yards of

excavation (cut) for access road widening and the applicant is requesting to waive all landscaping and parking requirements and to vary the maximum height of the applicable regulatory zones to allow for pole heights as high as 105'. This project meets the standard for a project of regional significance (PRS) because it entails construction of a transmission line that carries 60 kV or more. It will require approval by the regional planning authorities before any approval at the County level would take effect. This project also requires amendments to the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan to identify the location of the new transmission line. As this project encompasses areas within Washoe County and the City of Reno, the Regional Planning Commission will sponsor the changes to the Regional Utility Corridor Map in one single amendment as opposed to the Washoe County Commission and the City of Reno City Council sponsoring individual amendments. This project will need to comply with all Federal and State approvals before any approval at the County level would take effect.

- Applicant: NV Energy
- Property Owner: Myers 2017 Trust, Raymond A; NV Energy; Emery, Allyn; Lucas, Stan; Churchill Trust et al., David E; USFS; Lifestyle Homes TND LLC; Kronish Trust, Herbert; Inskip et al, Richard R; King, Clinton W
- Location: Traversing parallel to the California-Nevada boundary, north of Highway 80 and south of Highway 395
- APN: 038-822-01; 038-821-20; 038-842-01; 038-042-20; 038-043-05; 038-044-06; 038-045-46; 038-060-37; 038-280-43; 238-320-04; 038-010-07; 038-010-05; 081-170-10; 081-070-06; 081-070-29; 081-050-46; 081-010-01; 081-010-05; 081-010-06; 558-010-06; 081-010-18; 081-110-06; 081-110-05; 081-110-04; 038-550-44; 081-070-20; 081-050-11
- Parcel Size: 3.33, 10.01, 0.07, 0.70, 0.71, 1.03, 1.21, 12.16, 1.22, 59.93, 80.00, 643.88, 320.00, 320.00, 1506.08, 2928.64, 160.00, 80.00, 80.00, 40.21, 474.99, 65.36, 159.20, 56.38, 326.02, 40.00, 40.00 acres
- Master Plan: Suburban Residential, Rural, and Open Space
- Regulatory Zone: Low Density Suburban (LDS), Public Semi-Public Facilities (PSP); General Rural (GR); Open Space (OS)
- Area Plan: Verdi and North Valleys
- Development Code: Authorized in Article 810, Special Use Permits & Article 812 Projects of Regional Significance
- Commission District: 1 – Commissioner Hill; 5 – Commissioner Herman
- Staff: Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2314
- E-mail: tevens@washoecounty.gov

10. Chair and Commission Items [Non-action item]

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

11. Director's and Legal Counsel's Items [Non-action item]

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

12. 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.

13. Adjournment [Non-action item]