



# WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

## Planning Commission Members

Jim Barnes  
R. Michael Flick  
Linda Kennedy  
Daniel Lazzareschi, Vice-Chair  
Amy Owens  
Kate S. Nelson  
Rob Pierce, Chair  
**Secretary**  
Trevor Lloyd

Tuesday, August 6, 2024  
6:00 p.m.

Washoe County Administrative Complex  
Commission Chambers

1001 E 9<sup>th</sup> 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](http://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](http://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 four of this agenda.)

- **Abandonment Case Number WAB23-0007 (Wolgast Abandonment)**
- **Abandonment Case Number WAB24-0005 (Surjit Living Family Trust Abandonment)**
- **Master Plan Amendment Case Number WMPA24-0003 and Regulatory Zone Amendment Case Number WRZA24-0005 (York)**
- **Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-0002 (Lockwood)**

**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](mailto: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](mailto:washoe311@washoecounty.gov). The County will make reasonable efforts to send all email comments received by 4:00 p.m. on **Monday August 5, 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. 9<sup>th</sup> Street, Bldg. A); and has been electronically posted at [https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/index.php](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](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](mailto: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 August 6, 2024, Agenda [For possible action]**
- 7. Approval of the July 2, 2024, [Draft Minutes](#) [For possible action]**

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

## 8. Planning Items [For possible action]

- A. [Regional Planning Commission \(RPC\) Alternate List](#) - For review and possible action to recommend that the Board of County Commissioners (Board) set the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve. The existing Washoe County Planning Commissioners serving on the Regional Planning Commission are: Michael Flick, Daniel Lazzareschi, and Rob Pierce. The currently proposed order of alternates is as follows: First Alternate, Linda Kennedy; Second Alternate, Amy Owens; Third Alternate, Jim Barnes; Fourth Alternate, Kate Nelson. Once reviewed and a recommendation is made, the Planning Commission is asked to direct the Planning Commission Secretary to transmit the ordered list of recommended alternates to the Board for its decision. After the Board's decision, the Planning Commission Secretary shall transmit the ordered list to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA).
- B. [Extension of Time Request for Tentative Subdivision Map Case Number WTM18-002 \(Prado Ranch North\)](#) – For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision, for two years, from September 9, 2024, until September 9, 2026. The subdivision was originally approved by the Washoe County Board of County Commissioners on September 11, 2018. 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: Lansing-Arcus, LLC
- Location: Intersection of Lemmon Dr with Nectar St and Chickadee St
- APN: 540-051-01, 080-721-03 & 04
- Parcel Size: 116.9, 40.8, & 44 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS4-four units per acre)
- Area Plan: North Valleys
- Development Code: Authorized in Article 608 Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: Jolander@washoecounty.gov

## 9. Public Hearings [For possible action]

- A. [Abandonment Case Number WAB23-0007 \(Wolgast Abandonment\)](#) – For hearing, discussion, and possible action to approve an abandonment of a fifteen (15) foot drainage easement running roughly north/south on the eastern side of the property located at 5220 Cedarwood Drive and through the properties at 5210 Cedarwood Drive, and 5235 Goldenrod Drive.
- Applicant: Stephen and Jeanne Wolgast Rev. Trust
  - Property Owner: Stephen and Jeanne Wolgast Rev. Trust; O'Donnell Family Trust; and Harry W Shepherd Trust
  - Location: 5220 Cedarwood Drive; 5210 Cedarwood Drive; 5235 Goldenrod Drive
  - APN: 045-571-38; 045-571-37; 045-571-39
  - Parcel Size: 1.27 Acres; 1.32 Acres; 1.15 Acres
  - Master Plan: Suburban Residential (SR)

- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Clark
- Staff: Chris Bronczyk, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3612
- E-mail: Cbronczyk@washoecounty.gov

**B. Abandonment Case Number WAB24-0005 (Surjit Family Living Trust Abandonment)** – For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in two 33-foot-wide government patent easements for access and public utilities along the west and south property lines of 2100 Whites Creek Lane (APN: 142-241-03).

- Applicant/Property Owner: Powar Amolak Surjit Family Living Trust
- Location: 2100 Whites Creek Ln.
- APN: 142-241-03
- Parcel Size: 2.5 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: 99% High Density Rural (HDR) & 1% General Rural (GR)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Clark
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: Jolander@washoecounty.gov

**C. Master Plan Amendment Case Number WMPA24-0003 and Regulatory Zone Amendment Case Number WRZA24-0005 (York)** – For hearing, discussion and possible action to:

(1) Adopt an amendment to the Washoe County Master Plan, Southwest Truckee Meadows Master Plan Land Use Map, to change the master plan land use designation for a ±13.8-acre portion of a ±14.5-acre parcel (APN: 041-051-59) from Rural (R) to Rural Residential (RR); and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

**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 Southwest Truckee Meadows Regulatory Zone Map, to change the regulatory zoning for a ±13.8 acre portion of a ±14.5 acre parcel (APN: 041-051-59) from General Rural (GR-1 unit per 40 acres) to ±7.1 acres of High Density Rural (HDR-1 unit per 2.5 acres) and ±6.7 acres of Open Space (OS); and if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Marilyn York
- Location: 70 Bear Mountain Place
- APN: 041-051-59
- Parcel Size: 14.5 acres
- Existing Master Plan: 95% (±13.8 acres) Rural (R) & 5% (±0.72 acres) Suburban Residential (SR)
- Proposed Master Plan: 95% (±13.8 acres) Rural Residential (RR) & 5% (±0.72 acres) Suburban Residential (SR)
- Existing Regulatory Zone: 95% (±13.8 acres) General Rural (GR-1-unit per 40 acres) & 5% (±0.72 acres) Public/Semi-Public Facilities (PSP)
- Proposed Regulatory Zone: 49% (±7.1 acres) High Density Rural (HDR-1 unit per 2.5 acres), 46% (±6.7 acres) Open Space (OS) & 5% (±0.72 acres) Public/Semi-Public Facilities (PSP)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Clark
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: Jolander@washoecounty.gov

**D. [Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-0002 \(Lockwood\)](#) – For hearing, discussion, and possible action to:**

1. Adopt an amendment to the Washoe County Master Plan, Truckee Canyon Master Plan Land Use Map, to change the master plan land use designation on a 5.65-acre parcel (APN 084-080-15) from Rural to 3.45 acres Industrial and 2.20 acres Open Space; and
2. Recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map to change the regulatory zone on the same parcel from General Rural (GR) to 3.45 acres Industrial and 2.20 acres Open Space. The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.
3. And, if approved, authorize the chair to sign resolutions to this effect.

- Applicant/Property Owner: Lockwood Development Group LLC
- Location: 10705 Lockwood Drive, Sparks, NV 89434
- APN: 084-080-15
- Parcel Size: 5.65 acres
- Existing Master Plan: Rural (R)
- Proposed Master Plan: Industrial (I) and Open Space (OS)
- Existing Regulatory Zone: General Rural (GR)
- Proposed Regulatory Zone: Industrial (I) and Open Space (OS)
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 820, Amendment of Master Plan, Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Andriola
- Staff: Tim Evans, Planner  
Washoe County Community Services Department

- Phone: Planning and Building  
775.328.2314
- E-Mail: Tevans@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]