



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
Blaine Cartlidge, Legal Counsel



Washoe County Planning Commission
Florence M. Frandsen, Chair
William Weber, Vice Chair
Robert M. Doxey

Christy Magers
Stephen D. Rogers
Daniel N. Salerno
Dian A. VanderWell

AMENDED

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Thursday, July 6, 2006

6:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

May 16, 2006

ELECTION OF OFFICERS: Planning Commission Chair and Vice Chair

**CONSIDER AND ADOPT A RESOLUTION COMMENDING ROBERT M. DOXEY
FOR HIS SERVICE TO WASHOE COUNTY**

**CONSIDER AND ADOPT A RESOLUTION COMMENDING DANIEL N. SALERNO
FOR HIS SERVICE TO WASHOE COUNTY**

APPOINTMENT OF MEMBERS TO THE DESIGN REVIEW COMMITTEE

APPOINTMENT OF MEMBERS TO THE PARCEL MAP REVIEW COMMITTEE

*Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev/, on Friday, four days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, click on the **Planning Commission**, then **Agendas, Staff Reports, Minutes and Roster**.*

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Commission may take action on any of the items listed.

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 Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Commission action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

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"Your Community Development Department"

CONSIDER AND ADOPT A RESOLUTION FOR D. SUMNER “DON” YOUNG UPON HIS RETIREMENT FROM WASHOE COUNTY

PUBLIC COMMENT (Limited to items not on this agenda; three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public testimony on each agenda item.)

CONSENT ITEMS

- A. **EXTENSION REQUEST FOR THE TENTATIVE SUBDIVISION MAP CASE NO. TM0009-004 FOR PEBBLE CREEK** - To extend for one year, until July 26, 2007, the approval of the remaining 96 lots of the original Tentative Subdivision Map for Pebble Creek. The original request was to develop a 344-lot subdivision on a 382.97-acre project site. The lots range in size from 35,000 square feet (.803 acres) to 71,257 square feet (1.635 acres). The subdivision is located on the west side of Pyramid Highway about 1.4 miles north of Calle De La Plata Road. The 382.97-acre portion of the original ±2,025-acre parcel is designated Low Density Suburban (LDS) in the Spanish Springs Area Plan and is within portions of Sections 11 and 14, T21N, R20E, MDM, Washoe County, Nevada, within Washoe County Commission District No. 5. (original APN: 530-280-09) Staff Representative: D. Sumner “Don” Young, AICP, Senior Planner, 775.328.3620

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC06-005 (AMENDMENT OF CONDITIONS OF TENTATIVE SUBDIVISION MAP CASE NO. TM06-003 FOR MATERA RIDGE)** - A staff initiated request to amend the conditions of approval for the tentative map to develop a single-family common open space subdivision with 41 lots as authorized in Washoe County Development Code (WCC Chapter 110) Articles 408 and 608. The amendment will replace conditions that were proposed for public streets with conditions crafted for private streets. **The subdivision site is located south of the terminus of Fawn Lane and west of the terminus of Shawna Lane approximately one mile south of Mount Rose Highway (SR 431).** The zoning for the site is comprised of ±89.7 acres of High Density Rural (HDR), ±238.2 acres of General Rural (GR), ±277.0 acres of Open Space (OS), and ±21.0 acres of Parks and Recreation (PR). The ±625.9-acre parcel constitutes most of Section 1, T17N, R19E, MDM, Washoe County, Nevada. The property is located within the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 045-252-11) Staff Representative: D. Sumner “Don” Young, AICP, Senior Planner, 775.328.3620
2. A. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW06-004 (SIERRA NEVADA COLLEGE)** – To make legally conforming the conversion of a commercial office building to an educational facility (to include administrative offices, student services and classrooms) as part of the Sierra Nevada College, Lake Campus, as authorized in the Incline Village Tourist Commercial Plan, a part of the Washoe County Comprehensive Plan.

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 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

AND

- B. PUBLIC HEARING: VARIANCE CASE NO. VA06-012 (SIERRA NEVADA COLLEGE)** – To reduce the side yard setback from ten feet to two feet, to facilitate the construction of an attached partially enclosed patio covering four kilns for the schools use, as authorized in Section 110.406, 110.306 and 110.802 of the Washoe County Development Code.

The property is located at 999 Tahoe Boulevard, at the intersection of Tahoe Boulevard (SR 28) and Country Club Drive. The ±1.19 acre parcel is designated General Commercial (GC) within the Tahoe Area Plan and situated in a portion of Section 14, T16N, R18E, MDM, Washoe County, Nevada, within Washoe County Commission District No. 1. (APN 127-040-04) Staff Representative: Eva M. Krause, AICP, Planner 775.328.3796

- 3. PUBLIC HEARING: TENTATIVE SUBDIVISION CASE NO. TM06-005 (VENTURE COMMERCE CENTER-SPANISH SPRINGS)** – To develop a commercial park “airspace” condominium subdivision with common open space consisting of nine buildings with a maximum (flex-space) of 37 condominium units, with parking, sidewalks and landscape plazas as the common open space, as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code. **The subject parcel is located at the northeast corner of Isidor Court and Clayton Place in the Spanish Springs Business Park west of Pyramid Highway (SR-445).** The subject parcel, totaling 7.08 acres, is designated Industrial (I) in the Spanish Springs Area Plan. The proposed development is situated in the south ½ of Section 23, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4 (APN 538-131-05). Staff Representative: Sandra Monsalvè, Planner, 775.328.3608

PLANNING ITEMS

- 7:30 p.m. **4. REVIEW AND COMMENT ON THE ADEQUACY AND ACCURACY OF DRAFT RESOURCE MANAGEMENT PLANS FOR THE SURPRISE AND EAGLE LAKE FIELD OFFICES OF THE BUREAU OF LAND MANAGEMENT** in accordance with the County’s status as a “cooperating agency”. Staff Representative: Bill Whitney, Senior Planner, 775.328.3617
- 5. PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DC06-002** - To amend Washoe County Code, Chapter 110, Development Code, Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County, Section 110.434.25 (a), by amending the required minimum lot sizes of a proposed new subdivision to conform to the immediately adjacent development and to eliminate the phrase “identified in the land use designation” to assure proposed new lots are of the same size as existing adjacent lots, and other matters relating thereto. Staff Representative: Sharon Kvas, AICP, Planning Manager, 775.328.3602

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- 6. A. **INITIATION OF A DEVELOPMENT CODE AMENDMENT** - To consider and adopt a Resolution initiating an amendment to the Development Code, Article 438, Grading Standards, to require a grading permit when 50 cubic yards are proposed to be imported to a site and to remove certain exemptions to the grading ordinance to reduce potential drainage issues on adjoining lots and other unintended consequence resulting from the Grading Ordinance adopted on May 11, 2004.

AND, IF APPROVED,

- B. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DC06-003** - To amend Washoe County Code, Chapter 110, Development Code, Article 438, Grading Standards, Section 110.438.10 Permits Required, and Section 110.438.20 Exempt Work, by clarifying the requirement for the issuance of a grading permit when the amount of material exceeds 50 cubic yards and removing two exemptions for a grading permit requirement, namely, a) removal of material less than two (2) feet in depth or (b) adding fill less than one (1) foot in height, taken together the changes assure historical drainage patterns are not impaired, and other unintended consequences are removed, and other matters relating thereto. Staff Representative: Sharon Kvas, AICP, Planning Manager, 775.328.3602

OTHER ITEMS

CHAIR AND COMMISSION ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. Report on Previous Planning Commission Items

DIRECTOR'S ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

ADJOURNMENT