



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
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## Washoe County Planning Commission

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## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, September 5, 2006

THE FOLLOWING TIME LIMITS ARE TO BE OBSERVED:

15 minutes for staff presentation

15 minutes for applicant presentation

3 minutes for individual testimony

5 minutes for testimony from a representative of a group

At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time.

\*\* Please be prepared to provide a copy of exhibits displayed. \*\*

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://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"***

**APPROVAL OF MINUTES**

July 18, 2006 and August 1, 2006

**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****PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC06-006 (LAKE TAHOE LEARNING CENTER)** – To amend a condition of approval for the Lake Tahoe Learning Center, Special Use Permit Case No. SW02-008. The amendment would increase the number of pre-kindergarten students permitted from 15 to 25 students, as authorized in Section 110.810 of the Washoe County Development Code. **The project is located at 995 Tahoe Boulevard approximately 500 feet west of its intersection with Country Club Drive, Incline Village.** The ±1.70-acre parcel is designated General Commercial (GC) in the Incline Village Tourist Community Plan, a part of the Tahoe Area Plan, and is situated in a portion of Section 15, T16N, R18E, MDM, Washoe County, Nevada. Commission District 1. (APNs 127-581-01 and 02) Staff Representative: Eva Krause, AICP, Planner, 775.328.3796
2. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC06-007 (HIDDEN VALLEY WATER TANK #4, SPECIAL USE PERMIT CASE NUMBER SW05-024)** - To amend the approval to develop a 2-million-gallon water storage tank as authorized in Table 110.302.5.2 of the Washoe County Development Code, to allow additional grading and the construction of a landscape berm to the south and west of the approved water tank. The project is located approximately 1,400 feet northeast of the current terminus of Native Dancer Place in the Hidden Valley Area. The roadway required to access the water tank project begins at the terminus of Native Dancer Place and proceeds approximately 1,400 feet northeast in the Hidden Valley area. The ±48.8-acre and the 40.05-acre parcels are designated General Rural (GR) in the Southeast Truckee Meadows Area Plan, and are situated in a portion of Section 23, T19N, R20E, MDM, Washoe County, Nevada. The property is located in the Southeast Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 051-010-25 and 051-010-11) Staff Representative: Roger Pelham, 775.328.3622

**PLANNING ITEMS**

3. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-012 (GEORGE AND JEANNE SHAW TRUST)** – To consider a request to amend the Verdi Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate Assessor's Parcel Number 038-730-37 (±2.65 acres) from the land use designation of Public and Semi-Public Facilities (PSP) to the land use designation of Medium Density Suburban (MDS). The MDS regulatory zone allows up to three residential dwelling units per acre. **The property is located on the west side of Cliff View Drive, directly west of the intersection of Cliff View Drive and Nighthawk Circle in the Mogul area.** The parcel is within the Truckee Meadows Service Area and within the area of interest of the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcel is located within Section 14, T19N, R18E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 5 and within the Verdi Township Citizen Advisory Board boundary. The Planning Commission may, at its discretion, consider other appropriate residential land use designations as well that are less intense than Medium Density Suburban, such as Low Density Suburban (LDS). LDS allows one dwelling unit per acre, or the Planning Commission may designate another land use designation appropriate for the extensive easement on the property. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and revised table of land uses. Staff Representative: Roger Pelham, Planner, 775.328.3622
  
4. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-015 (WASHOE COUNTY DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE)** - To consider a request to amend the Southwest Truckee Meadows Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate Assessor's Parcel Number 040-152-01 (±3.12 acres) and Assessor's Parcel Number 040-151-04 (±6.75 acres) from the land use designation of High Density Rural (HDR) to Parks and Recreation (PR). The properties are located approximately 1/5 mile north of the intersection of Davis Lane and Del Monte Lane on either side of Del Monte Lane and are addressed as 1885 and 2000 Del Monte Lane. The parcels are within the Truckee Meadows Service Area and within the area of interest of the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcels are located within Section 36, T19N, R19E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 2 and the Southwest Truckee Meadows Citizen Advisory Board boundary. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and revised table of land uses. Staff Representative: Roger Pelham, Planner, 775.328.3622

5. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-004 (COLD SPRINGS AREA PLAN)** – An amendment to the North Valleys Area Plan that creates a separate and new area master plan to be known as the COLD SPRINGS AREA PLAN. The amendment would: provide a wholesale update of the North Valleys Area Plan elements previously applicable to the Cold Springs vicinity; establish updated/new goals and policies relating to Land Use, Transportation, and Scenic, Recreational, Cultural, and Natural Resources (Air, Land and Water); establish specific findings, criteria and thresholds for future amendments; amend the Land Use map to reflect certain land use changes within proposed character management areas; and, establish an updated map series to include a Land Use map, Character Management map, Recreational Opportunities map, Public Services and Facilities map, Streets and Highway Systems map, and Development Suitability map. Staff Representative: Chad Giesinger, Senior Planner, 775.328.3626

## **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**