



# Community Development

*"Dedicated to Excellence in Public Service"*

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## Washoe County Planning Commission

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## AMENDED AGENDA

### MEETING OF

## WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Thursday, November 9, 2006

**PLEASE NOTE: THIS MEETING WILL BE HELD ON THURSDAY EVENING.**

**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**

**APPROVAL OF MINUTES**

Joint Meeting of City of Reno Planning Commission and Washoe County  
Planning Commission of October 17, 2006

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"***

**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. AC06-009 (AMENDMENT OF TENTATIVE SUBDIVISION MAP CASE NO. TM05-011, LADERA RANCH)** – To modify Conditions of Approval Numbers 21 and 60 to allow the combination of the sewer access road and the required pedestrian path, to relocate the proposed sewer line, and to change the surface of the pedestrian path from asphalt to gravel. The applicant is further requesting substantial changes to the grading at the entrance of the project. **The project includes a total of six contiguous parcels located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way.** The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). The parcels are located within the Sun Valley Area Plan, and are situated in portions of Sections 13 and 24, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 082-473-07 through 09, 082-473-11 and 12, and 502-250-05) Staff Representative: Roger Pelham, Planner, 775.328.3622
2. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM06-006 [FEATHER RIVER (formerly TM04-007 STAMPMILL ESTATES)]** - To develop a 321-lot common open space subdivision as authorized in Section 110.608 and 110.408 of the Washoe County Development Code. The lots will range in size from ±5,790 square feet (.13 acres) to 12,848 square feet (.29 acres). A total of 29.57 acres will be maintained as common open space by the homeowners association. **The project is located directly west of Stampmill Estates #1 off Stampmill Drive at the west end of Wadsworth, directly north of the I-80 freeway.** The ±110-acre project site is designated Medium Density Suburban (MDS) in the Truckee Canyon Area Plan, and is situated in a portion of Sections 7 and 8, T20N, R24E, MDM, Washoe County, Nevada. The property is located in the East Truckee Canyon Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 084-291-38, portion of 084-040-08 and 084-332-03) Staff Representative: Grace Jensen, Planner, 775.328.3771

**3. PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW06-008 [WASHOE COUNTY DEPARTMENT OF WATER RESOURCES FOR THE NORTH SPANISH SPRINGS FLOODPLAIN DETENTION FACILITIES (NSSFDF) PROJECT, WASHOE COUNTY DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE FOR GATOR SWAMP PARK AND EAGLE CANYON PARK EXPANSIONS (RECEIVING PARCELS FOR MATERIALS) AND FF-ONE, LLC, SIERRA TRIPLE NET, LTD (RECEIVING PARCELS FOR MATERIALS)] -**

- A. To allow a Utility Service use on eight parcels with a land use designation of General Rural and two parcels with a land use designation of Parks and Recreation (PR) for the purpose of constructing flood control conveyance channels, sediment detention basin, and floodplain detention basin facilities in the unincorporated area of Spanish Springs Valley. The majority of the property for the facility has a land use designation of Open Space (OS) in the Spanish Springs Area Plan and a Utility Service is an allowed use. The project will be built on easements and dedicated parcels acquired by the county, covering  $\pm 120$  acres of land and 2 miles of flood control channels. Culverts have already been placed below key roadways, including Pyramid Highway and Eagle Canyon Drive. (APNs 089-460-25, 089-426-01; 076-402-03, 04, 06 and 07; and APNs 534-091-01 and 02)
- B. To consider cut and fill grading for the entire project in excess of 5,000 cubic yards of material and berms in excess of 4.5 feet as required by Article 438, Grading Standards. The above parcels and the following APNs 076-402-03 and 04; 534-091-01 and 02; 076-402-003, 004, 006, and 007; 089-426-01; 089-460-02, 03; and 25; 532-020-04; and 534-091-01 and 02)
- C. To consider the placement of fill materials on seven additional parcels, the recipient parcels of unused materials from the detention and sedimentation basins and channels. (APNs 076-402-01 and 02; 538-131-07; 532-020-11 and 532-031-05, 06 and 07)

Parcels are designated as General Rural (GR), Open Space (OS), Neighborhood Commercial (NC), Medium Density Suburban (MDS) and Parks and Recreation (PR) in the Spanish Springs Area Plan, and are located in portions of Sections 34 and 35 of T21N, R20E. The project channel begins adjacent to Calle de la Plata to the sedimentation basin east of Pyramid Highway, under Pyramid Highway, continue to the detention basin west of Pyramid Highway and again to a channel crossing under Eagle Canyon Drive, across Pyramid Highway and finally to a channel with the City of Sparks. The project is located in the Spanish Springs Citizen Advisory Board Boundary and Washoe County Commission District No.

4. Staff Representative: Sharon Kvas, Planning Manager, 775.328-3602

**PLANNING ITEMS**

- 7:30 p.m. 4. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-013 (FF-ONE, LLC – PYRAMID MERCANTILE)** – To consider a request to amend the Spanish Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate Assessor's Parcel Numbers 076-402-01 ( $\pm 12.22$  acres) and 076-402-02 ( $\pm 12.84$  acres) from

the land use category of General Rural (GR) to Neighborhood Commercial (NC). **The subject properties are located at the southeast corner of Pyramid Highway and Calle de la Plata, across from the Spanish Springs Business Park, approximately two miles north of Eagle Canyon Drive and Pyramid Highway.** The subject parcels are within the Truckee Meadows Service Area (TMSA), and within the Area of Interest of the City of Sparks, as identified by the 2002 Truckee Meadows Regional Plan, and therefore subject to the Cooperative Planning standards. The subject parcels are located within Section 19, T21N, R21E, MDM, Washoe County, Nevada. The property is within the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4.

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: Sandra L. Monsalvè, Planner, 775.328.3608

## **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**