



Community Development

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



Washoe County Planning Commission

William Weber, Chair
Stephen D. Rogers, Vice Chair
Neal Cobb

Florence M. Frandsen
Roy H. Hibdon
Christy Magers
Dian A. VanderWell

WASHOE COUNTY PLANNING COMMISSION MINUTES

October 3, 2006

The Washoe County Planning Commission met in regular session on Tuesday, October 3, 2006, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair Weber called the meeting to order at 6:32 p.m. The following Commissioners and staff were present:

Commissioners present: Stephen Rogers, Acting Chair
Neal Cobb
Marge Frandsen
Roy Hibdon
Christy Magers
Dian A. VanderWell

Commissioners absent: William Weber, Chair

Staff present: Sharon Kvas, AICP, Planning Manager, Community Development
Kelly Mullin, Assistant Planner, Community Development
Blaine Cartlidge, Deputy District Attorney
Cathi Moldenhauer, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Magers led the pledge to the flag.

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Magers moved to approve the agenda for the October 3, 2006 meeting. Commissioner VanderWell seconded the motion, which passed unanimously.

APPROVAL OF MINUTES

Commissioner Frandsen moved to approve the minutes of the September 5, 2006 meeting. The motion was seconded by Commissioner Cobb and passed unanimously.

PUBLIC COMMENTS

None

CONSENT ITEMS**AGENDA ITEMS A and B**

- A. EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM02-004 FOR DONOVAN RANCH (SYNCON HOMES-SHADOW RIDGE), PHASE 3 - To extend for one year, until October 12, 2007, the approval of the remaining 312 lots of Phases 3 and 4 of a 390-unit, single-family, common open space subdivision. The project is within the Spanish Springs Specific Plan (SSSP). Lot sizes will range from 13,000 square feet to 61,000 square feet, with an average lot size of 16,990 square feet. The project has approximately ±206.32 acres of common open space, and ±31.61 acres of street area. The project is located approximately one-half (½) mile north from the intersection of Calle de La Plata and Pyramid Highway (SR 445), on the east side of Pyramid Highway, just to the south and across from the Rocky Ridge intersection. The subject parcel is designated Specific Plan (SP) on the Spanish Springs Area Plan Map, with ±544 acres having a land use of General Rural (GR) until development occurs, at which time the parcels being developed will be designated Low Density Suburban (LDS) and Open Space (OS) under the SSSP. The project site is situated in portions of Sections 24 & 19, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs: 076-401-26, 27, 28, 30, 35 & portions of 32, 33, 34, & 36)
- B. EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM04-011 FOR THE RESERVE AT MONTE ROSA UNIT-2 - To extend for one year, until December 13, 2007, the approval of the remaining 33 lots of Unit 2 of a 65-unit, single-family, common open space subdivision. Lots sizes will range from 0.36 acres to 1.00 acre, with an average lot size of 0.60 acres. The project will have 27.78 acres of common open space, to include an extensive trail system. The project site is addressed at 3705 Mt. Rose Highway (SR-431) on the north side of the highway, approximately 400 feet east of Thomas Creek Road. The entire project site is ±71.88 acres, designated Medium Density Suburban and General Rural (GR) in the Southwest Truckee Meadows Area Plan, and the property is situated in a portion of Section 30, T18N, R20E, MDM, Washoe County, Nevada. The project is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 049-401-34; 049-401-35; and 049-401-30)

Commissioner Frandsen moved to approve Consent Items A and B. Commissioner Hibdon seconded the motion, which passed unanimously.

PROJECT REVIEW ITEMS**AGENDA ITEM 1**

PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW06-007 (RALEIGH HEIGHTS WATER TANK #3) – To allow for the construction of a new 4-million-gallon water storage tank on a site with two existing water storage tanks, as authorized in Section 110.302.15 of the Washoe County Development Code. The project includes a new booster pump and new water transmission mains. The project is located immediately south of Raleigh Heights Park, and southwest of the intersection of Burgess Place and Gladstone Drive. The ±35-acre parcel is designated Open Space (OS) in the North Valleys Area Plan, and is situated in a portion of Section 21, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 082-180-05)

Acting Chair Rogers opened the public hearing.

Kelly Mullin reviewed the staff report dated September 26, 2006. She provided the Commissioners with revised Conditions 9 and 10, which provided that no riprap would be used on slopes not related to drainage. Staff recommended conditional approval of the project. She noted the applicant was available to answer questions.

Acting Chair Rogers closed the public hearing.

Commissioner Hibdon asked if the project would provide water for residential uses only. Ms. Mullin referred the question to the applicant.

Scott Estes, Engineering Manager, Truckee Meadows Water Authority, P.O. Box 30013, Reno, the applicant's representative, stated the two existing tanks and the new tank would supply service to all uses, residential and commercial, in the North Virginia Street system from McCarran Boulevard to Raleigh Heights, and provide some storage to the Stead area.

Commissioner Hibdon moved to approve conditionally Special Use Permit Case No. SW06-007, modifying Conditions 9 and 10 as proposed by staff. Commissioner Magers seconded the motion, which passed unanimously.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the applicable area plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of the development;

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

PLANNING ITEMS

None

OTHER ITEMS

None

CHAIR AND COMMISSION ITEMS

- a. Report on Previous Planning Commission Items.

Ms. Kvas reported that the Cold Springs Area Plan would be presented to the Board of County Commissioners on October 10, 2006.

Commissioner Frandsen commented that the newspaper account of the American Institute of Architects report arrived at conclusions which are the same as the communities have been saying for the past fifteen years. Commissioner Hibdon requested a copy of the report when it becomes available. Ms. Kvas agreed to research the subject.

Commissioner Cobb stated that he and Commissioner Frandsen would be election workers on November 7, 2006. Acting Chair Rogers thanked them both for their service.

DIRECTOR'S ITEMS

Ms. Kvas noted that the November meeting would regularly be held on Election Day and asked if the Commissioners would prefer to hold the meeting on Monday or Thursday of that week. Consensus was reached that the meeting will be held on Thursday, November 9, 2006.

Ms. Kvas issued a reminder that an American Planning Association audio conference on green communities would be presented on Wednesday, October 4, 2006, at 1:00 p.m., in the Community Development Large Conference Room. She invited all to attend.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Cathi Moldenhauer, Recording Secretary

Approved by Commission in session on October 17, 2006.

Adrian P. Freund, AICP
Secretary to the Planning Commission