



Community Development

"Dedicated to Excellence in Public Service"

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. "Marge" Frandsen
Roy H. Hibdon
Christy Magers
Dian A. VanderWell

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, February 6, 2007

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

January 2, 2007

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. The same applies to public testimony on each agenda item.)

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).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"Your Community Development Department"

CONSENT ITEMS

- A. **EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM04-001 (LANDMARK HOMES/SUN MESA, PHASE 2)** - To extend for one year, until March 3, 2008, the approval of Phase 2 of a 207-lot, single-family, common open space subdivision. Lots will range in size from $\pm 6,534$ square feet to $\pm 35,719$ square feet, with an average lot size of $\pm 9,583$ square feet. The project will incorporate ± 12.21 acres of common area in addition to the residential lots. **The proposed project site is located at the eastern terminus of Fifth Avenue** in a portion of the NE $\frac{1}{4}$ of Section 20, T20N R20E, MDM, Washoe County, Nevada. The parcel is zoned Medium Density Suburban (MDS) and Open Space (OS) in the Sun Valley Area Plan. The property is within the Sun Valley Citizen Advisory Board boundary and Washoe County Commissioner District No. 5. (APN: 504-460-01) Staff Representative: Sandra Monsalvè, Planner, 775.328.3608
- B. **RESOLUTION FOR ACCEPTING STREETS** – Sharon Hill Subdivision Unit No. 5, a portion of TM12-17-91, Tract Map No. 3106, Document No. 1858890, recorded December 22, 1994. Staff Representative: Kristine R. Klein, P.E., 775.328.2046
- C. **RESOLUTION FOR ACCEPTING STREETS** – Sharon Hill Subdivision Unit No. 6, a portion of TM12-17-91, Tract Map No. 3334, Document No. 2058498, recorded December 20, 1996. Staff Representative: Kristine R. Klein, P.E., 775.328.2046
- D. **RESOLUTION FOR ACCEPTING STREETS** – Sharon Hill Subdivision Unit No. 8, a portion of TM01-009, Tract Map No. 4316, Document No. 3002813, recorded March 5, 2004. Staff Representative: Kristine R. Klein, P.E., 775.328.2046
- E. **RESOLUTION FOR ACCEPTING STREETS** – Sharon Hill Subdivision Unit No. 9, a portion of TM01-009, Tract Map No. 4519, Document No. 3239795, recorded June 30, 2005. Staff Representative: Kristine R. Klein, P.E., 775.328.2046
- F. **RESOLUTION FOR ACCEPTING STREETS** – Sharon Hill Subdivision Unit No. 10, a portion of TM01-009, Tract Map No. 4605, Document No. 3348723, recorded February 14, 2006. Staff Representative: Kristine R. Klein, P.E., 775.328.2046

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: REVIEW OF MAJOR PROJECT REVIEW CASES FOR MARTIN MATERIALS, INC.** - Washoe County Development Code Section 110.332.40 requires the Planning Commission to review aggregate mining facilities every five (5) years. The purpose of this overview is to examine the conditions of approval to ensure that they adequately provide for compatibility between aggregate operations and surrounding land uses. The following Martin Materials, Inc., plants will be reviewed:

- A. **MPR7-6-88 - SPANISH SPRINGS AGGREGATE PIT.** The Spanish Springs Aggregate Pit is located at the west end of Sha Neva Road, approximately one mile west of State Route 445 (Pyramid Highway). The parcels are zoned General Rural (GR) in the Spanish Springs Area Plan. The site is within the SW1/4 of Section 15, T21N R20E, MDB&M, and Washoe County Commission District 4. (APN 89-160-51 & 89-170-02)
- B. **MPR4-2-90 - MUSTANG AGGREGATE PIT.** The Mustang Aggregate Pit is located in the mountains north and west of the Mustang exit on I-80 in the East Truckee Canyon. The parcels are zoned General Rural (GR) in the Truckee Canyon Area Plan. The site is within portions of Sections 8, 9, and 16, T19N R21E MDB&M, and Washoe County Commission District 4. (APN 84-080-18, 26 & 84-060-13, 14, 16)

Staff Representative: Paul Kelly, Planner, 775.328.3621

2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW06-010 (WASHOE COUNTY DEPARTMENT OF WATER RESOURCES/THOMAS CREEK DIVERSION STRUCTURE)** – To develop a water diversion structure and associated pipeline within in the Critical Stream Zone Buffer Area of Thomas Creek as authorized in Section 110.418.20(b)(1) of the Washoe County Development Code. **The project is located on northern side of Ventana Parkway at the crossing of Thomas Creek within Southwest Vistas common area, which is approximately ¼ mile east of the intersection of Ventana Parkway and Sedona Road.** The ±7.615-acre parcel is designated Low Density Suburban and General Rural (LDS, GR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 13, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 152-191-01) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW06-011 (HUNTER CREEK WATER TANK)** – To construct a water tank with a capacity of approximately 900,000 gallons, as provided for in Section 110.810 of the Washoe County Development Code. The tank is proposed to serve the approved Hunter Creek subdivision and other nearby developments. **The project site is located south of the terminus of Woodchuck Circle, connecting to Plateau Road in the Juniper Hills area of west Reno.** The ±40.08-acre parcel is designated General Rural (GR) and Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in portions of Section 19 and 30, T19N, R19E, MDM, Washoe County, Nevada. The property is located in the West Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 1, the Reno Area of Interest, and the Truckee Meadows Service Area. (APN 041-021-55) Staff Representative: Sandy Monsalvè, Planner, 775.328.3608

4. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM06-007 (GOLDEN MESA NORTH)** – To develop a 94-lot single-family common open space subdivision on 99.54 acres, as authorized in Article 608, Tentative Subdivision Maps, and Article 408, Common Open Space Development, of the Washoe County Development Code. This is the second submittal of this development, the approval under TM04-008 having expired. The new plat is in substantial conformance with TM04-008 with the exception of the deletion of two lots to create drainage facilities. Lot sizes range from 0.50 acres to 1.76 acres, with an average lot size of 0.78 acres. The subdivision will be served by community water and sewer systems. The project will have 13.51 acres of open space, including equestrian trails. The project is located on the east side of Estates Road, commencing approximately 280 feet north of its intersection with Indian Lane. The subject parcel is designated Low Density Suburban (LDS), General Rural (GR), and Public Semi-Public Facility (PSP) in the North Valleys Area Plan, and is situated in portion of Section 11, T20N, R19E, MDM, Washoe County, Nevada. The property is located within the North Valleys Citizen Advisory Board boundary, Washoe County Commission District No. 3, the City of Reno Area of Interest, and the Truckee Meadows Service Area. (APN 552-050-01) Staff Representatives: Paul Kelly, Planner, 775.328.3621, and Michael Harper, FAICP, Planning Manager, 775.328.3604
5. **PUBLIC HEARING: STATUS UPDATE FOR SPECIAL USE PERMIT CASE NO. SW05-005 (TOM'S CLIFF-TOP GEOLOGY PARK)** – To review compliance with conditions of the original Special Use Permit for Tom Frost's property and request direction regarding any further action. **The property is located at Lot 349W – Virginia City Ranch 40's, approximately one mile east of Western Skies Road and 1.5 miles north of Geiger Grade Road.** The ±40-acre parcel is designated General Rural (GR) in the Southeast Truckee Meadows Area Plan and is situated in a portion of Section 23, T18N, 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. (APN 016-730-08) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

PLANNING ITEMS

- 7:00 p.m. 6. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP06-019 (HIDDEN HILLS)** - To consider a request to amend the Southeast Truckee Meadows Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would change the land use designation on eight parcels and result in land use designations of approximately 87.8 acres of Medium Density Suburban (MDS), 49.6 acres of Medium Density Rural (MDR) and 258 acres of Open Space (OS). The request would result in the ability to construct up to 184 dwellings; the current land use designation allows nine. The Planning Commission may consider other appropriate land use designations such as Public and Semi-Public Facilities (PSP) and Low Density Suburban (LDS), and may reduce the acreage of certain land use designations to reduce the amount of dwellings approved, if appropriate. All eight of the subject parcels are currently designated General Rural (GR). **The properties are located approximately 2 miles east of the intersection of McCarran Boulevard and Pembroke Drive and approximately ¼ mile north of the**

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.

intersection of Pembroke and Man Of War Drive. Clean Water Way borders the northwestern corner of the project. Portions of the parcels are within the Truckee Meadows Service Area, and within the area of interest of the City of Sparks, as identified by the 2002 Truckee Meadows Regional Plan. The parcels are located within Section 23, T19N, R20E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 2 and within the Southeast Truckee Meadows Citizen Advisory Board boundary. (APNs 021-030-07 & 051-010-04, 05, 06, 07, 09, 10, and 11).

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, Senior Planner, 775.328.3622

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