



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

Tuesday, April 3, 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

March 6, 2007 and March 20, 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).

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"Your Community Development Department"

CONSENT ITEMS

- A. **EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP CASE NO. TM0007-002 MONTREUX 2000**– To extend for one year, until July 26, 2008, the approval of the tentative map for Montreux 2000 Subdivision. The project consists of fourteen parcels, which are designated Low Density Suburban (LDS) and General Rural (GR) in the Forest Area Plan. The property is located south of the Mount Rose Highway (SR 431) at the tree line and is accessed via Bordeaux Drive. The parcels are within portions of Sections 2, 3, and 11, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 047-141-09, 148-010-04, 148-010-06, 148-010-31, 148-010-40, 148-010-45, 148-050-01, 148-050-02, 148-170-01, 148-170-02, 148-170-03, 148-210-01, 148-222-21 and 148-222-22) Staff Representative: Paul Kelly, Planner, 775.328.3621
- B. **EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP CASE NO. TM03-006 EAGLE CANYON IV** – To extend for one year, until May 24, 2008, the approval of the tentative map for Eagle Canyon IV Subdivision. The project is located south of West Calle de la Plata and west of Pyramid Highway. The land is designated Medium Density Suburban in the Spanish Springs Area Plan. The project is situated in Sections 22 and 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. 5. (APN: 530-280-23 and 089-160-53) Staff Representative: Paul Kelly, Planner, 775.328.3621
- C. **APPROVAL OF CANCELLATION OF APRIL 17, 2006 PLANNING COMMISSION MEETING.** Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-001 (NEXTEL OF CALIFORNIA)** – To construct a wireless communication facility, consisting of a monopole and equipment shelter as authorized in Section 110.324.50(e) of the Washoe County Development Code. The facility will consist of a 62-foot-tall monopole structure with three panel antennas mounted at 51 feet and two future panel antennas mounted at 59 feet, and an 11'6" x 20' equipment shelter. The monopole and equipment shelter will be located within a 25' x 30' fenced area, which will be landscaped to meet Washoe County Standards. **The project site is located in the Spanish Springs Business Park on Icon Court, and is south of Sha Neva Road, approximately one-half mile west of its intersection with Pyramid Highway (State Route 445).** The ±1.093-acre parcel is designated Industrial (I) in the Spanish Springs Area Plan, and is situated in a portion 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 538-141-11) Staff Representative: Grace Jensen, Planner, 775.328.3771

2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-002 (CLEARWIRE)** – To construct an unmanned broadband wireless telecommunications facility with 3 antennas and 1 microwave antenna mounted within a 60-foot-high stealth flag pole 26” in diameter, equipment cabinet and all related appurtenances, as provided for in Article 810 of the Washoe County Development Code. **The project site is located at 16255 Mt. Rose Highway, at the Galena Volunteer Fire Station, just east of Timberline Drive.** The ±2.85-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in portions of Section 34, 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, the Reno Area of Interest, and within the Truckee Meadows Service Area. (APN 049-070-30) Staff Representative: Sandra Monsalvè, Planner, 775.328.3608

3. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-002 (881 NORTHWOOD LLC)** - To develop 27 condominium units in 9 buildings as a Common Open Space development as authorized in Articles 608 and 408 of the Washoe County Development Code. **The project is located on Northwood Boulevard on a vacant lot behind the Incline Village Community Hospital. The development will be located approximately 525 feet west of the intersection of Village Boulevard and Northwood Boulevard on the south side of the street.** The ±1.51-acre parcel is designated General Commercial (GC) in the Incline Village Commercial Community Plan, being part of the Tahoe Area Plan, and is situated in a portion of Section 15, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the **Incline Village/Crystal Bay Citizen Advisory Board** boundary and Washoe County Commission District No. 1. (APN 132-011-02) Staff Representative: Don Morehouse, Planner, 775.328.3632

4. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-001 (CAL NEVA RESORT HOTEL AND CASINO, A CONDOMINIUM)** – To re-subdivide the Cal Neva properties into a Common-Interest Condominium development. The subdivision will create 122 air-space condominium parcels and one commercial resort air-space parcel on one ±8.347-acre lot. The subdivision will convert the existing hotel tower into a hotel condominium complex. The existing detached cabins and motel unit on the project property will be torn down and reconstructed as “Lodge” condominiums (multiple units in each building) and “Chalet” condominiums (single-family style);

AND

PUBLIC HEARING: VARIANCE CASE NO. VA07-008 - To vary from a lot and block configuration for a subdivision, by not requiring standard lot sizes of ten thousand square feet and lot widths of one hundred feet with setbacks of ten feet on all sides of each parcel, in order to develop a common-interest condominium development as authorized in Article 602 and 804 of the Washoe County Development Code;

AND

PUBLIC HEARING: SPECIAL USE CASE NO. SW07-003 - To develop employee housing on a parcel adjoining the Cal Neva Resort that is currently developed as a tennis court. The property will be developed with 10 residential units on a ±0.55-acre parcel as authorized in the North Stateline Community Plan, being a part of the Washoe County Comprehensive Plan.

The project is located at 2 Stateline Road in Crystal Bay on the Nevada and California State Line. The three parcels consisting of ±8.342 and ±0.005 acres (total ±8.347 resort hotel parcel) and ±0.55 (employee housing parcel) are designated Tourist Commercial (TC) in the North Stateline Community Plan, being part of the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, and are situated in a portion of Section 30, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APNs 123-031-01, 123-031-09 and 123-044-06) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796

PLANNING ITEMS

5. **HOUSING ELEMENT UPDATE PRESENTATION** – Pacific Municipal Consultants, the firm retained to develop an updated Housing Element will provide the Planning Commission with a review of the anticipated work program and timeline, and be available to answer questions regarding the update of the Housing Element. Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613

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