



# 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, May 1, 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**

April 3, 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.)

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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"***

**CONSENT ITEMS**

- A. **EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM02-006 (SKY RANCH NORTH UNIT 2)** - To extend for one year, until November 12, 2008, the approval of the remaining 31 lots of a 185-unit, single-family, common open space subdivision as authorized in Article 608 of the Washoe County Development Code. Lot sizes will range from  $\pm 19,624$  square feet to 81,108 square feet. **The project is located at the northern terminus of Cordoba Boulevard north of La Posada Drive.** The property is designated Low Density Suburban (LDS) in the Spanish Springs Area Plan, and is situated in a portion of Sections 25 and 26, 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: 534-290-01) Staff Representative: Trevor Lloyd, Planner, 775.328.3620
- B. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE, RELATING TO THE ENUMERATION OF CONCURRENCY OF SERVICES PROCESS.** 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. SW07-002 (CLEARWIRE)** (Continued from April 3, 2007 meeting) – 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  $\pm 2.85$ -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
2. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-003 [SYNCON HOMES/SHADOW RIDGE (a.k.a. Donovan Ranch), AMENDMENT OF TENTATIVE MAP CASE NO. TM02-004]** – To amend the conditions of approval as they relate to trail dedications to Washoe County, as approved by the Planning Commission. The original request was for a 390-lot common open space subdivision with an internal trail network for the public, with a trail accessing Sugar Loaf Peak. **The project is located approximately one-half 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  $\pm 544$  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 Spanish Springs Specific Plan. The project site is situated

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*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.*

in portions of Sections 24 and 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 and portions of 32, 33, 34, and 36). Staff Representative: Sandra Monsalvè, Planner, 775.328.3608

Item  
deleted  
from  
agenda

3. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-004 (SPANISH SPRINGS ASSOCIATES, AMENDMENT OF SPECIAL USE PERMIT CASE NO. SB0007-020)** – To amend condition numbers 2 and 6 to require completion of all grading within five years from the date of approval by Washoe County. The original request was to provide standards for mass grading and construction of drainage facilities to facilitate future development of the Spanish Springs Business Center, a part of the former Spanish Springs Specific Plan. **The ±391-acre site is located at the northwest corner of the intersection of West Calle de la Plata and the Pyramid Highway.** It is zoned Industrial (I) within the Suburban Character Management Area (SCMA) of the Spanish Springs Area Plan and is situated in portions of Sections 14, 22, and 23, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and County Commission District No. 5. (APNs 530-280-09, 530-460-03 and 04; and 089-160-52). Staff Representative: Sandra Monsalvè, Planner, 775.328.3608
  
4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-005 (STANLEY CERESOLA, ET AL.)** – To allow expansion of aggregate quarry operations onto 27 acres of a 640-acre parcel in the extreme southeast corner of Washoe County as authorized in Article 332, Aggregate Facilities, of the Washoe County Development Code. This will allow the expansion of an existing aggregate pit located north of Fernley in Churchill County that is adjacent to the Washoe County boundary. **The expansion area is located approximately 3 miles northeast of Fernley at the end of Duffy Road and approximately one mile west of Interstate Highway 80.** The parcel is designated General Rural (GR) in the Truckee Canyon Area Plan. The proposed expansion area is situated in Section 29, T21N, R25E, 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 079-180-45) Staff Representatives: Grace Jensen, Planner, 775.328.3771, and Paul Kelly, Planner, 775.328.3621
  
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-004 (FOX MOUNTAIN COMMUNICATION FACILITY)** – To construct a 60-foot-tall 4-legged self-supporting tower, a 240-square-foot equipment shelter, and a 96-square-foot equipment shelter to support the operation of a five-channel 800 MHz radio site as authorized in Article 810 of the Washoe County Development Code. **The project is located on the top of Fox Mountain, approximately 25 miles north of the town of Gerlach.** The ±24,000-acre parcel is designated General Rural (GR) in the High Desert Area Plan, and is situated in a portion of Section 6, T36N, R22E, MDM, Washoe County, Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 066-080-33) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

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6. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-006 (REOWN HEALTH, SPANISH SPRINGS)** – To develop a 60-bed hospital with a helipad for emergency evacuation on a “medical campus” that is also proposed to include a medical office building and a diagnostic and treatment center as well as a central utility plant as authorized in Article 810 of the Washoe County Development Code. **The project is located on the north side of Eagle Canyon Drive approximately ¼ mile west of its intersection with Pyramid Lake Highway.** The ±15-acre parcel is designated Neighborhood Commercial (NC) in the Spanish Springs Area Plan and is situated in a portion of Section 34, 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 532-020-15) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622, and Kelly Mullin, Assistant Planner, 775.328.6187
7. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-002 (ST. JAMES’S VILLAGE, AMENDMENT OF TENTATIVE MAP CASE NO. TM5-2-92)** – To amend condition number 29 and condition number 30 to require construction of Joy Lake Road, rather than St. James’s Village Parkway as a second access to the subdivision, prior to the issuance of the 151<sup>st</sup> building permit as authorized in Article 608 of the Washoe County Development Code. The original request was to develop a phased, single-family subdivision consisting of 530 lots on six parcels totaling ±1,626 acres. **The property is located at the end of the public portion of Joy Lake Road with additional access from Pagni Lane in Pleasant Valley and Washoe Flats Steak House (formerly Cattlemen’s Restaurant) on Joy Lake Road in west Washoe Valley.** The site is designated Low Density Suburban (LDS) and General Rural (GR) in the Forest and South Valleys Area Plans and is within Commission District No. 2. It is in the area of review by both the **Galena-Steamboat and West Washoe Valley Citizen Advisory Boards.** The property is within Sections 10, 13, 14, 15, and 23, T17N, R19E, MDM, Washoe County, Nevada. (Originally APNs 046-060-02, 03 and 08, 046-080-05, a portion of 046-100-01, and 047-010-04; now APNs 046-060-44, 45, 47 and 49) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

## PLANNING ITEMS

8. **DISCUSSION AND POSSIBLE RECONSIDERATION OF ACTION ON SOUTH VALLEYS AREA PLAN UPDATE.** Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604

## 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.)

- a. Summer schedule of Planning Commission meeting location and dates

**ADJOURNMENT**