



Community Development

"Dedicated to Excellence in Public Service"

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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, June 5, 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

May 1, 2007; and May 15, 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. **APPROVAL OF CANCELLATION OF JUNE 19, 2007 PLANNING COMMISSION MEETING.** Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-006 (TERRASANTE)** - To amend Conditions 16 and 38D of the approved Tentative Map for Terrasante, Case Number TM06-004 to modify the allowable surface materials for the 5-foot-wide pedestrian trail along Callahan Road from the Terrasante subdivision to the Estates at Mount Rose. The proposed amendment of conditions will allow the developers to construct an asphalt path in place of permeable asphalt or compacted crusher fines. **The project is along Callahan Road from the Terrasante subdivision to the Estates at Mount Rose.** The subject pedestrian path is located within the Washoe County Right of Way in the Forest Area Plan, and is situated in a portion of Section 2, T17N, R19E, MDM, Washoe County, Nevada. The site is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. Staff Representative: Trevor Lloyd, Planner, 775.328.3620
2. **PUBLIC HEARING: REVIEW OF SPECIAL USE PERMIT CASE NOS. SW01-015 AND SW01-026 (A&K EARTH MOVERS AGGREGATE PIT)** – To review the conditions governing the operation of the A&K Earth Movers aggregate pit as required under Section 110.332.40 of the Washoe County Development Code to ensure that the conditions of approval adequately provide for compatibility between aggregate operations and surrounding land uses. **The parcel is accessed from Golden Valley Road and is approximately 1¾ miles northeast of the intersection of Golden Valley Road and Highway 395.** The 140-acre property is zoned Low Density Suburban (LDS), General Rural (GR), and Open Space (OS) in the North Valleys Area Plan, and is situated within Section 11, 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 552-040-28 and 552-010-02) Staff Representative: Paul Kelly, Planner, 775.328.3621
3. A. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-005 (MILABAR WAY-TO ACCEPT DEDICATION)** - To consider offer of dedication of a private right-of-way, approximately 50 feet wide and 233 feet long, as shown on Tract Map No. 1568, commonly known as Milabar Way (formerly known as Allyene Way) consisting of a portion of Assessor's Parcel Number 040-581-15, offered for dedication with the "Subdivision Map of Mil Drae County Estates" on April 16, 1976, and to consider executing a resolution accepting Dedication;

AND, IF APPROVED,

- B. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-005 (MILABAR WAY)** - To abandon the right-of-way, approximately 50 feet wide and 233 feet long, as shown on Tract Map No. 1568, commonly known as Milabar Way (formerly known as Allyene Way), consisting of a portion of Assessor's Parcel Number

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.

040-581-15, offered for dedication with the "Subdivision Map of Mil Drae County Estates" on April 16, 1976. Abandonments are authorized pursuant to Article 806 of the Washoe County Development Code.

Milabar Way is a "stub street" located to the north side of Mil Drae Lane, approximately 1/3 mile north of the intersection of Mil Drae Lane and Del Monte Lane. The ±2.55 acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, is within the NE4 of Section 1, T18N, R19E, MDM, Washoe County, Nevada. The abandonment application is within the boundaries of the Southwest Truckee Meadows Citizen Advisory Board, but not subject to its review; and is in Washoe County Commission District No. 2. (APN 040-581-15) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

4. **AMENDMENT OF CONDITIONS CASE NO. AC07-008 (FOR SPECIAL USE PERMIT CASE NO. SPW1-2-98 - MT ROSE SEWER LINE EXTENTION)** – To extend for 5 additional years until March 13, 2011, the completion of the Mt. Rose Sewer Line. The original request was to construct approximately 10,500 linear feet of sanitary sewer line from Tannenbaum Estates (expired Tentative Subdivision Case No. TM10-14-95, APN 48-070-11) to the Mt. Rose Ski Resort base facility. The extension is proposed as an 8-inch sanitary sewer line to be dedicated to Washoe County upon completion. The proposed alignment will require no pumps and allow a normal gravity flow system. The proposed line is predominantly within the Old Mt. Rose highway roadbed and existing service roads. Approximately 1,700 linear feet are within privately owned properties. Easements through privately owned parcels will ultimately revert to Washoe County upon completion of the line. The proposed line extension is situated within the Forest Area Plan and within Sections 17, 18, and 19, T17N, R19E, MDM, Washoe County, Nevada within County Commission District No. 1 (APNs 48-112-08, 48-111-11, 48-050-03, 48-050-11, 48-070-11, 48-070-14, 48-070-15, 48-091-04 and 48-092-01) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

PLANNING ITEMS

5. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DC06-004** - To amend Washoe County Code Chapter 110, Development Code, Article 310, by amending Section 110.310.45. To amend the required 2,000 feet distancing regulations for temporary contractors' yards from established residential, commercial or civic uses to within 1,000 feet of property on which a public works project is being constructed. Staff Representative: Grace Jensen, Planner, 775.328.3771
6. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-018 (POPULATION ELEMENT)** – To amend the Washoe County Comprehensive Plan by replacing the existing Population Element with a new Population Element that is revised to reflect current and future population forecasts parallel with the incorporated cities of Reno and Sparks and that is in conformance with the Truckee Meadows Regional Plan. Staff Representative: Don Morehouse, 775.328.3632

7. **UPDATE:** Regional Open Space and Natural Resource Management Plan. Staff Representative: Bill Whitney, Senior Planner, 775.328.3617, and Lynda Nelson, Natural Resources Planner, 775.823.6511
8. **APPLICATION TO REQUEST AMENDMENT TO THE BOUNDARIES OF THE WASHOE COUNTY TRUCKEE MEADOWS SERVICE AREA (TMSA) (SIERRA TRIPLE NET, LLC)** – Advisory recommendation to the Regional Planning Commission regarding a request by the applicant to include two parcels into the Washoe County TMSA boundary. The subject property is within the Spanish Springs Area Plan and is designated General Rural (GR). The subject site encompasses approximately 49.6 acres and is located at 365 and 375 Calle De La Plata, east of Pyramid Highway. The property is within the boundaries of the Spanish Springs Citizen Advisory Board and in Washoe County Commission District No. 4. (APN: 076-402-06, 07) Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613
9. **APPLICATION TO REQUEST AMENDMENT TO THE BOUNDARIES OF THE WASHOE COUNTY TRUCKEE MEADOWS SERVICE AREA (TMSA) (WESTON-LOWDEN)** - Advisory recommendation to the Regional Planning Commission regarding a request by the applicant to include ten parcels into the Washoe County TMSA boundary. The subject property is within the South Valleys Area Plan and is designated General Rural (GR). The subject site encompasses approximately 701.69 acres and is located on East Lake Boulevard/Skinner Drive/Ophir Road. The property is within the boundaries of the South Valleys Citizen Advisory Board and in Washoe County Commission District No. 2. (APN's: 050-540-19, 20, 21, 28, 30, 31, 32, 33, 34, 35) 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
- b. Referral of adopted South Valleys Plan to Planning Commission

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. Discussion and Possible Action to Amend the Washoe County Planning Commission Training and Travel Policy

ADJOURNMENT