



# Community Development

*"Dedicated to Excellence in Public Service"*

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



**Washoe County Planning Commission**  
William Weber, Chair  
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Christy Magers  
Dian A. VanderWell

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County District Health Department Conference Room  
Building B, 1001 East Ninth Street, Reno, Nevada  
Wednesday, July 11, 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**

June 5, 2007

**ELECTION OF OFFICERS:** Planning Commission Chair and Vice Chair

**CONSIDER AND ADOPT A RESOLUTION COMMENDING FLORENCE "MARGE" FRANDSEN FOR HER SERVICE TO WASHOE COUNTY**

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).

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/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

**APPOINTMENT OF CAROLYN POISSANT, AICP, ASLA, TO THE DESIGN REVIEW COMMITTEE**

**APPOINTMENT OF MEMBERS TO THE PARCEL MAP REVIEW COMMITTEE**

**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.)

**CONSENT ITEMS**

- A. **RESOLUTION FOR ACCEPTING STREETS** – Sun Mesa Phase 1 (TM04-001), Tract No. 4618, Document No. 3360640, recorded March 14, 2006. Staff Representative: Walter H. West, P.E., 775.328.2034
- B. **RESOLUTION FOR ACCEPTING STREETS** – Woodland Village Phase 15 (TM03-004), Tract No. 4753, Document No. 3506155, recorded March 7, 2007. Staff Representative: Walter H. West, P.E., 775.328.2034

**PLANNING ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP05-004 (SOUTH VALLEYS AREA PLAN UPDATE)** - Preparation of and action on a report for the Board of County Commissioners, pursuant to NRS 278.220(4), on each issue and question with the proposed South Valleys Area Plan Update, Comprehensive Plan Amendment Case Number CP05-004, as raised by and remanded by the Board on May 22, 2007. The remanded items to be considered by the Planning Commission can be reviewed by obtaining a copy of the staff report from staff or on the web at: <http://www.washoecounty.us/comdev> (Boards and Commissions, Planning Commission Agendas). Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613, [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us).
2. **APPLICATION TO REQUEST AMENDMENT TO THE BOUNDARIES OF THE WASHOE COUNTY TRUCKEE MEADOWS SERVICE AREA (TMSA) (WESTON-LOWDEN)** (Continued from June 5, 2007 meeting) - Advisory recommendation to the Regional Planning Commission regarding a request by the applicant to include eleven 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 Eastlake 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. (APNs 050-210-22, 050-540-19, 20, 21, 28, 30, 31, 32, 33, 34, 35) Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613

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- 7:00 p.m. 3. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP07-003 (COLD SPRINGS MINI-STORAGE)** -- To consider a request to amend the Cold Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would re-designate Assessor's Parcel Number 081-131-34 ( $\pm 2,500$  square feet) from the land use category of Public/Semi-Public (PSP) to Industrial (I). **The subject property is located at 18995 Reno Park Boulevard, approximately 3/4-mile southwest of its intersection with Village Parkway.** The subject parcel is within the Truckee Meadows Service Area (TMSA), and within the Area of Interest of the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The subject parcel is located within Section 30, T21N, R18E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 5 and within the Cold Springs Citizen Advisory Board boundary. 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: Kelly Mullin, Assistant Planner, 775.328.6187

#### PROJECT REVIEW ITEMS

4. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-003 (881 NORTHWOOD LLC)** - To develop a common open space development with six airspace units and one common lot area. The project will be developed as four market-rate condominiums and an affordable duplex. **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  $\pm 1.51$ -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
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-009 (NORTH TAHOE COMMUNITY CHURCH)** – To rebuild the North Tahoe Community Church with two stories and a daylight basement. The building footprint will increase from 3,647 square feet to 7,457 square feet. **The project is located at 300 Country Club Drive, on the northeast corner of State Route 28 and Country Club Drive.** The  $\pm 1.45$ -acre parcel is designated Public Semi-Public Facilities (PSP) in the Incline Village Tourist Community Plan, being part of the Tahoe Area Plan, and is situated in a portion of Section 14, 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 130-050-01) Staff Representative: Don Morehouse, Planner, 775.328.3632

- 7:30 p.m. 6. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-001 (JAMES LANGFORD STACK, JR. TRUST)** – To abandon three portions of a County right-of-way on Somers Loop as authorized in Article 806 of the Washoe County Development Code. **The project is located on the east side of Somers Loop, Crystal Bay. Two areas are located on the edge of the street and one portion extends to the shore of Lake Tahoe and is an undeveloped public access to the lake.** The ±0.275-acre of County right-of-way is situated in a portion of Section 30, T16, R18, 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. (Located between APNs 123-032-01 and 123-021-04) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
7. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-003 (WILLIAM AND KATHERINE DOWNS)** - To abandon a 33-foot government patent easement along the northern boundary of Parcel A of Parcel Map 414. **The proposed abandonment is located on a property off Curtis Lane and Rock Farm Road approximately ¼ mile north of Mt. Rose Highway (SR 431).** The subject property is designated Low Density Suburban (LDS) and General Rural (GR) in the Southwest Truckee Meadows Area Plan. The parcel is situated in a portion of Section 25, T18N, R19E. 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, the City of Reno Area of Interest, and the Truckee Meadows Service Area. (APN 150-021-09) Staff Representative: Trevor Lloyd, Planner, 775.328.3620
8. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-002 (FOOTHILL ROAD)**
- A. To execute a resolution accepting a 20-foot access easement along the southern portions of Assessor's Parcel Number 044-391-03 and Assessor's Parcel Number 044-391-02 of Parcel Map No. 20, Recorded October 26, 1973, Document No. 306033, and of Tract Map No. 431, Recorded May 13, 1948, Document No. 163378.
- And
- B. To abandon the northerly right-of-way line of Foothill Road, approximately 20 feet wide and 172 feet long, as shown on Tract Map No. 431 and Parcel Map No. 20 along the southern boundary of Assessor's Parcel Numbers 044-391-03 and 044-391-02. Abandonments are authorized pursuant to Article 806 of the Washoe County Development Code.

**The parcels requesting the abandonment are located on the north side of Foothill Road between Mallory Lane and Monte Vista Drive, approximately ¾ mile west of South Virginia Street at 1001 Foothill Road and 1025 Foothill Road.** The ±43,560-square-foot parcel and ±40,394-square-foot parcel are designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, are within the NE4 of Section 18, T18N, R20E, 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. (APNs 044-391-02 and 044-391-03) Staff Representative: Sandra Monsalvè, AICP, Planner, 775.328.3608

**9. PUBLIC HEARING: ABANDONMENT CASE NO. AB07-004 (SHADOW RIDGE)**

A. To execute a resolution accepting an easement on the northerly 15 feet of a 30-foot drainage easement along the southern portion of Lot 272 of Donovan Ranch, Phase 2, of Tract Map No. 4553, Recorded October 12, 2005, Document No. 3290551.

And

B. To abandon the northerly 15 feet of a 30-foot drainage easement of approximately 899 square feet as shown on Tract Map No. 4553 along the southern boundary of Lot 272 of the Donovan Ranch Subdivision, Phase 2. Abandonments are authorized pursuant to Article 806 of the Washoe County Development Code.

**The parcel requesting the abandonment is located at the southeast corner of Paradise View Drive and Shady Valley Road.** The ±14,235-square-foot parcel is designated Low Density Suburban (LDS) in the Spanish Springs Area Plan, is within the NE4 of Section 23, and the NW4 of Section 24, T21N, R20E, MDM, Washoe County, Nevada. The abandonment application is within the boundaries of the Galena-Steamboat Citizen Advisory Board, but not subject to its review; and is in Washoe County Commission District No. 4. (APN 534-501-01) Staff Representative: Sandra Monsalvè, AICP, Planner, 775.328.3608

**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**

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