



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
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Washoe County Planning Commission
William Weber, Chair
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AMENDED AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

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

July 11, 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 REQUEST FOR THE TENTATIVE SUBDIVISION MAP CASE NO. TM5-2-92 FOR ST. JAMES'S VILLAGE** - To extend for one year, until October 11, 2008, the approval of the tentative subdivision map for St. James's Village. The original request was to develop a phased, single-family subdivision consisting of 530 lots on six parcels totaling $\pm 1,626$ 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
- B. **RESOLUTION TO INITIATE AN AMENDMENT TO THE WASHOE COUNTY COMPREHENSIVE PLAN**, relating to an amendment of the Spanish Springs Area Plan to establish a Towne Center Character Management Area, establishing updated goals and policies, and amending the Land Use Plan map and Land Use Table reflecting certain land use changes within the character management area to include the new Towne Center character management area. Staff Representative: Sandra Monsalvè, AICP, Planner, 775.328.3608
- C. **RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE, RELATING TO THE REGULATION OF TIME SHARE DEVELOPMENT AND ADDING PROVISIONS FOR COMMON INTEREST DEVELOPMENT.** Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604
- D. **RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE RELATING TO REJECTION OF INCOMPLETE APPLICATIONS, NOTIFICATION OF MILITARY INSTALLATIONS OF CERTAIN PLANNING APPLICATIONS, EXCEPTIONS TO THE REQUIREMENT OF A PARCEL MAP FOR AGRICULTURAL PROPERTY, CIRCULATION OF PARCEL MAPS FOR REVIEW TO THE STATE ENGINEER, NOTICE OF VACATIONS AND ABANDONMENT OF EASEMENTS, DEFINITION OF CARE FACILITIES AND THE DISTANCE BETWEEN CARE FACILITIES, DEFINITION AND REGULATION OF CONDOMINIUM HOTELS.** Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604
- E. **APPROVAL OF CANCELLATION OF AUGUST 15, 2007 AND SEPTEMBER 4, 2007 PLANNING COMMISSION MEETINGS.** Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604

- F. **RESOLUTION FOR ACCEPTING STREETS** – Parcel Map for Dyke and Beth Kauffmann (Kauffman Court), Parcel Map No. 4602, Document No. 3420008, recorded July 31, 2006. (APNs 050-550-05 through 08 and 11) Staff Representative: Norman T. Lindeman, P.E., Civil Engineer II, 775.328.2058

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: REVIEW OF SPECIAL USE PERMIT CASE NOS. SW01-015 AND SW01-026 (A&K EARTH MOVERS AGGREGATE PIT)** (Continued from June 5, 2007 meeting) – 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. (APNs 552-040-28 and 552-010-02) Staff Representative: Paul Kelly, Planner, 775.328.3621
2. A. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-006 (WOODLAND VILLAGE)** – To execute a resolution accepting a 10-foot-wide drainage easement along the west line of Section 15, T21N, R18E within the Woodland Village Subdivision for Assessor's Parcel Number 556-390-11 of Land Map No. 129, recorded June 21, 1989, Document No. 1420642 and Tract Map No. 4457, recorded March 23, 2005, Document No. 3186546;
- and, if accepted,
- B. To abandon a 10-foot-wide by ±853-foot-long drainage easement along the west line of Section 15, T21N, R18E within the Woodland Village Subdivision. The drainage easement, which totals approximately ±8,530 square feet, is located within Assessor's Parcel Number 556-390-11 as shown on parcel 3 of Land Map No. 129, and parcel J of Tract Map No. 4457. Abandonments are authorized pursuant to Article 806 of the Washoe County Development Code. **The parcels to be abandoned are located east of Cody Court within the Woodland Village Subdivision.** The subject ±16.04-acre parcel is designated Medium Density Suburban (MDS) in the Cold Springs Area Plan and is situated in a portion of Section 15, T21N, R18E, MDM, Washoe County, Nevada. The property is located in the Cold Springs Citizen Advisory Board boundary, although abandonments are not subject to its review, and Washoe County Commission District No. 5. (APN 556-390-11) Staff Representative: Sandra Monsalvè, AICP, Planner, 775.328.3608

3. **PUBLIC HEARING: SPECIAL USE PERMIT NO. SW07-010 (TMWA)** – To construct a five-million-gallon municipal water storage tank with related inflow/outflow connections to be located at Hunter Creek Reservoir on a vacant portion of its site north of the existing reservoir as authorized in Article 810 of the Washoe County Development Code. New landscaped berms (permanent earthen structures) are proposed along the northern property boundary and a portion of the western property boundary not to exceed six (6) feet. Permanent earthen structures over four and a half feet in height or more than one thousand (1,000) cubic yards of imported earthen materials require a Special Use Permit, per Washoe County Development Code Section 110.438.35. **The 27.54-acre site is located at 4900 Ross Drive, approximately 100 feet south of its intersection with Canyon Drive and approximately one-quarter mile south of Mayberry Drive.** The parcel is designated Public Semi-Public Facility (PSP) in the Southwest Truckee Meadows Area Plan, and is within the West Truckee Meadows Citizen Advisory Board boundary. The parcel is situated within a portion of Section 20, T19N, R19E, MDM, Washoe County, Nevada, and is located Washoe County Commission District No. 1. (APN 009-030-54) Staff Representative: Grace Jensen, Planner, 775.328.3771
4. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-009 (BLACK ROCK CITY LLC: AMENDMENT OF SPECIAL USE PERMITS SW03-025, SW04-004, SW04-007, SW04-007 AND SB04-009 “BURNING MAN”)** – To amend the identical conditions of approval on all approved special use permits to allow reconfiguration of each of the allowed uses within the existing fenced industrial area on the subject parcel, as authorized in Section 110.810.60 of the Washoe County Development Code. **The project is located approximately 20 miles north of the town of Gerlach in northern Washoe County, approximately one mile past the end of pavement of State Route 34, and one-half mile east of the intersection of State Route 34 and Jackson Lane. The site is addressed as 88 Jackson Lane.** The ±200-acre parcel is designated General Rural (GR) in the High Desert Area Plan, and is situated in a portion of Section 36, T35N, R23E, MDM, Washoe County, Nevada. The parcel is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 066-030-23) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
5. **AMENDMENT OF CONDITIONS CASE NO. AC07-011 (MT. ROSE-SKI TAHOE FACILITIES IMPROVEMENT)** - To amend condition number 2 of Special Use Permit Case No. SW03-011 to extend the commencement date of all grading and construction activity for an additional four years until September 2, 2011 for the multi-phase renovation and enhancement of the Mt. Rose/Ski Tahoe ski resort as authorized in Article 810 of the Washoe County Development Code. The request involves the relocation and enhancement of the East Bowl Lodge, including an additional parking lot, upgrade to the existing water tank, expansion and renovation of ski runs (grooming and grading), including the new “chutes” area and trail, a new “chutes” return lift, and the development of a snowmaking pond. **The project is located at 21333 State Route 723 near the top of Mount Rose Highway.** The three parcels totaling ±676.53 acres are designated Open Space (OS), Parks and Recreation (PR), General Rural (GR) and Tourist Commercial (TC) in the Forest Area Plan, and are situated in portions of Sections 19, 20 and 29, 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. (APNs 048-112-04, 08, and 09) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

PLANNING ITEMS

6. A. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP07-002 (FALCON RIDGE)** -- To consider a request to amend the Sun Valley Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate a ±25.6-acre property consisting of 143 parcels from the land use category of High Density Suburban (HDS) to Specific Plan (SP).

and

- B. **PUBLIC HEARING: SPECIFIC PLAN CASE NUMBER SP07-001 (FALCON RIDGE)** – To consider a request to establish the Specific Plan regulations and guidelines for the Falcon Ridge development. The Specific Plan will provide the regulatory tools and guidelines necessary to implement the proposed Falcon Ridge development, consisting of 143 existing parcels. The Specific Plan includes the maximum allowable density, policies for the implementation of the specific plan goals, development standards such as grading, architectural design, landscape and fencing requirements, proposed amenities, and a financing plan for the infrastructure, etc.

The subject properties are located along the north side of El Rancho Drive approximately one-quarter mile east of Sun Valley Boulevard. The subject parcels are within the Truckee Meadows Service Area (TMSA), and within the Area of Interest of the City of Sparks, as identified by the 2002 Truckee Meadows Regional Plan. The subject parcels are located within Section 30, T20N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission Districts 3 and 5 and within the Sun Valley Citizen Advisory Board boundary. (APNs 035-661-01 through 035-661-31; 035-662-01 through 035-662-30; 035-663-01 through 035-663-24; 035-664-01 through 035-664-27; 035-665-01 through 035-665-30) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

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. Appoint a Planning Commission representative to the Regional Transportation Commission's 2040 Plan Update Committee
- c. Identify Planning Commission alternates to the Regional Planning Commission
- d. Review of Special Exception Permits by the Planning Commission

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.

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