



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
Christy Magers, Vice Chair
Neal Cobb

Roy H. Hibdon
Keith Lockard
Stephen D. Rogers
Dian A. VanderWell

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, October 2, 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

September 18, 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).

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/

"Your Community Development Department"

CONSENT ITEMS

- A. Cancellation of October 16, 2007 meeting.

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-013 (AMENDMENT OF SPECIAL USE PERMIT CASE NO. SPW5-24-96 FOR ON AIR, LLC)** – To eliminate condition #9 from the conditions of approval for this special use permit and thereby remove the existing requirement for the applicant to obtain an extension of time every five years to continue operation of the tower facility. The original request was to build and operate a ±192-square-foot prefabricated equipment shelter and a four-sided ±15-foot-high wireless communication tower for the purpose of cellular phone communication as authorized in Section 110.324.45 through 110.324.60 of the Washoe County Development Code. **The project is located at the crest of Rattlesnake Mountain, south of Longley Lane and South McCarran Boulevard.** The ±73.03-acre parcel is designated General Rural (GR) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 32, T19N, R20E, MDM, Washoe County, Nevada. The property is located in the Southeast Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 164-351-02) Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-012 (WASHOE COUNTY DEPARTMENT OF WATER RESOURCES)** – To construct a 600,000-gallon municipal water storage tank, with a 16-foot-wide access around the tank, and a ±1,400-foot access road leading to the tank to be located on a vacant portion of Bureau of Land Management (BLM) land in Lemmon Valley. **The 720-acre BLM parcel is located north of Oregon Boulevard. The project area is approximately one acre in size and is proposed at the southwest portion of the BLM parcel, at the terminus of Ohio Street.** The parcel is designated General Rural (GR) and Open Space (OS) in the North Valleys Area Plan and is within the North Valleys Citizen Advisory Board boundary. The parcel is situated within a portion of Section 10, T21N, R19E, MDM, Washoe County, Nevada, and is located in Washoe County Commission District No. 5. (APN 089-010-13) Staff Representative: Grace Jensen, Planner, 775.328.3771
3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-013 (TALLAC TOWER GROUP – AB CONSTRUCTION)** – To allow the construction of a wireless communication facility to include the erection of a 75-foot-tall slimline monopole and four equipment cabinets within a 1,200-square-foot fenced area to accommodate four various wireless telephone carriers or broadband internet providers as authorized in Article 810 of the Washoe County Development Code. **The project is located at 3600 White Lake Parkway.** The 1.00-acre parcel is designated Industrial (I) in the Cold Springs Area Plan, and is situated in a portion of Section 21, T21N, R18E, MDM, Washoe County, Nevada. The property is located in the Cold Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 087-032-07) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

DEFERRED

- 4. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-004 (HARMONY MESA)** - To merge and re-subdivide two parcels totaling ±6.49 acres in order to develop a 19-lot single-family common open space subdivision, as authorized in Article 608, Tentative Subdivision Maps, and Article 408, Common Open Space Development, of the Washoe County Development Code. Lot sizes range from 4,976 square feet to 14,481 square feet. The subdivision will have three common areas and will include a common RV parking area to serve the development. **The project is located on Marilyn Drive between Harmony Lane and Quartz Lane.** The subject parcels are designated Medium Density Suburban (MDS) in the Sun Valley Area Plan, and are situated in portions of Section 13, T20N, R19E and Section 18, T20N, R20E, MDM, Washoe County, Nevada. The property is located within the Sun Valley Citizen Advisory Board boundary, Washoe County Commission District No. 5, the City of Reno Area of Interest, and the Truckee Meadows Service Area. (APNs 085-330-39 and 085-330-44) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

DEFERRED

- 5. A. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-007 (HARMONY MESA)** – To execute a resolution accepting a 9-foot access easement along the southerly right-of-way of Quartz Lane, a 9-foot section of the easterly access easement of Stella Drive, and a 9-foot section of the northerly access easement of Harmony Lane for Assessor’s Parcel Number 085-330-39 and Assessor’s Parcel Number 085-330-44 of Parcel Map No. 2361, Recorded June 21, 1989, Document No. 1332554, and Record of Survey Map No. 4566, Recorded May 25, 2005, Document No. 3219830;

and, if accepted,

DEFERRED

- B. To abandon a 9-foot section of the southerly access easement of Quartz Lane, a 9-foot section of the easterly access easement of Stella Drive, and a 9-foot section of the northerly access easement of Harmony Lane. The abandonment will be along the northern, eastern and southern boundaries of Assessor’s Parcel Numbers 085-330-39 and 085-330-44 as shown on Parcels 1 and 2 of Parcel Map Number 2361 and on Record of Survey Map 4566. Abandonments are authorized pursuant to Article 806 of the Washoe County Development Code. **The parcels requesting the abandonment are located on Marilyn Drive between Harmony Lane and Quartz Lane.** The two parcels of ±3.86 and ±2.627 (total ±6.49) acres are designated Medium Density Suburban (MDS) in the Sun Valley Area Plan and are situated in portions of Section 13, T20N, R19E, and Section 18, T20N, R20E MDM, Washoe County, Nevada. The property is located in the Sun Valley Citizen Advisory Board boundary, although abandonments are not subject to its review, and Washoe County Commission District No. 5. (APNs 85-330-39 and 85-330-44) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

PLANNING ITEMS

OTHER ITEMS

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.

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