



# 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 Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, December 4, 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**

November 20, 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****PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-016 (EAGLE LANDING, AMENDMENT OF SPECIAL USE PERMIT CASE NUMBER SW05-025)** – To amend condition number 9(c), to require the installation of trash dumpsters rather than trash compactors, except for those businesses that typically require trash compactors. The original request was to develop a Community Commercial Center consisting of ±130,000 square feet with ±20 buildings in an informal village concept. **The project is located in the northwest quadrant of the intersection of Eagle Canyon Drive and Pyramid Highway (SR 445).** The project encompasses ±18.36 acres of two parcels totaling ±19.367 acres. The parcels are zoned Neighborhood Commercial/Office (NC/O) and Open Space (OS) in the Spanish Springs Area Plan and are in the SW/4 of Section 35, T21N, R20E, MDM, Washoe County, Nevada. The request application is within the area of review of the Spanish Springs Citizen Advisory Board and is in Washoe County Commission District No. 4. The project is within the City of Sparks Area of Interest. (APNs 532-031-01 and 532-031-09  
Staff Representative: Grace Jensen, Planner, 775.328.3771

DEFERRED

2. A. **SPECIAL USE PERMIT CASE NO. SW07-017 (MOGUL BOOSTER PUMPING FACILITY)** – To construct a booster pumping facility to convey potable water through the Mogul area, as authorized by Table 110.302.05.2 of the Washoe County Development Code. The grading for the project will include approximately 540 cubic yards of excavation, 400 cubic yards of exported material and a retaining wall ranging from 3 feet to 8 feet in height.

**AND**

- B. **VARIANCE CASE NO. VA07-021 (MOGUL BOOSTER PUMPING FACILITY)** – To vary the grading standards within Washoe County Development Code Sections 110.438.45(b)(1) and (2), allowing for 2:1 slopes instead of 3:1 slopes, and allowing fills higher than 48 inches within fifty (50) feet of a shared property line; and to vary the front yard setback standards of Section 110.406.50(b), allowing a retaining wall of up to 8 feet in height approximately 8 feet from the front property line.

**The subject parcel is located at 10020 Timberwolf Drive, approximately 300 feet west of its intersection with Cliff View Drive. The booster pumping facility is located at the rear of the property and will be accessed off West 4<sup>th</sup> Street.** The ±.793-acre parcel is designated Medium Density Suburban (MDS) in the Verdi Area Plan, and is situated in a portion of Section 14, T19N, R18E, MDM, Washoe County, Nevada. The property is located in the Verdi Township Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 038-461-06)  
Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-018 (RIDGES DEVELOPMENT)** – To allow for the relocation of a 120kV power line within the Ridges at Hunter Creek subdivision, and create a one-mile long maintenance road for the power lines. **The project site is located at the terminus of Woodchuck Circle, south of Plateau Road in the Juniper Hills area of west Reno.** The ±106.96-acre parcel is designated General Rural (GR) and Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in portions of Sections 19 and 32, T19N, R19E, MDM, Washoe County, Nevada. The property is located in the West Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 1, the Reno Area of Interest, and the Truckee Meadows Service Area. (APN 041-021-54)  
Staff Representative: Sandra Monsalve, AICP, Planner, 775.328.3608
  
4. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-007 (FALCON RIDGE)** - To merge and re-subdivide 143 parcels totaling 25.6 acres in order to develop a 269-lot townhome/condominium 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. **The subject properties are located along the north side of El Rancho Drive approximately ¼ 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

## PLANNING ITEMS

## 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