



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Planning Commission

William Weber, Chair
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, February 5, 2008

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

December 18, 2007 and January 2, 2008

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. TM03-004 (WOODLAND VILLAGE)** - To extend for one year, until April 30, 2009, the approval of a 207-lot, single-family, common open space subdivision. The approved subdivision allows the development of 2,028 residential lots. **The project is located at the north end of Cold Springs Valley.** The property is designated Medium Density Suburban (MDS), Low Density Suburban (LDS), General Rural (GR), and Neighborhood Commercial (NC) in the North Valleys Area Plan, and is situated in a portion of Sections 9, 15 and 16, T21, R18, MDM, Washoe County, Nevada. The property is located in the Cold Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 556-290-14; 556-290-18; 556-390-04; 556-390-11; 556-490-03; and 556-490-04)
Staff Representative: Trevor Lloyd, Planner, 775.328.3620
- B. **INITIATION OF RESOLUTION FOR A DEVELOPMENT CODE AMENDMENT RELATING TO THE EXEMPTION OF THE REQUIREMENT TO USE A MAPPING PROCESS FOR THE CREATION OF A PARCEL FOR AGRICULTURAL PURPOSE**
Staff Representative: Mike Harper, FAICP, Planning Manager, 775.328.3604

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB07-009 (JAMES AND URSULA REYNOLDS)** – To abandon all 40-foot right-of-way easements on the subject parcels as authorized in Article 806 of the Washoe County Development Code. **The project is located approximately 300 feet east of the intersection of Thompson Lane and Sierra Country Road and is addressed as 4800, 4840 and 4870 Sierra Country Road.** The ±5-acre project site is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in a portion of Section 34, T18N, 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 049-090-14 and -15 and 049-090-24)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-015 (MONTREUX RECLAIMED WATER PIPELINE AND PUMP STATION)** – To construct 25,200 feet of 12-inch reclaimed water pipeline and a booster pump station to provide reclaimed water to the Montreux Golf and Country Club for irrigation of the golf course and landscape medians, as authorized in Table 110.302.05.02 of the Washoe County Development Code. As designed, the pipeline will cross Whites Creek and Jones Creek, which are both Significant Hydrologic Resources (SHR). SHR crossings are regulated by Article 418 of the Washoe County Development Code. **The proposed pipeline begins at the northern boundary of the Saddlehorn subdivision and extends south to Montreux.** The proposed pipeline is located in the Southwest Truckee Meadows and Forest Area Plans, and is situated in portions of Sections 2 and 3, T17N, R19E, and Sections 24, 25, 26, 34, and 35, T18N, R19E, MDM, Washoe County, Nevada. The properties are located in the Southwest Truckee Meadows and

Galena-Steamboat Citizen Advisory Boards boundaries and Washoe County Commission District No. 2. (APNs 148-010-55, 148-041-25, 148-041-26, 148-372-08, 150-005-03, 150-021-01, 150-021-02, 150-021-03, 150-021-04, 150-030-06, 150-111-19, 150-111-20, 150-121-23, 150-121-24, 150-121-25, 150-250-01, 150-250-02, 150-250-23, 150-250-42, 150-250-43, 150-250-45, 150-250-47, 150-250-48, 150-420-01, 150-460-01, 150-460-02, 150-460-03, 150-471-01, 150-471-02, 150-471-08, 150-471-09, 150-471-12, 150-471-13, 150-481-09, 152-020-30, and 152-020-82)

Staff Representative: Kelly Mullin, Assistant Planner, 775.328.6187

3. **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

4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-020 (WHITES CREEK TRAIL BRIDGES)** – To construct two pedestrian trail bridges within the Critical Stream Zone Buffer Area of Whites Creek as authorized in Section 110.418.20(b)(1) of the Washoe County Development Code. **The project is located on two separate parcels approximately one-half mile north of the Mount Rose Highway. Assessor's Parcel No: 049-752-08 is ±3.44 acres and is located ±515 feet east of North Timberline Drive. Assessor's Parcel No: 049-762-06 is ±4.56 acres and is located on Legend Trail, ±340 feet north of Painted Trail.** Both parcels are designated High Density Rural (HDR) and General Rural (GR) in the Southwest Truckee Meadows Area Plan and are situated in a portion of Section 34, T18N, R19E, MDM, Washoe County, Nevada. The parcels are located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 049-752-08 and 049-762-06)
Staff Representative: Grace Jensen, Planner, 775.328.3771

PLANNING ITEMS

5. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP07-005 (SHELTER HOUSE, LLC)** – To change the land use designation on portions of two parcels of ±62.89 acres and ±59.50 acres to Medium Density Suburban/Four (MDS/4); Medium Density Rural (MDR) and Open Space (OS) as authorized in Article 820 of the Washoe County Development Code. **The project is located approximately one-half mile east of the intersection of Lemmon Drive and Deodar Way.** Both parcels are designated General Rural (GR) in the North Valleys Area Plan, and are situated in a portion of Section 35, T21N, R19E, MDM, Washoe County, Nevada. The parcels are within the Cooperative Planning Area and within the City of Reno Area of Interest, and the Truckee Meadows Service Area (TMSA), as outlined in the 2007 Truckee Meadows Regional Plan. The property is located within the North Valleys Citizen Advisory Board boundaries and Washoe County Commission District No. 5. (APNs 080-730-32 and 080-730-33)
Staff Representative: Grace Jensen, Planner, 775.328.3771

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