



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
Christy Magers, Vice Chair
Neal Cobb

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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, April 1, 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

March 4, 2008 and March 18, 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

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. A. **PUBLIC HEARING: ABANDONMENT CASE AB08-001 (BOULDER BAY, LLC)** – To abandon the streets, access easements and county right-of-way of the southernmost 1,060 linear feet of Wassou Road, the southernmost 113 linear feet of Lakeview Avenue, and all 418 linear feet of Reservoir Drive, as authorized in Article 806 of the Washoe County Development Code. The applicant proposes to create a new street alignment connecting Lakeview Avenue to Stateline Road and connecting the southern end of Wassou Road to Lakeview Avenue.

DEFERRED

AND

- B. **PUBLIC HEARING: VARIANCE CASE NO. VA08-001 (BOULDER BAY, LLC)** – To vary the maximum slope of a southern facing street from 10% to 12.5% on the new proposed alignment of Lakeview Avenue as authorized in Article 436 of the Washoe County Development Code. The proposed variance will increase the slope on a length of road not to exceed 800 feet.

The project is located in Crystal Bay, Nevada, adjacent to the Biltmore Casino properties. The affected area is designated Tourist Commercial in the North Stateline Community Plan, being a part of the Tahoe Area Plan, and is situated in portions of Sections 19 and 30, 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. (The surrounding properties are identified as APNs 123-071-04, 34 and 35; 123-053-02 and 04; 123-052-02, 03 and 04; 123-054-01.)
Staff Representative: Eva M. Krause, Planner, 775.328.3796

2. **PUBLIC HEARING: ABANDONMENT CASE AB08-002 (STEINHEIMER RESIDUAL TRUST A)** – To abandon the western portion of an undeveloped county right-of-way identified as Twain Avenue from State Route 28 down to the shoreline of Lake Tahoe (approximately 185 linear feet) as authorized in Article 806 of the Washoe County Development Code. **The right-of-way is part of the Rocky Point Addition, Incline Village, Nevada, and abuts Lake Tahoe - Nevada State Park.** The affected area is designated Medium Density Suburban, being a part of the Tahoe Area Plan, and is situated in a portion of Section 26, 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. (The abutting properties are identified as APNs 130-331-10 and 130-340-02.)
Staff Representative: Eva Krause, Planner, 775.328.3796

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.

3. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-004 (HARMONY MESA)** - To merge and resubdivide 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: Roger Pelham, Senior Planner, 775.328.3622

PLANNING ITEMS

4. **DEVELOPMENT CODE AMENDMENT CASE NO. DCA07-013** - To amend Washoe County Code Chapter 110, Development Code, Article 410, by adding Section 110.410.10(f) to specify the minimum required dimensions for an enclosed garage, whenever a garage is required.
 Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
5. **DEVELOPMENT CODE AMENDMENT CASE NO. DCA07-005** - To amend Washoe County Code, Chapter 110, Development Code, Article 302, Allowed Uses, and Article 304, Use Classification System, to establish “public service yard” as a new use type within certain regulatory zones in Washoe County; and other matters properly relating thereto.
 Staff Representative: Trevor Lloyd, Senior 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

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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