



# 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

Roy H. Hibdon  
Keith Lockard  
Stephen D. Rogers  
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## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, June 3, 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**

May 6, 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/](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"**

**CONSIDER AND ADOPT A RESOLUTION COMMENDING DAN KOVACH FOR HIS SERVICE TO WASHOE COUNTY**

**CONSIDER AND ADOPT A RESOLUTION COMMENDING M. LEE MURRAY FOR HIS SERVICE TO WASHOE COUNTY**

**CONSIDER AND ADOPT A RESOLUTION COMMENDING DAN SALERNO FOR HIS SERVICE TO WASHOE COUNTY**

**CONSIDER AND ADOPT A RESOLUTION COMMENDING DAVE SNELGROVE FOR HIS SERVICE TO WASHOE COUNTY**

**CONSENT ITEMS**

- A. **EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP CASE NO. TM05-011 (LADERA RANCH)** - To extend for one year, until July 5, 2009, the approval of a 356-lot, single-family residential, common open space subdivision with lots ranging in size from 5,719 to 14,683 square feet, with an average lot size of 7,469 square feet, as authorized in Article 408 of the Washoe County Development Code. The project includes a total of six parcels. The subject parcels are contiguous to each other and located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way. The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). The parcels are located within the Sun Valley Area Plan, and are situated in portions of Sections 13 and 24, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 082-473-07, 082-473-08, 082-473-09, 082-473-11, 082-473-12, and 502-250-05)  
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

**PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB08-005 (PATRICK AND CAROLINE FLANAGAN)** – To abandon approximately 5,252 square feet of the unbuilt portion of Canyon Drive, as authorized in Article 806 of the Washoe County Development Code. **The project is located at the northeast corner of Canyon Drive and Ross Drive (the northern portion of Canyon Drive is unbuilt at this time).** The ±0.76-acre parcel is designated Medium Density Suburban (MDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 20, 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. (APN 009-101-10)  
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
2. **PUBLIC HEARING: ABANDONMENT CASE NO. AB08-006 (JOHN AND MELISSA FRITZ)** – To abandon an unnamed 33-foot government patent access

and utility easement along the southern boundary of the subject parcel, as authorized by Article 806 of the Washoe County Development Code. **The project is located at 14400 Bihler Road, approximately 325 feet north of its intersection with Stowe Drive.** The ±2.5-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 30, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 142-241-63)  
Staff Representative: Kelly Mullin, Planner, 775.328.6187

3. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC08-002 (CLEARWIRE WIRELESS)** – To amend Condition Number 1 of the approved Special Use Permit Case No. SW07-002 to construct an unmanned broadband wireless telecommunications facility with 3 antennas and 1 microwave antenna mounted on a 70-foot-high monopine, an equipment cabinet and all related appurtenances, as provided for in Article 810 of the Washoe County Development Code. **The project site is located at 16255 Mt. Rose Highway, the parcel just north of the Galena Volunteer Fire Station, east of Timberline Drive.** The ±2.5-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in portions of Section 34, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary, the Reno Area of Interest, and Washoe County Commission District No. 2. (APN 049-070-25)  
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608
4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-006 (SPRINT NEXTEL)** – To allow for the modification, operation and maintenance of an existing wireless telecommunications facility as authorized in Article 810 of the Washoe County Development Code. **The project is located at 2460 Lucinda Court near the intersection of La Mancha Drive and La Jolla Lane.** The ±10-acre parcel is designated General Commercial (GC) in the Spanish Springs Area Plan, and is situated in a portion of Section 31, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 076-390-46)  
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

## PLANNING ITEMS

5. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO: DCA08-003 (SJC LTD)** - To amend Washoe County Code Chapter 110 (Development Code):
  - A. To add to the Truckee Canyon Area Plan Modifiers (Article 222) of the Washoe County Development Code a “Wadsworth Commercial Corridor”. The corridor shall consist of those parcels having frontage on State Route (SR) 427 that are east of the Truckee River, west of the county line and south of SR 427; and

- B. To allow Equipment Repair and Sales use type, as defined in Article 304, with the approval of a special use permit by the Washoe County Planning Commission within the Medium Density Suburban (MDS) regulatory zone within the Wadsworth Commercial Corridor.

Staff Representative: Grace Jensen, Planner, 775.328.3771

- 6. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO: DCA08-005** - To amend Washoe County Code, Chapter 110, Development Code, Article 206, High Desert Area; Article 210, South Valleys Area; Article 216, Spanish Springs Area; Article 222, Truckee Canyon Area; Article 302, Allowed Uses; Article 306, Allowed Uses and Structures; Article 314, Manufactured Home Parks; Article 316, Recreational Vehicle Parks; Article 324, Communication Facilities; Article 332, Aggregate Facilities; Article 334, Mining; Article 418, Significant Hydrologic Resources; Article 436, Street Design Standards; Article 504, Sign Regulations; Article 810, Special Use Permits, by substituting Board of Adjustment review of special use permits for Planning Commission review where the Planning Commission is enumerated as the reviewing body, and other matters relating thereto.

Staff Representative: Michael Harper, Planning Manager, 775.328.3604

#### **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**