



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Blaine Cartlidge, Legal Counsel



Washoe County Planning Commission

William Weber, Chair
Christy Magers, Vice Chair
Neal Cobb

Roger M. Edwards
Roy H. Hibdon
Keith Lockard
Dian A. VanderWell

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, July 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

June 3, 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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www.washoecounty.us/comdev/

"Your Community Development Department"

ELECTION OF OFFICERS: Planning Commission Chair and Vice Chair

CONSIDER AND ADOPT A RESOLUTION COMMENDING STEPHEN D. ROGERS FOR HIS SERVICE TO WASHOE COUNTY

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC08-002 (CLEARWIRE WIRELESS)** (Continued from June 3, 2008 meeting) – 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

PLANNING ITEMS

2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP07-001 (CAMPO RICO)** - To consider a request to amend the Spanish Springs Area Plan, being a part of the Washoe County Comprehensive Plan, to re-designate the following Assessor's Parcel Numbers: 076-290-41, 076-290-42, 076-290-43, 076-290-44, 076-360-64, 076-360-65, 076-360-66, 076-360-67, 076-360-68, 076-360-71, 076-360-63, 076-360-62, 076-290-13, totaling approximately ±208.04 acres subject to this request. The change in land uses would be from Low Density Rural (LDR), General Rural (GR) and Open Space (OS) to Low Density Suburban (LDS). **The subject properties are located on the east side of Pyramid Highway, north of Calle de la Plata, and approximately 2 miles north of Eagle Canyon Drive.** 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 2007 Truckee Meadows Regional Plan. The subject parcels are located within Sections 11, and 14, T21N, R20E, MDM, Washoe County, Nevada. The properties are within Washoe County Commission District 4 and within the Spanish Springs Citizen Advisory Board boundary.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include a revised map series with updated parcel base and revised table of land uses.

Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

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.

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
- b. Discussion and possible action regarding initiation of an abandonment of the entire easement located at the northeast corner of Canyon Drive and Ross Drive.

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