



Community Development

"Dedicated to Excellence in Public Service"

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



Washoe County Planning Commission

Christy Magers, Chair
Dian A. VanderWell, Vice Chair
Neal Cobb

Roger M. Edwards
Roy H. Hibdon
Keith Lockard
William Weber

AMENDED AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, August 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

July 1, 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"

CONSENT ITEMS

A. APPROVAL OF CANCELLATION OF AUGUST 19, 2008 PLANNING COMMISSION MEETING.

Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB08-007 (GORDON AND HEIDI COWAN)** – To abandon an unnamed 100-foot diameter bulb-shaped access easement located in the southeastern corner of the subject parcel, as authorized by Article 806 of the Washoe County Development Code. **The property is located at 180 Ox Yoke Lane, approximately 600 feet south of its intersection with Rhodes Road. The subject easement is located approximately 725 feet west of the terminus of the developed portion of Chance Lane, and approximately 1,050 feet west of the intersection of Chance Lane and Rhodes Road.** The ±8.8-acre parcel is designated Low Density Rural (LDR) in the South Valleys Area Plan, and is situated in a portion of Section 4, T17N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-400-34)
Staff Representative: Kelly Mullin, Planner, 775.328.6187
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-007 (TALLAC TOWER GROUP, LLC)** – To develop a 70-foot-tall monopole for the purpose of wireless communication as authorized in Article 324 of the Washoe County Development Code. **The project is located within a 40-acre parcel directly east of the intersection of Cielo Vista Drive and Santiago Court (both unpaved public rights-of-way).** The ±40-acre parcel is designated General Rural (GR) 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 076-390-14)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

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
- b. Appointment of Alternate Member to the Design Review Committee

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