



# 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

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, September 2, 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 17, 2008, July 15, 2008, July 28, 2008, and August 5, 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).

---

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

**Telephone: 775.328.3600 – Fax: 775.328.6133**

[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

**CONSENT ITEMS**

- A. **RESOLUTION FOR ACCEPTING STREETS** – Pyramid Ranch Estates II Section 26, Township 21N, Range 20E – Tract Map #4626, Document #3367687, recorded March 29, 2006.  
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- B. **EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM02-004 FOR DONOVAN RANCH (SYNCON HOMES-SHADOW RIDGE)**  
- To extend for one year, until October 11, 2009, the approval of the remaining 306 lots of the original Tentative Subdivision Map for Donovan Ranch, now known as Shadow Ridge. The original request was to develop a 390-lot single-family subdivision with common open space as authorized in Article 608, *Tentative Subdivision Maps*, and Article 408 *Common Open Space Development* of the Washoe County Development Code. The project is within the Spanish Springs Specific Plan (SSSP). Lot sizes will range from 13,000 square feet to 61,000 square feet, with an average lot size of 16,990 square feet. The project has approximately ±206.32 acres of common open space, and ±31.61 acres of street area. **The project is located approximately one-half (½) mile north from the intersection of Calle de La Plata and Pyramid Highway (SR 445), on the east side of Pyramid Hwy, just to the south and across from the Rocky Ridge intersection.** The subject parcel is designated Specific Plan (SP) on the Spanish Springs Area Plan Map, with ±544 acres having a land use of General Rural (GR) until development occurs, at which time the parcels being developed will be designated Low Density Suburban (LDS) and Open Space (OS) under the SSSP. The project site is situated in portions of Sections 24 & 19, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (Original APNs 076-401-26, 27, 28, 30, 35 and portions of 32, 33, 34, and 36; Current APNs 534-450-05, 534-450-06, 534-450-09, 534-450-10, 534-450-12, and 534-450-13)  
Staff Representative: Sandra Monsalve, AICP, Senior Planner 775.328.3608

**PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB08-008 (EAGLE LANDING, LLC)** - To abandon a water line and portions of a sewer easement within the Eagle Landing Shopping Center, as authorized by Article 806 of the Washoe County Development Code. **The project site is located at 150 Isidor Court, Building 2, Suite 201, at the northwest corner of Pyramid Highway (SR 445) and Eagle Canyon Drive.** The ±2.61-acre parcel is designated Neighborhood Commercial (NC) and Open Space (OS) in the Spanish Springs Area Plan, and is situated in a portion of Section 35, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 532-032--08)  
Staff Representative: Sandra Monsalve, AICP, Senior Planner 775.328.3608

2. A. **PUBLIC HEARING: VARIANCE CASE NO. VA08-011 (HILLSIDE HOLDINGS/HIDDEN HILLS) – VARIANCE CASE NO. VA08-011 (HILLSIDE HOLDINGS/HIDDEN HILLS)** – To allow an increase in the traffic count standards (Average Daily Trips, ADT) [above those specified in Development Code Section 110.212.10(b)(1) and (3)] on Pembroke Drive (a residential street having individual driveway access) as a result of the Hidden Hills subdivision project. Variances to County standards are authorized in Article 804 of the Washoe County Development Code.
- B. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-005 (HILLSIDE HOLDINGS/HIDDEN HILLS)** – To develop a 151-lot, single-family residential, common open-space subdivision, with lots ranging in size from 5,940 to 52,271 square feet, with an average lot size of 12,743 square feet, as authorized in Article 408 of the Washoe County Development Code.
- C. **PUBLIC HEARING: VARIANCE CASE NO. VA07-019 (HILLSIDE HOLDINGS/HIDDEN HILLS)** – To increase the maximum height of retaining walls [Development Code Section 110.212.10(b)(3)] from eight feet in height to a maximum of twelve feet in height, and to allow the construction of cut and fill slopes steeper than 2:1 horizontal to vertical. Variances to standards are authorized in Article 804 of the Washoe County Development Code.
- D. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-003 (HILLSIDE HOLDINGS/HIDDEN HILLS)** – To develop one ±620,000-gallon water storage tank, one associated booster pump station and eight pressure reducing stations for provision of domestic water to the proposed Hidden Hills residential subdivision development, as authorized in Article 810 of the Washoe County Development Code.

**The portion of Pembroke Drive affected by Variance VA08-011 is located between Piping Rock Drive and Parkway Drive. The properties proposed for subdivision are located approximately 2 miles east of the intersection of McCarran Boulevard and Pembroke Drive and approximately ¼ mile north of the intersection of Pembroke and Man of War Drive. Clean Water Way borders the northwestern corner of the project. The project abuts Storey County on the east. Portions of the parcels are within the Truckee Meadows Service Area, and within the area of interest of the City of Sparks, as identified by the 2007 Truckee Meadows Regional Plan.** The eight parcels comprise a total of ±394.03 acres and are designated a mixture of Medium Density Suburban (MDS, 3 dwellings per acre), Medium Density Rural (MDR, 1 dwelling per 5 acres) and Open Space (OS, no dwellings allowed) in the Southeast Truckee Meadows Area Plan. The parcels are located within Sections 23 and 24, T19N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District No. 2 and within the Southeast Truckee Meadows Citizen Advisory Board boundary. (APNs 051-010-04, 05, 06, 07, 09, 10, 41 and 021-030-07)  
Staff Representatives: Roger Pelham, Senior Planner, 775.328.3622 and Kelly Mullin, Planner 775.328.6187

**PLANNING ITEMS**

**3. ESTABLISHMENT OF A SCHEDULE FOR POSSIBLE RECONSIDERATION OF THE PLANNING COMMISSION'S ACTION OF JUNE 17, 2008 ON THE WARM SPRINGS AREA PLAN UPDATE** (the following agenda items are listed for possible action by the Planning Commission):

- A. Discussion and possible action on suspension of Planning Commission's rules regarding reconsideration of votes in order to reconsider the June 17, 2008 approval of the updated Warm Springs Area Plan.
- B. If the rules are suspended in Agenda Item No. 3.A., above, then discussion and possible action to reconsider the Commission's June 17, 2008 approval of the updated Warm Springs Area Plan. No deliberation of details of the Plan may occur.
- C. If the Warm Springs Area Plan vote is reconsidered in Agenda Item No. 3.B., above, then discussion and action to set a time certain for the public hearing of the updated Warm Springs Area Plan. No deliberation of details of the Plan may occur.

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

**OTHER ITEMS**

**4. RECOMMENDATION:** Provide advisory recommendation to the Regional Planning Commission (RPC) regarding the City of Sparks Seven Year Program of Annexation (2008-2015) identifying 946.2 acres for potential annexation under NRS 268.670 and NRS 268.6255.

Staff Representative: Lisa Brosnan, Planner, 775.328.3668

**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**