



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Blaine Cartledge, 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, October 7, 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

September 2, 2008

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).

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/

"Your Community Development Department"

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.)

CONSENT ITEMS

- A. **EXTENSION REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM05-013 (HUNTER CREEK DEVELOPMENT)** - To extend for one year, until November 8, 2009, the approval of the remaining 33 lots of the original Tentative Subdivision Map for TM05-013, Hunter Creek Development. The original request was to develop a phased, single-family subdivision consisting of 53 lots on 3 parcels totaling ±134.82 acres. The property is located at the terminus of Woodchuck Circle, which is connected with Plateau Road in the Juniper Hills area. The property is zoned General Rural and Low Density Suburban in the Southwest Truckee Meadows Area Plan and within the area of review of the West Truckee Meadows Citizen Advisory Board. The parcels are within Sections 19 and 30, T19N, R19E, and are in Washoe County Commission District 1, Washoe County, Nevada. (Original APNs 041-021-54; 041-051-15 and 16)
Staff Representative: Paul Kelly, Planner, 775.328.3621

PLANNING ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-018 (POPULATION ELEMENT)** - To amend the Washoe County Comprehensive Plan by modifying the existing Population Element with the addition of updated population figures from the 2008 Consensus Forecast. The Population Element has been revised to reflect current and future population forecasts parallel with the incorporated cities of Reno and Sparks.
Staff Representative: Don Morehouse, Planner, 775.328.3632
- 2. **DISCUSSION AND POSSIBLE ACTION:** Discussion and action on need for and request to BCC for additional time to report back to the Washoe County Commissioners, pursuant to NRS 278.220(4), regarding the County Commission’s direction to the Planning Commission to consider a range of densities for the Ophir Road properties, and to obtain community comment through a public process, as part of the proposed South Valleys Area Plan Update-Washoe Valley portion, Comprehensive Plan Amendment Case Number CP08-005, as requested and remanded by the Board on September 9, 2008.
Staff Representatives: Sandra Monsalve, AICP, Senior Planner, 775.328.3608; Lisa Brosnan, Planner, 775.328.3668

Boulder Bay will NOT be heard on 10/7/08. Tentatively rescheduled for 11/4/08.

PROJECT REVIEW ITEMS

- 3. A. **PUBLIC HEARING: ABANDONMENT CASE AB08-009 (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

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.

Avenue to Stateline Road and connecting the southern end of Wassou Road to Lakeview Avenue. An additional private drive with a public access easement will connect Wassou Road to State Highway 28.

AND

- B. PUBLIC HEARING: VARIANCE CASE NO. VA08-014 (BOULDER BAY, LLC)** – To vary the maximum slope of a southern facing street from 10% to 12.5% and to increase the allowable length of a street over 8% grade from 400 feet to 1,200 feet on the new proposed alignment of Lakeview Avenue as authorized in Article 436 of the Washoe County Development Code.

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, AICP, Planner, 775.328.3796

- 4. PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM08-001 (760 NORTHWOOD)** - To subdivide an existing multi-family complex into an eight-unit common open space condominium development as authorized in Articles 406 and 608 of the Washoe County Development Code. **The project is located at 760 Northwood Boulevard, approximately 150 feet north of the westernmost intersection of Northwood Boulevard and Tahoe Boulevard in Incline Village.** The ±0.59-acre parcel is designated Neighborhood Commercial/Office in the Incline Village Commercial Community Plan, being part of the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, and is situated in a portion of Section 16, 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. (APN 124-043-27)

Staff Representative: Don Morehouse, Planner, 775.328.3632

- 5. PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM08-002 (915 INCLINE WAY)** - To subdivide an existing multi-family complex into a 12-unit common open space condominium development as authorized in Articles 406 and 608 of the Washoe County Development Code. **The project is located at 915 Incline Way (formally 222 Incline Court), between Village Boulevard and Incline Court in Incline Village.** The ±0.80-acre parcel is designated General Commercial in the Incline Village Commercial Community Plan being part of the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, and is situated in a portion of Section 15, 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. (APN 132-232-02)

Staff Representative: Don Morehouse, Planner, 775.328.3632

WORKSHOP 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. Approval of Meeting Date for the Month of November 2008
- c. Discussion of Date and Location for December Workshop(s)

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