



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
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Washoe County Planning Commission

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

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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Wednesday, November 5, 2008

In order to review agenda items for the meeting designated above, a caucus meeting will be held in the **Washoe County Caucus Room**, A-Building, Second Floor, 1001 East Ninth Street, Reno, Nevada, at 5:30 p.m., on **Monday, November 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

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"

APPROVAL OF MINUTES

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

6:30 p.m. **PROJECT REVIEW ITEMS**

1. 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 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 previously-mentioned proposed new street alignment connecting Lakeview Avenue to Stateline Road, a street with a southern exposure, in the following manner:

- (1) by increasing the maximum grade allowed from 10% to 12.5% for not more than 800 feet;
- (2) by increasing the horizontal length limitation for a street with a grade greater than 8% from 400 feet to 1,200 feet; and
- (3) by varying the requirements for the landing at the top of the new street alignment to allow it to be no less than 40 feet in length instead of 100 feet with a maximum grade of 8% instead of 6%.

Washoe County Engineer is permitted to modify final road design in accordance with Washoe County Development Code Article 436. **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

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.

PLANNING ITEMS

2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-005 (HIGH DESERT AREA PLAN UPDATE)** - An amendment to the High Desert Area Plan, a part of the Washoe County Comprehensive Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources (Air, Land and Water). This update proposes to amend Area Plan policy language as it relates to the area commonly known as the High Desert, including Gerlach and Empire, the Land Use Plan map to reflect proposed character management areas and will introduce an updated map series. The High Desert planning area is comprised generally of the unincorporated areas of the northern portion of Washoe County, bounded on the west by the California state line, on the north by the Oregon state line, on the east by Humboldt and Pershing Counties, and on the south by the Truckee Canyon, Warm Springs, and North Valleys planning areas. Staff Representative: Lisa Brosnan, Planner, 775.328.3668

3. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-005 (SOUTH VALLEYS AREA PLAN UPDATE – WASHOE VALLEY PORTION)** – Preparation of and action on a report for the Board of County Commissioners, pursuant to NRS 278.220(4), on a range of densities and related issues for the Ophir Road properties, 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. The remanded items to be considered by the Planning Commission include a range of densities yielding between 15 and 176 residential units on the Ophir Road properties, consideration of the southerly expansion of the TMSA, and a review of potential traffic impacts at Eastlake Boulevard and Highway 395. These items can be reviewed by obtaining a copy of the staff report from staff or on the web at: <http://www.washoecounty.us/comdev>
Staff Representatives: Sandra Monsalve, AICP, Senior Planner, 775.328.3608; Lisa Brosnan, Planner, 775.328.3668

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