



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

WASHOE COUNTY PLANNING COMMISSION MINUTES

July 1, 2008

The Washoe County Planning Commission met in regular session on Tuesday, July 1, 2008, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair Weber called the meeting to order at 6:31 p.m. The following Commissioners and staff were present:

Commissioners present: William Weber, Chair
Neal Cobb
Roger M. Edwards
Roy Hibdon
Keith Lockard
Christy Magers
Dian A. VanderWell

Commissioners absent: None

Staff present: Kimberly H. Robinson, Planning Manager, Community Development
Sandra Monsalve, AICP, Senior Planner, Community Development
David Creekman, Chief Deputy District Attorney, District Attorney's Office
Cathi Moldenhauer, Recording Secretary, Community Development

Chair Weber welcomed new Commissioner Edwards to the Planning Commission.

PLEDGE OF ALLEGIANCE

Commissioner Edwards led the pledge to the flag.

APPROVAL OF AGENDA

Ms. Robinson announced that the applicant requested Agenda Item 1 be continued. In accordance with the Open Meeting Law, Commissioner Hibdon moved to approve the amended agenda for the July 1, 2008 meeting. Commissioner VanderWell seconded the motion, which passed unanimously.

APPROVAL OF MINUTES

Commissioner Magers requested that the minutes include the reason for the denial was the fact that access to the parcel to the south would be eliminated. Commissioner Cobb moved to approve the corrected minutes of the June 3, 2008 meeting. The motion was seconded by Commissioner VanderWell and passed unanimously.

PUBLIC COMMENTS

None

ELECTION OF OFFICERS: Planning Commission Chair and Vice Chair

Commissioner Hibdon nominated and moved to elect Commissioner Magers as Chair. The motion was seconded by Commissioner Cobb and passed unanimously.

Commissioner Cobb nominated and moved to elect Commissioner VanderWell as Vice Chair. The motion was seconded by Commissioner Lockard and passed unanimously.

Chair Magers requested that Commissioner Weber continue to conduct this meeting as Acting Chair.

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

Commissioner Edwards moved to adopt the Resolution Commending Stephen D. Rogers for His Service to Washoe County. Upon second by Chair Magers, the motion passed unanimously. Ms. Robinson indicated that Mr. Rogers would be in attendance at the July 15, 2008 meeting for presentation of the plaque.

CONSENT ITEMS

None

PROJECT REVIEW ITEMS:**AGENDA ITEM 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)

Acting Chair Weber opened the public hearing. As no one wished to speak, he closed the public hearing.

PLANNING ITEMS

AGENDA ITEM 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.

Acting Chair Weber opened the public hearing.

Sandra Monsalve reviewed the staff report dated June 20, 2008. At the Spanish Springs Citizen Advisory Board (CAB) meeting of June 11, 2008, a recommendation of approval to the Planning Commission was made by the CAB. Staff also recommended approval of the application to change the land use on the thirteen parcels.

Angela Fuss, CFA, Inc., representing the applicants, summarized the history of this application, from its genesis as an application by a single property owner of a ten-acre parcel to its current form encompassing thirteen parcels. The application was tabled pending the update of the Spanish Springs Area Plan, which was subsequently indefinitely postponed. The request to move the application forward was presented in January 2008. It consisted of four parts: Industrial on the west side of Pyramid Highway, about 30 acres of Neighborhood Commercial, several requests for one-acre zoning or Low Density Suburban, and a request to change the policy in the Area Plan capping commercial and industrial development. A number of meetings, including discussion at Citizen Advisory Board meetings, were held to present this application, and notice went to all property within 750 feet of the properties. This included Pebble Creek Subdivision homeowners, who were concerned about the industrial and neighborhood commercial developments and supported the residential developments. Property owners along Descanso Lane were concerned about buffering along the northernmost portions of the properties and access onto Descanso Lane. The application was amended to remove the Industrial, Neighborhood Commercial and policy change to remove the cap on the commercial and industrial development, leaving only the request to change the land use on thirteen properties to Low Density Suburban. None of the eleven property owners who own these thirteen parcels are developers. All properties are within the Truckee Meadows Services Area

and the Suburban Character Management Area. The requested land use is consistent with the surrounding development.

David Baker, 170 Hercules Drive; Madeline Zook, 11520 Campo Rico Lane; Dennis and Carolyn Reeve, 11680 Campo Rico Lane; Eric Ahlstrom, 11520 Campo Rico Lane; Ken Dixon, 11720 Campo Rico Lane; Marty Mitcham, 11640 Campo Rico Lane; and Marcus Romo, 11660 Campo Rico Lane, all of whom are owners of the property included in the application, spoke in favor of the amendment. They noted the country lifestyle that existed in the past is no longer, as they are surrounded by subdivisions, and they are requesting parity.

Liz Younger, representing eight Descanso Lane homeowners, spoke in opposition to the amendment. A letter to the Washoe County Planning Commission from Descanso [sic] Lane Residents dated July 1, 2008, was submitted for the record. Issues raised were the lack of reasonable buffering between the ten-acre and one-acre parcels, the excessive number of residences that could be built along Pyramid Highway, lack of an identified plan for ingress/egress of Pyramid Highway, lack of a timeline or requirement for future widening of Pyramid Highway, and lack of an identified plan for handling flood water drainage.

Gary Schmidt advised that all growth in Washoe County must pay its own way. He recommended that an impact fee of about \$3-4,000 per increased unit in density be imposed.

Acting Chair Weber closed the public hearing.

Commissioner Lockard asked staff to address the issue of buffering. Ms. Monsalve replied that a comprehensive plan amendment could not contain conditions, but that the issue would be addressed at the time individual projects were presented to the Planning Commission.

Commissioner Edwards asked about the industrial development proposed. Ms. Monsalve advised that the request before the Planning Commission did not include any industrial development.

Commissioner Cobb stated his opinion that the proposed land use was compatible with the surrounding properties and his intention was to support the application.

Commissioner Hibdon disclosed that he was very familiar with the property.

Commissioner Hibdon moved to approve Comprehensive Plan Amendment Case No. CP07-001. The motion was seconded by Commissioner Cobb and passed unanimously.

The motion was based on the following findings:

1. The proposed amendments to the Spanish Springs Area Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
2. The proposed amendments to the Spanish Springs Area Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.

3. The proposed amendments to the Spanish Springs Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
4. The proposed amendments to the Spanish Springs Area Plan will promote the desired pattern for the physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
5. The proposed amendment to the Spanish Springs Area Plan is the third amendment to the Spanish Springs Area Plan in 2008, and therefore does not exceed the four permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
6. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

OTHER ITEMS

None

CHAIR AND COMMISSION ITEMS

Acting Chair Weber congratulated Chair Magers on her election to this position on the Planning Commission and upon her retirement from her employment with the City of Reno.

Commissioner Cobb recommended placing an item on the next agenda appointing an alternate member of the Design Review Committee.

Gary Schmidt questioned the time listed on the agenda for this meeting for hearing the Forest Area Plan. [That item was listed on a separate agenda for the Forest Area Plan Subcommittee of the Planning Commission.]

a. Report on Previous Planning Commission Items

Ms. Robinson reported that, at its meeting of June 24, 2008, the Board of County Commissioners upheld the appeal of the opponents to the approval of the Boulder Bay project, and a new application to the Planning Commission will be forthcoming. The reason given was that the BCC felt a second access to the property was required.

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.

Ms. Robinson suggested polling the adjacent landowners to determine their interest in the abandonment of this property. Commissioner Hibdon was concerned about abandoning this easement in a piecemeal fashion. Ms. Robinson indicated she would initiate such a poll and submit a report to the Planning Commission.

DIRECTOR'S ITEMS

None

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:34 p.m.

Respectfully submitted,

Cathi Moldenhauer, Recording Secretary

Approved by Commission in session on August 5, 2008.

Adrian P. Freund, FAICP
Secretary to the Planning Commission