



# Community Development

*"Dedicated to Excellence in Public Service"*

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

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Keith Lockard  
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## AMENDED

### AGENDA

### MEETING OF

## WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, January 6, 2009

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, January 5, 2009**.

**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/](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).

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

**APPROVAL OF MINUTES**

December 2, 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.)

**CONSENT ITEMS**

- A. **EXTENSION REQUEST FOR THE TENTATIVE SUBDIVISION MAP CASE NO. TM03-012 (COTTONWOOD CREEK ESTATES)** - To extend for one year, until January 6, 2010, the approval of the remaining 37 lots of the original Tentative Subdivision Map for Cottonwood Creek Estates. The original request was to develop a 57-lot single-family, common open space, residential subdivision on five parcels totaling ±28.66 acres as authorized in Article 608 of the Washoe County Development Code. The project is located on the south side of State Route 341 approximately one mile east of the Toll Road intersection. The parcels are designated Medium Density Suburban (MDS) in the Southeast Truckee Meadows Area Plan, and are situated in a portion of Sections 27 and 34, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 017-012-13 through 16 and 017-062-14)  
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620
- B. **TO CONSIDER AND ADOPT AN AMENDED RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE RELATING TO ARTICLE 402, DENSITY/INTENSITY STANDARDS, IN ORDER TO PROVIDE FOR DENSITY INCENTIVES AS A RESULT OF PUBLIC AND/OR ENVIRONMENTAL IMPROVEMENTS.**  
Staff Representative: Lisa Brosnan, Planner, 775.328.3668
- C. **RESOLUTION FOR ACCEPTING STREETS** – Estates at Mt. Rose Phase 1, located within a portion of Section 35, Township 18 North, Range 19 East, MDM, Tract Map No. 4273, Document 2947205, recorded October 30, 2003.  
Staff Representative: Kristine R. Klein, P.E., 775.328.2046
- D. **RESOLUTION FOR ACCEPTING STREETS** – 14<sup>th</sup> Parcel Map for Spanish Springs Associates Limited Partnership (Neighborhood Way) Parcel Map #4836, Section 34, Township 21N, Range 20E, Document 3577929, recorded September 24, 2007.  
Staff Representative: Norman Lindeman, P.E., 775.328.2058

**PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB08-010 (PONDEROSA RANCH, LLC)** – To abandon a segment of Ponderosa Ranch Road and associated public access as authorized in Article 806 of the Washoe County Development Code. The segment of Ponderosa Ranch Road to be abandoned is

located between the intersection of Tunnel Creek Road and Sweetwater Road. Utility easements will be retained. **The project is located on the former Ponderosa Ranch property east of Tahoe Boulevard in Incline Village.** The ±13.36-acre and ±9.41-acre parcels are designated Tourist Commercial (TC) in the Tahoe Area Plan, and are situated in a portion of Section 23, 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. (APNs 130-301-02 through 09 and 130-302-01 through 09)

Staff Representative: Don Morehouse, Planner, 775.328.3632

2. A. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-008 (VIRGINIA PEAK WIND PROJECT)** – To allow for the construction, operation and maintenance of a 60- to 210-megawatt wind project as authorized in Article 810 of the Washoe County Development Code. The proposed wind project will include the phased construction of up to 70 wind turbines, a ±20-mile 120kV transmission line, an electrical substation, an operations and maintenance facility, and access and construction roads.

and

- B. **PUBLIC HEARING: VARIANCE CASE NO. VA08-013 (VIRGINIA PEAK WIND PROJECT)** – To reduce the required setback for each wind machine, as specified in Article 326 (Wind Machines), from a setback equal to three times the overall machine height, including the uppermost extension of any blade, or 500 feet, whichever is greater, to a setback equal to one times the overall wind machine height.

**The proposed project is located along the ridgeline of the Pah Rah Range east of Warm Springs and south of Pyramid Lake. The proposed transmission line will extend from Virginia Peak south along the eastern side of Warm Springs, through a portion of the East Truckee Canyon Area Plan to the Tracy Power Plant in the Truckee Canyon.** The ±3,733-acre project is designated General Rural (GR) and General Rural Residential (GRR) in the Warm Springs Area Plan, and is situated in a portion of Sections 2, 3, 11, 14, 23, 25, 26, & 35 T22N, R22E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APNs 076-070-16 thru 19; 076-530-04; 076-540-05 thru 08; 076-550-01; 076-570-07; 076-580-01; 076-600-03 thru 06, 09, and 13; 076-610-01 thru 03; 077-440-08; 76-070-19 and 20; 76-080-21, 22; 76-080-27 thru 30 and 32; 76-600-08; 76-610-03 & 04; 77-410-27 & 28; 77-420-03 & 04; 77-420-08 thru 10 and 13; 77-430-01 thru 05; 77-440-04, 05, 09 and 10; 77-450-01 thru 04, 06, 07, 09, 10, 12 thru 16, and 18 thru 20; 77-460-01 thru 05; 77-470-05; 84-030-02, 10, 14 and 20; 84-110-05 and 84-212-06)

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

## 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

**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**