



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, 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, March 10, 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

APPROVAL OF MINUTES

February 4, 2009

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/, 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"

CONSENT ITEMS

- A. **ACCEPT QUITCLAIM DEED REGARDING RIGHT-OF-WAY AT INTERSECTION OF EAGLE CANYON DRIVE AND EMBER DRIVE IN SPANISH SPRINGS** (A portion of APN 089-425-31)
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-001 (REYMAN FAMILY TRUST)** – To abandon the eastern terminus of Alaska Street, a County right-of-way, as authorized by Article 806 of the Washoe County Development Code. **The request seeks to abandon the 50-foot-wide section of Alaska Street that falls between 11180 and 11240 Fir Drive.** Of the ±14,567 square feet of right-of-way proposed to be abandoned, ±1,786 square feet would go to 11240 Fir Drive, and ±12,781 square feet would go to 11180 Fir Drive. The ±2.1-acre and ±2.0-acre parcels are designated Low Density Suburban (LDS) in the North Valleys Area Plan, and are situated in a portion of Section 23, T21N, R19E, MDM, Washoe County, Nevada. The properties are located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 080-276-04 and 080-277-01)
Staff Representative: Kelly Mullin, Planner, 775.328.6187
2. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-002 (WASHOE COUNTY PUBLIC WORKS DEPARTMENT)** - To abandon a roadway easement of ±1.24 acres, containing two closed bridges over railroad tracks, as authorized by Article 806 of the Washoe County Development Code. **The project site is located near the intersection of South Verdi Road and Boomtown Road in Verdi.** The ±30.0-acre parcel is designated Public Semi-Public Facilities (PSP) in the Verdi Area Plan, and is situated in a portion of Section 16, T19N, R18E, MDM, Washoe County, Nevada. The property is located in the Verdi Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 038-430-38)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608
3. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC08-005 (PLEASANT VALLEY SANITARY SEWER INTERCEPTOR PHASE II, SPECIAL USE PERMIT SW05-006)** – To modify the conditions of approval to require the applicant to complete construction within three years of the completion of Phase I rather than within three years of the original date of approval as authorized in Section 110.810.60 of the Washoe County Development Code. **The project extends south for a distance of approximately four miles from the Brookside Mobile Home Park (near the south terminus of Zircon Drive) to the intersection of Pagni Lane and US Highway 395.** The majority of the line is to be located within public right-of-way. The Washoe County Department of Water Resources has not secured the necessary easements for the proposed route when it traverses private property. If approved, easements through the following properties will be required: (APNs 45-310-10; 50-111-13; 50-111-08; 50-120-19; 17-430-01; 17-430-05; 17-330-71; 17-330-72; 17-330-26; 17-371-05; 17-371-03; 17-380-03; 17-320-23; 17-320-24;

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.

17-320-05; 17-310-24; 17-310-23; 17-301-24; 17-301-29). The project is located within the South Valleys Area Plan of Washoe County, Nevada, the Galena-Steamboat Citizen Advisory Board boundary, and Washoe County Commission District No. 2.

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

PLANNING ITEMS

- 4. **REVIEW OF AND COMMENT ON THE WASHOE COUNTY 2008 REGIONAL PLAN ANNUAL REPORT** and possible direction to staff to forward the report to the Truckee Meadows Regional Planning Agency on behalf of the Washoe County Planning Commission.

Staff Representative: Sara DeLozier, Office Support Specialist, 775.328.6109

PRESENTATION

- 5. **NEW COMSTOCK WIND PROJECT** – Information regarding the Environmental Impact Statement (EIS) being developed by the Bureau of Land Management (BLM) Carson City District-Sierra Front Field Office for the New Comstock Wind Energy project, which will analyze the potential impacts resulting from construction of the project. This project is being proposed for the Virginia Range north of Carson City and within Washoe, Storey and Lyon Counties.

BLM Staff Representative: Dan Jacquet, BLM, Carson City Office

Staff Representative: Bill Whitney, Planner, 775.328.3617

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. Update from legal counsel on status of pending petition for judicial review challenging the December 2008 County Commission approval of South Valleys Area Plan Amendment Case No. CP05-008. This item is informational only. No action will be taken on this item; nor will any matters constituting attorney-client privilege be discussed.

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

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