



# 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  
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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, June 2, 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**

May 5, 2009

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"***

**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.)

**CONSIDER AND ADOPT A RESOLUTION COMMENDING CATHERINE MOLDENHAUER FOR HER SERVICE TO WASHOE COUNTY**

**CONSENT ITEMS**

- A. TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE SOUTHEAST TRUCKEE MEADOWS AREA PLAN.  
Staff Representative: Bill Whitney, Senior Planner, 775.328.3617

**PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP09-003 (SPANISH SPRINGS AREA PLAN)** - To consider a request to amend the Spanish Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request consists of two parts, A & B:

**Part A:** To amend Policy 17.2 (c) of the Spanish Springs Area Plan to increase the overall percentage of commercial and industrial regulatory zone acreage from 7.25% up to 9.1% of the Suburban Character Management Area," and

**Part B:** To re-designate a portion of Assessor's Parcel Number 530-280-72, comprising approximately ±221.9 acres, of which ±100 acres are subject to this request. The change in land use would be from Open Space (OS) to Industrial (I).

The subject property is located on the west side of Pyramid Highway, adjacent to Martin Marietta Road at the northwest edge of the existing Spanish Springs Business Park. The subject parcel is within the Truckee Meadows Service Area (TMSA), within the Suburban Character Management Area (SCMA) of the Spanish Springs Area Plan and within the Area of Interest of the City of Sparks, as identified by the 2007 Truckee Meadows Regional Plan. The subject parcel is located within Section 14 T21N, R20E, MDM, Washoe County, Nevada. The property is 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 an updated parcel base.

Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

**PLANNING ITEMS**

- 2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP05-005 (FOREST AREA PLAN UPDATE)** – Preparation by the Washoe County Planning Commission of a report for the Washoe County Commission, pursuant to NRS 278.220(4) and Washoe County Code 110.820.30(c)(3) on each issue referred with respect to the proposed Forest Area Plan Update,

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*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.*

Comprehensive Plan Amendment Case Number CP05-005, as referred by the Board to the Planning Commission on April 28, 2009. The referred items to be considered by the Planning Commission include changes to the Land Use Map, re-designating all areas with slopes greater than 30% to General Rural; re-designating APNs: 46-190-06, 07, 10, 11, 12, 13, 14, 16 & 17 from Medium Density Rural, Low Density Suburban and General Rural to General Rural; re-designating APN: 47-162-25 from Medium Density Suburban to Low Density Suburban; re-designating APNs: 150-080-01 & 150-090-02 from General Rural to Open Space; re-designate the Matera Ridge property (APN 45-252-11) to a variety of designations not to exceed a maximum density of 237 dwelling units; and consider no land use changes to intensify density with the current area plan update; changes to the Mt. Rose Resort Services Area, to eliminate the Specific Plan (SP). Review of commercial opportunities in Forest Area Plan to include removing the Neighborhood Commercial designation and adding the MDS-4 and the MDS-5 designations within the Galena Callahan Suburban Character Management Area; removing items (b) & (c) from Policy F.2.17 relating to opportunities for local serving non residential uses and employment opportunities within the Mt. Rose Mixed Use Overlay District, and amending policies F.2.18 & F.3.1 prohibiting new commercial zoning; Changes to the Character and Vision Statements relating to the scenic Mt. Rose Area, include language relating to livestock and pets and remove the 4<sup>th</sup> bullet under the Vision Statement; Review of the Butch Cassidy Drive extension amending Policy F.5.8 that involves working with the NDOT and RTC to analyze the need to extend Butch Cassidy Drive; Review of Signage to include a new policy that limits signage lighting, and Review of additional land use changes referred by the County Commission relating to APNs: 150-080-04, 05, 06 & 07 and 150-090-07, 08 & 09. The adoption of the Forest Area Plan involves replacing the existing Forest Area Plan with a revision of the Forest Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources (Air, Land and Water), establishing minimum architectural and site design standards, amending the Land Use Plan map to reflect certain land use changes within proposed character management areas; and establishing an updated map series to include a Land Use Plan map, Character Management Plan map, Recreational Opportunities Plan map, Public Services and Facilities Plan map, Streets and Highways System Plan map, and Development Suitability map. Consideration for changes to the Land Use Map include: APN: 045-252-11 from General Rural, Open Space, High Density Rural and Parks & Recreation to Medium Density Suburban, Open Space and Low Density Suburban; APN: 148-070-20 from Medium Density Rural to High Density Rural; APN: 148-070-10 from General Rural to High Density Rural; APNs: 148-070-17 & 18 from General Rural and Medium Density Rural to High Density Rural; APNs: 150-080-01 and 150-090-02 from Open Space to General Rural; APN: 049-402-07 from General Commercial to Neighborhood Commercial; APN: 49-402-02 from Medium Density Suburban to Neighborhood Commercial; APN: 49-402-01 from Medium Density Suburban to General Rural and Neighborhood Commercial; APNs: 150-013-02 & 03 from General Rural to Neighborhood Commercial and Open Space; APNs: 046-190-06, 07, 10, 11, 12, 13, 14, 16 & 17 from General Rural to Medium Density Rural, General Rural and Low Density Suburban; APN: 047-130-33 from General Rural to High Density Rural; APN: 047-161-08, 09, 11, 12 and 13 from Medium Density Suburban to Neighborhood

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Commercial; APN: 047-161-06 & 07 from Medium Density Suburban and General Rural to Neighborhood Commercial; 047-162-25 from Low Density Suburban to Medium Density Suburban and APN: 048-112-09 from Parks and Recreation to Parks and Recreation and Tourist Commercial. Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

## **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**