



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Planning Commission
Neal Cobb
Roger M. Edwards
Vaughn Hartung

Roy H. Hibdon
Keith Lockard
Dian A. VanderWell
William Weber

~~ AMENDED ~~

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, July 7, 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

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,

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"

as well as limit the total time for public comment. The same applies to public testimony on each agenda item.)

ELECTION OF OFFICERS: Planning Commission Chair and Vice Chair

CONSIDER AND ADOPT A RESOLUTION COMMENDING CHRISTY MAGERS FOR HER SERVICE TO WASHOE COUNTY

CONSENT ITEMS

- A. **EXTENSION OF TIME REQUEST TM0007-002 (MONTREAUX 2000)** - To extend for one year, until July 26, 2010, the approval of the remaining 40 lots of a 357–unit, single-family, common open space subdivision as authorized by Washoe County Development Code Section 110.608.30 and NRS 278.350 and 360. The original project consisted of an approval of lots ranging in size from a minimum 8,000 square feet to ±1 acre and an average ±23,207 square feet. Common area of ±51.35 acres will include private streets and landscaped areas. ±155.46 acres will be used for golf course area, which includes portions of both the new and previously approved 18-hole golf course. The remaining ±14.10 acres will be utilized for the future extension of Piney Creek Road and its buffer area. The project consists of fourteen parcels, which are designated Low Density Suburban (LDS) and General Rural (GR) in the Forest Area Plan. The property is located south of the Mount Rose Highway (SR 431) at the tree line and is accessed via Bordeaux Drive. The parcels are within portions of Sections 2, 3, and 11, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena/Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 148-351-05, 148-010-51, and 148-222-24. Original APNs: 047-141-09, 148-010-04, 148-010-06, 148-010-31, 148-010-40, 148-010-21, and 148-222-22)
 Staff Representative: Sandra Monsalve, AICP, Senior Planner 775.328.3608

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-003 (WASHOE COUNTY)** - To abandon a roadway easement of ±50,537 square feet, located south of Sky Ranch Park, as shown on Tract Map 1891, as authorized by Article 806 of the Washoe County Development Code. The Spanish Springs Road right-of-way traverses the Sky Ranch Park along the southern boundary. The subject parcels north of the easement are designated Parks and Recreation (PR) in the Spanish Springs Area Plan, and are situated in a portion of Section 21, T20N, R35E, MDM, Washoe County, Nevada. The property is located within the Spanish Springs Citizen Advisory Board boundaries and Washoe County Commission District No. 4. (APNs 534-091-03, 534-091-02, and 582-020-15)
 Staff Representative: Sandra Monsalve, AICP, Senior Planner 775.328.3608
- 2. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-004 (BALL, HANDLIN, SIGLER, WINKEL AND HANSEN)** – To abandon the 33-foot-wide government patent, access and public utility easements on the North, West and South of the lots addressed as 15715, 15621, 15623, 15625 and 15735 Fawn Lane, as permitted in Article 806 of the Washoe County Development Code. **The**

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.

project consists of five parcels and is located on the west side of Fawn Lane approximately one-half mile south of its intersection with State Route 431. The parcels total ±9.49 acres and are designated Low Density Suburban (LDS) in the Forest Area Plan, and are situated in a portion of Section 36, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena/Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 150-231-06 through 10)
 Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

PLANNING ITEMS

- 3. To request review and discussion on the below list of possible Development Code amendments: Division One (Introduction and Organization); Division Three (Regulation of Uses); Division Four (Development Standards); Division Six (Subdivisions Regulations); Division Eight (Procedures); and Division Nine (General Provisions); and to provide the Planning Commission with information on how and when their input would be anticipated by staff regarding the above listed possible amendments and on other possible amendments that the Planning Commission may identify.
 Staff Representative: Kimberly H. Robinson, Planning Manager, 775.328.3600
- 4. Staff request for direction regarding the conversion of the county’s land use and zoning system from a one-map approach to a two-map approach.
 Staff Representatives: William Whitney, Senior Planner, 775.328.3617; Eric Young, Ph.D., Planner, 775.328.3613

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. Appoint a Representative and Select Alternates to the Regional Planning Commission
- c. Draft Planning Commission Rules, Policies and Procedures

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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