



Community Development

"Dedicated to Excellence in Public Service"

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



Washoe County Planning Commission
Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Vaughn Hartung

Roger M. Edwards
Roy H. Hibdon
William Weber
D.J. Whittemore

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, May 4, 2010

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 provide one copy of displayed exhibits to the recording secretary. ****

6:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPEAL PROCEDURE

APPROVAL OF MINUTES

None

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 emergency items or items otherwise specifically excepted from the three day requirement by law 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).

If any member of the public wishes to submit any written or graphic material as an exhibit to an agenda item ten copies must be provided.

Any written or graphic material, including e-mails, more than 1 page in length as an exhibit to an agenda item and submitted 6 days or less prior to the Planning Commission meeting on which the agenda item is to be acted on may not be considered by the Commissioners in their deliberations on the scheduled item.

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"Your Community Development Department"

PUBLIC COMMENT Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit.

CONSENT ITEMS

- A. **EXTENSION OF TIME REQUEST FOR THE TENTATIVE SUBDIVISION MAP CASE NO. TM03-004 (WOODLAND VILLAGE)** - To extend for two years, until April 30, 2013, the approval of 515 remaining lots of a single-family, common open space subdivision. The approved subdivision allows the development of 2,028 residential lots. **The project is located at the north end of Cold Springs Valley.** The property is designated Medium Density Suburban (MDS), Low Density Suburban (LDS), General Rural (GR), and Neighborhood Commercial (NC) in the North Valleys Area Plan, and is situated in a portion of Sections 9, 15 and 16, T21, R18, MDM, Washoe County, Nevada. The property is located in the Cold Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 556-290-14; 556-290-18; 556-390-18; 556-390-21; 556-490-03; and 556-490-05)
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620
- B. **TO CONSIDER AND ADOPT RESOLUTIONS INITATING AMENDMENTS TO THE WASHOE COUNTY DEVELOPMENT CODE** Article 310, Temporary Uses and Structures, to consolidate and create one set of standards for Fire Wood Sales, Christmas Tree Sales, and Pumpkin Patches into one category of Seasonal Sales; to add Agricultural and Produce Sale to Seasonal Sales; and to incorporate other beneficial changes as may be identified during the public input process and properly related to the efficient administration of Article 310 of the Development Code.
Staff Representative: Eva Krause, AICP, Planner, 775.328.3796
- C. **TO CONSIDER AND ADOPT RESOLUTIONS INITATING AMENDMENTS TO THE WASHOE COUNTY DEVELOPMENT CODE** Article 310, Temporary Uses and Structures, to clarify when Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles can be used as temporary structures and incorporate other beneficial changes as may be identified during the public input process and properly related to the efficient administration of Article 310 of the Development Code.
Staff Representative: Eva Krause, AICP, Planner, 775.328.3796

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-001 (STEVENS/COTE' RESIDENCES)** (Continued from April 6, 2010 agenda) – To abandon segments of Winters Creek Lane, Casey Ranch Road and associated public access as authorized in Article 806 of the Washoe County Development Code (Washoe County Code Chapter 110). **The project is located at 100 Winters Creek/1453 Casey Ranch Road Lane near the Highway 395 Bowers Mansion off ramp in the West Washoe Valley.** The two 5-acre parcels are

designated Medium Density Rural (MDR) in the South Valleys Area Plan, and are situated in a portion of Section 27, T17N, R19E, MDM, Washoe County, Nevada. The properties are located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 046-051-42 and APN 046-051-37) Public comment will be taken for this item.

Staff Representative: Don Morehouse, Planner, 775.328.3632

2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP10-001 (SPRINGWOOD RANCH)** - To consider a request to amend the Warm Springs Specific Plan (WSSP), a part of the Warm Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request involves the redesignation of ± 11.0 acres of a ± 38.78 acre parcel from Neighborhood Commercial (NC) to General Rural (GR). The subject parcel (± 38.78 acres) is currently made up of three (3) regulatory zones, Neighborhood Commercial (NC - ± 16.64 acres), General Rural (GR - ± 20.51 acres) and Medium Density Rural (MDR - ± 1.21 acres) respectively. **The subject property is located at 5600 Whiskey Springs Road, at the intersection of Whiskey Springs Road and Ironwood Road, approximately 900 feet east of Pyramid Highway (SR445).** The subject parcel is located within the unincorporated portion of the Truckee Meadows Services Area (TMSA) as identified on Map 7 of the 2007 Truckee Meadows Regional Plan. The subject parcel is located within Section 6, T22N, R21E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 4 and within the Warm Springs Citizen Advisory Board boundary. (APN: 076-242-05)

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Warm Springs Area Plan and the Warm Springs Specific Plan are proposed. These administrative changes include: a revised map series with updated parcel base, and updated applicable text. Public comment will be taken for this item.

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

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW10-001 (RUBY PIPELINE WATER TRUCK FILL STATIONS AND GRAVEL PIT)** – To develop seven temporary water truck fill sites (Utility Services Use Type) and one temporary aggregate pit (Aggregate Facilities Use Type) as authorized in Section 110.302 of the Washoe County Development Code, for dust control, pressure testing and roadway maintenance in support of the Ruby Pipeline Project. **The projects are proposed to be located in the northern portion of Washoe County, in the general vicinity of the historic Vya town-site, generally south and west of the Sheldon National Wildlife Refuge generally along the proposed Ruby Pipeline route which is proposed to traverse approximately 56 miles of Washoe County.** The projects are proposed to be located upon eight individual parcels. All subject parcels are designated General Rural (GR) in the High Desert Area Plan, and are situated in portions of Section 10 T44N R23E; Section 3, T41N R19E; Section 12 T35N R23E; Section 4 & 20 T43N R19E; Section 4 T42N R22E; Section 33 T45N R19E; Section 13 T46N R18E, MDM, Washoe County, Nevada. The project is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5.

(APNs: 61-171-16, 61-241-02, 61-110-18, 66-050-51, 61-050-32, 61-030-02, 66-250-25, 66-030-56) Public comment will be taken for this item.

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

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. **DISCUSSION AND POSSIBLE ACTION TO AMEND AND CLARIFY THE PLANNING COMMISSION'S RULES, POLICIES AND PROCEDURES REGARDING SPEAKER TIME LIMITS.** Members of the Planning Commission will discuss the existing Rules, Policies and Procedures of the Planning Commission regarding speaker time limits. Action may be taken to modify the Rules, Policies and Procedures and/or to provide direction to staff.
- b. Report on Previous Planning Commission Items
- c. Legal Information and Updates.
Deputy District Attorney Nathan Edwards, Esq.

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