



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Planning Commission
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, July 6, 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

ETHICS LAW ANNOUNCEMENT

APPEAL PROCEDURE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

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.

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"Your Community Development Department"

PUBLIC COMMENT: Public comment under this section will be taken for any topic, except for agenda items that have their own public comment period. Except as otherwise provided in the agenda, comments are limited to 3 minutes per speaker. However, the commission reserves the right to reduce this 3 minute time limit.

CONSENT ITEMS

- A. **Extension of Tentative Subdivision Map Case No. TM5-2-92 (St. James’s Village)** - To extend for two years, until October 11, 2012, the approval of the tentative subdivision map for St. James’s Village. The original request was to develop a phased, single-family subdivision consisting of 530 lots on six parcels totaling ±1,626 acres. The property is located at the end of the public portion of Joy Lake Road with additional access from Pagni Lane in Pleasant Valley and Washoe Flats Steak House (formerly Cattlemen’s Restaurant) on Joy Lake Road in west Washoe Valley. The site is designated Low Density Suburban (LDS) and General Rural (GR) in the Forest and South Valleys Area Plans and is within Commission District No. 2. It is in the area of review by both the Galena-Steamboat and West Washoe Valley Citizen Advisory Boards. The property is within Sections 10, 13, 14, 15, and 23, T17N, R19E, MDM, Washoe County, Nevada. (Originally APNs 046-060-02, 03 and 08, 046-080-05, a portion of 046-100-01, and 047-010-04; now APNs 046-060-44, 45, 47 and 49)

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

- B. **RESOLUTION FOR ACCEPTING STREETS** – Hidden Meadow Unit 3A Tract Map 3550, Section 22 Range 20 East, Township 19 North, Document No. 2221607 recorded June 17, 1998. (Tamarisk Drive and Hidden Meadows Drive) as described and shown on Exhibit “A”

Staff Representative: Norman T. Lindeman, 775.328.2058

6:30 p.m. **PROJECT REVIEW ITEMS**

– Public Comment will be taken for Item One –

- 1. **PUBLIC HEARING: Amendment of Conditions Case Number AC10-005 (Amends Special Use Permit Case No: SW10-001, Ruby Pipeline Water Truck Fill Stations and Gravel Pit)** – To correct one assessors parcel number and add another to allow the development of one additional temporary water truck fill station in support of construction of a 42-inch diameter, high-pressure natural gas pipeline, as authorized in Section 110.302 of the Washoe County Development Code, for dust control and 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 nine individual parcels. All subject parcels are designated General Rural (GR) in the High Desert Area Plan, and are situated in

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.

portions of Section 4 T43N R19E and Section 8, T44N R19E, MDM, Washoe County, Nevada. The project is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs: 61-270-01, 61-090-31) Public comment will be taken for this item.

Staff Representative: Roger Pelham, 775.328.3622

PLANNING ITEMS

None

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. Election of Officers: Planning Commission Chair and Vice Chair
- 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