



PLANNING COMMISSION MEETING AGENDA

Planning Commission Members

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore
Adrian P. Freund, FAICP, Secretary

Tuesday, December 7, 2010
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS ON THIS AGENDA

(complete case descriptions are provided beginning on page two of this agenda)

- **Abandonment Case Number AB10-008 (Gregory R. Applebaugh)**
- **Abandonment Case Number AB10-009 (Silva and Blomquist Residences)**
- **Master Plan Amendment Case Number MPA10-001 (Hillside Holdings, LLC)**
- **Regulatory Amendment Case Number RZA10-003 (Hillside Holdings, LLC)**

6:30 p.m. ***Determination of Quorum**

***Pledge of Allegiance**

***Ethics Law Announcement**

As a reminder to each of the commission members, at the time each item on the agenda is called, you are legally responsible to disclose conflicts of interest if you have any, including a pecuniary interest in the matter, receipt of a gift or loan in connection with the matter, or a commitment in a private capacity to the interests of others in the matter. If you make a disclosure, you will next need to state on the record if your independence of judgment would be materially affected by the conflict. If so, you must recuse yourself and not participate in that matter's consideration.

***Appeal Procedure**

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.

Approval of Agenda

Approval of Minutes

November 3, 2010

***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. No action will be taken upon a matter raised under this agenda item until the matter has been specifically included on an agenda as an action item.

CONSENT ITEMS

– Public Comment will be taken for Item A –

- A. ADOPTING A RESOLUTION INITIATING A MASTER PLAN AMENDMENT (SPANISH SPRINGS AREA PLAN COMMERCIAL CAP)** – To initiate an amendment to the Washoe County Master Plan, Volume Two, Spanish Springs Area Plan, to delete policy SS.17.2.c, otherwise known as the “commercial cap,” and incorporate other beneficial changes as may be identified during the public input process and properly related to the establishment of commercial and industrial zoning in the Spanish Springs planning area.
Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613

6:30 p.m. PROJECT REVIEW ITEMS

– Public Comment will be taken for Items One and Two –

- 1. PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-008 (GREGORY R. APPLEBAUGH)** – To abandon approximately 4,321 square feet of the unbuilt portion of Canyon Drive, as authorized in Article 806 of the Washoe County Development Code. The project is located between Ross Drive and Hunter Place, on the northern portion of Canyon Drive which is undeveloped. The proposed abandonment is adjacent to an ±0.842-acre parcel owned by the applicant. The subject parcel to be abandoned is in the Southwest Truckee Meadows Area Plan and is situated in a portion of Section 20, T19N, R19E, MDM, Washoe County, Nevada. The parcel is located within the West Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN: 009-101-10)
Staff Representative: Eva Krause, AICP, Planner, 775.328.3796

- 2. PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-009 (SILVA AND BLOMQUIST RESIDENCES)** – To abandon the 33-foot wide government patent easements located along the northern, southern, western, and eastern edges of two contiguous parcels as authorized in Article 806 of the Washoe County Development Code. The parcels are located approximately 550 feet west of the terminus of the paved portion of Taos Lane and 330 feet south of the intersection of Panorama Ridge Drive, Panorama Ridge Court, and Incognito Lane. Each of the parcels are 1.933-acres (Silva) and 1.276-acres (Blomquist) in size and are designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and are situated in a portion of Section 30, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County

Non-action items are denoted with an asterisk (*).

PLANNING ITEMS

– Public Comment will be taken for Item Three –

3. PUBLIC HEARING: MASTER PLAN AMENDMENT CASE NUMBER MPA10-001 AND REGULATORY ZONE AMENDMENT CASE NUMBER RZA10-003 (HILLSIDE HOLDINGS, LLC)

A. **Master Plan Amendment Case Number MPA10-001** – To consider a request to amend the master plan designations from Rural Residential (RR) to Suburban Residential (SR), and from Open Space (OS) to Suburban Residential (SR) within the Southeast Truckee Meadows Area Plan, being a part of the Washoe County Master Plan;

and

B. **Regulatory Zone Amendment Case Number RZA10-003** – To change the regulatory zone map from Medium Density Rural (MDR) to Low Density Suburban (LDS ±49.40 acres) and Medium Density Suburban (MDS - up to ±3.6 acres), and from Open Space (OS) to Low Density Suburban (LDS). The requested zoning changes are contingent upon Master Plan Amendment Case No. MPA10-001 adoption by the Board of County Commission, and a finding of conformance to the Regional Plan by the Truckee Meadows Regional Planning Agency.

The subject properties of this amendment request include seven (7) contiguous parcels, totaling approximately ±368.25 acres. The subject properties are located at the northeast portion of Hidden Valley, two miles east of the intersection of Pembroke Drive and S. McCarran Boulevard, between Clean Water Way and Man of War Drive, directly north of the Sharon Hills Subdivision. The subject parcels are within the unincorporated portion of the Washoe County Truckee Meadows Services Area (TMSA). The subject parcels are located within Sections 23 & 24, T19N, R20E, MDM, Washoe County, Nevada. The properties are within Washoe County Commission District 2 and within the Southeast Truckee Meadows Citizen Advisory Board boundary. (APNs: 021-030-07, 051-010-04, 051-010-05, 051-010-07, 051-010-09, 051-010-10, and 051-010-41)

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Southeast Truckee Meadows Area Plan are proposed. These administrative changes include: a revised map series with updated parcel base, and updated applicable text. Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

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.)

Non-action items are denoted with an asterisk (*).

- a. *Report on Previous Planning Commission Items
- b. *Legal Information and Updates
Deputy District Attorney Nathan Edwards, Esq.
- c. Discussion and Possible Approval of Alternate January 2011 Meeting Date

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

AGENDA MAINTENANCE

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. Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev/, four days prior to the meeting. 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).

MEETING ACCESS

The 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, 24 hours prior to the meeting at 775.328.3600.

PUBLIC PARTICIPATION

The Planning Commission adopted *Rules, Policies and Procedures* are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Planning Commission meeting may not be considered by the Commission in their deliberations.

Time allocations for public hearing items are as follow: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. 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. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

AGENDA ITEMS

Items on the agenda may not necessarily be considered in the order in which they appear. An asterisk (*) is used to denote non-action items. Action items may be acted upon by the Planning Commission.

Non-action items are denoted with an asterisk (*).