



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
William Weber

Roger M. Edwards
Roy H. Hibdon
Vaughn Hartung
D.J. Whittemore

WASHOE COUNTY PLANNING COMMISSION MINUTES

July 6, 2010

The Washoe County Planning Commission met in regular session on Tuesday, July 6, 2010, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger M. Edwards
Roy Hibdon
William Weber
Vaughn Hartung

Commissioners absent: D.J. Whittemore

Staff present: Trevor Lloyd, Senior Planner, Community Development
David Creekman, Deputy District Attorney
Dawn Spinola, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Hibdon led the pledge to the flag.

ETHICS LAW ANNOUNCEMENT

Chair VanderWell recited the Ethics Law standards.

APPEAL LANGUAGE

Mr. Lloyd recited the appeal procedure for items heard before the Planning Commission.

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Hartung moved to approve the agenda for the July 6, 2010, meeting. Commissioner Hibdon seconded the motion, which passed six to zero (Member Whittemore absent).

APPROVAL OF MINUTES

None

PUBLIC COMMENTS

None

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

Commissioner Hibdon moved to approve the Consent Items. The motion was seconded by Commissioner Weber and passed by a vote of six to zero (Member Whittemore absent).

PROJECT REVIEW ITEMS:

None

PLANNING ITEMS

AGENDA ITEM 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 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)

Chair VanderWell opened the public hearing.

Mr. Lloyd reviewed the staff report dated June 18, 2010.

No members of the public wished to speak.

Chair VanderWell closed the public hearing.

Commissioner Edwards moved to approve Amendment of Conditions Case Number AC10-005. The motion was seconded by Commissioner Weber.

Commissioner Hibdon noted there were eight findings, not five as stated in the motion. Commissioner Edwards amended his motion to include eight findings and Commissioner Weber concurred.

The motion passed by a vote of six to zero (Member Whitemore absent).

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the High Desert Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a high-pressure natural gas pipeline, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation;

6. No Significant Degradation of Air Quality. That no significant degradation of air quality will occur as a result of the permit
7. Community Character Conserved. Community character as described in the High Desert Area Plan Character Statement can be adequately conserved through mitigation of any identified potential negative impacts; and
8. Special Review Considerations. All special review considerations as enumerated in Section 110.332.20 of the Development Code have been adequately addressed on the record.

OTHER ITEMS

None

CHAIR AND COMMISSION ITEMS

Commissioner Weber moved to retain Commissioner VanderWell as Chair and Commissioner Cobb as Vice Chair for a second term. The motion was seconded by Commissioner Edwards. The motion passed by a vote of six to zero (Member Whittemore absent).

Mr. Lloyd informed the Commissioners that the 2-Map system had been approved by the Board of County Commissioners (BCC) and the second reading was scheduled for July 13, 2010. He added the project would need to be approved by the Regional Planning Commission and the target for adoption is September.

Mr. Lloyd also noted the Wind Ordinance had been adopted by BCC on June 22, 2010 and was now in effect.

Chair VanderWell requested an item be placed on the next agenda regarding appointments to Regional Planning.

DIRECTOR'S ITEMS

None

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Commission in session on August 3, 2010.

Adrian P. Freund, FAICP
Secretary to the Planning Commission