



# 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  
Kimberly H. Robinson, MUP, Secretary

Tuesday, March 1, 2011  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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### **PUBLIC HEARING ITEMS ON THIS AGENDA**

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

- **Amendment of Conditions Case No. AC11-001 (Eagle Landing Shopping Center)**
- **Tentative Subdivision Map Case No. TM09-001 (Silver Hills)**
- **Status Review of SW01-009 (Donovan Aggregate Pit)**

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

**\*Pledge of Allegiance**

**\*Ethics Law Announcement**

As a reminder to each of the board/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**

February 2, 2011

**\*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.

## **Consider and Adopt a Resolution Commending Adrian Freund for His Service to Washoe County**

### **Consent Items**

None

### **6:30 p.m. Project Review Items**

**– Public Comment will be taken for Items One through Four –**

1. **PUBLIC HEARING: Amendment of Conditions Case No. AC11-001 (Eagle Landing Shopping Center)** - To amend Condition Number 2 of the approved Special Use Permit, Case No. SW05-025, to extend the time for completion of the project by another five (5) years. The project is located in the northwest quadrant of the intersection of Eagle Canyon Drive and Pyramid Highway (SR 445). The project site is made up of three parcels totaling ±16.20 acres which are zoned Neighborhood Commercial (NC) and Open Space (OS) in the Spanish Springs Area Plan and are situated in a portion of Sections 34 & 35, T21N, R20E, MDM, Washoe County, Nevada. The project is within the City of Sparks Area of Interest. The properties are located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APNs 532-032-12, 532-032-13, and 532-032-15)

Staff Representative: Sandra Monsalvè, AICP, Senior Planner 775.328.3608

2. **PUBLIC HEARING: Tentative Subdivision Map Case No. TM09-001 (Silver Hills)** - To subdivide 4 parcels totaling 780.30 acres in order to develop a 680-lot common open space subdivision, as authorized in Article 608, Tentative Subdivision Maps, and Article 408, Common Open Space Development, of the Washoe County Development Code. The subject properties are located west and northeast of the intersection of Red Rock Road and Silver Knolls Blvd. The subject parcels are within the Truckee Meadows Service Area (TMSA), and within the Area of Interest of the City of Reno, as identified by the 2007 Truckee Meadows Regional Plan. The subject parcels are located within Sections 23 & 24, T21N, R18E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 5 and within the North Valleys Citizen Advisory Board boundary. (APNs: 086-203-05; 086-232-31; 087-390-10 & 13).

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

3. **PUBLIC HEARING: Status Review of SW01-009 (Donovan Aggregate Pit)** – To review the conditions governing the operation of the Donovan Aggregate Pit as required under Section 332.40 of the Washoe County Development Code to ensure that the conditions of approval adequately provide for compatibility between aggregate operations and surrounding land uses. The parcel is accessed from Pyramid Highway and is addressed as 11600 Pyramid Highway. The 139.83-acre property is zoned General Rural (GR) in the Spanish Springs

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

Area Plan, and is situated within Section 24, T21N R20E, Washoe County, Nevada. The property is located in the Spanish Springs Citizens Advisory Board boundary and Washoe County Commission District No. 4 (APN: 076-401-46, 47, 48)

Staff Representative: Don Morehouse, Planner, 775.328.3632

### **Planning Items**

4. **Washoe County 2010 Regional Plan Annual Report** - Review, discussion, and approval of the Washoe County 2010 Regional Plan Annual Report and direction to staff to forward the report to the Regional Planning Commission and Regional Planning Governing Board pursuant to NRS 278.0286 by April 1, 2011.

Staff Representative: Sara DeLozier, Office Support Specialist, 775.328.6109

### **Other Items**

None

### **Chair and Commission Items**

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, proposal of items for action or discussion 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. \*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, proposal of items for action or discussion at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

### **Adjournment**

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

## **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/](http://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. Subject to applicable law and the board's rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 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 (\*).