



# 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, April 5, 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)

- **Tentative Subdivision Map Case Number TM09-001 (Silver Hills)**
- **Master Plan Amendment Case Number MPA11-001 (Hillside Holdings, LLC)**
- **Master Plan Amendment Case Number MPA10-002 (Spanish Springs Commercial Cap)**

**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**

March 1, 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.

**Consent Items**

**– Public Comment will be taken for Items A, B, C and D –**

- A. **To consider and adopt a resolution initiating an update to the Public Services and Facilities Element, a component of the Washoe County Master Plan.**

Staff Representative: Bill Whitney, Senior Planner, Community Development, 775.328.3617

- B. **To consider and adopt a resolution initiating an update to the Warm Springs Area Plan, a component of the Washoe County Master Plan.**

Staff Representative: Bill Whitney, Senior Planner, Community Development, 775.328.3617

- C. **To consider and adopt a resolution initiating an amendment to the Washoe County Development Code at Article 106, Master Plan Categories and Regulatory Zones; Article 226, Warm Springs Area Plan Regulations; Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; Article 326, Wind Machines; Article 406, Building Placement Standards; Article 502, Billboard Regulations; Article 504, Sign Regulations, to both change the name of “General Rural Residential” zoning category to “General Rural Agricultural” and to make changes to the allowed and permitted uses within this renamed category.**

Staff Representative: Bill Whitney, Senior Planner, Community Development, 775.328.3617

- D. **To consider and adopt a resolution initiating an amendment to the Washoe County Development Code at Article 406, Building Placement Standards, relating to the Regional Utility Corridor.**

Staff Representative: Trevor Lloyd, Senior Planner, Community Development, 775.328.3620

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

**– Public Comment will be taken for Items 1 and 2 –**

1. **PUBLIC HEARING: Tentative Subdivision Map Case Number TM09-001 (Silver Hills)** (Continued from the March 1, 2011 agenda) – 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

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

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, Community Development, 775.328.3620

2. **Extension of Time Request for Tentative Subdivision Map Case Number TM05-007 (Majestic Ranch Estates)** – To extend for two years, until April 16, 2013, the approval of the tentative map for Majestic Ranch Estates II. The 30-lot single-family subdivision is located south and west of the intersection of Ravazza Road and Ramona Road. The two subject parcels, totaling ±36.209 acres, are designated Low Density Suburban (LDS) and General Rural (GR) in the South Valleys Area Plan. The parcels are situated in a portion of Section 3, T17N, R20E, MDM, Washoe County, Nevada, and are within the Galena-Steamboat Citizens Advisory Board boundary and Washoe County Commission District No. 2. (APN: 017-410-40 & 017-410-47)  
Staff Representative: Roger Pelham, Senior Planner, Community Development, 775.328.3622

### **Planning Items**

#### **– Public Comment will be taken for Items 3, 4 and 5 –**

*Pursuant to NRS 278.210(3), any amendment of the master plan must be made “by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission.” This is applicable to Items 3 and 4 of this agenda.*

3. **PUBLIC HEARING: Master Plan Amendment Case Number MPA11-001 (Hillside Holdings, LLC)** – To consider a request to amend a portion of the master plan designations from Suburban Residential (SR) to Rural Residential (RR) on ±0.82 acres; and from Open Space (OS) to Rural Residential (RR) on ±5.0 acres within the Southeast Truckee Meadows Area Plan, being a part of the Washoe County Master Plan. The subject property of this amendment request totals approximately ±40.14 acres. The property is 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 property is within the unincorporated portion of the Washoe County Truckee Meadows Services Area (TMSA). The subject property is located within Section 23, T19N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 2 and within the Southeast Truckee Meadows Citizen Advisory Board boundary. (APN: 051-010-07)

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, Community Development, 775.328.3608

4. **PUBLIC HEARING: Master Plan Amendment Case Number MPA10-002 (Spanish Springs Commercial Cap)** – An amendment to Washoe County

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

Master Plan, Volume Two, Spanish Springs Area Plan, to delete policy SS.17.2.c, otherwise known as the "Commercial Cap," which limits industrial and commercial land uses to 9.86% of the land area within the designated Spanish Springs Suburban Character Management Area.

Staff Representative: Eric Young, Ph.D., Planner, Community Development, 775.328.3613

5. **\*REPORT:** The Planning Commission will receive a report on, and be invited to comment and discuss, Washoe County staff's initiative to amend Policy 1.3.3 of the Truckee Meadows Regional Plan, in furtherance of a commitment to develop language that more clearly articulates the conformance standards for the establishment of commercial and industrial master plan designations in the unincorporated county.

Staff Representative: Eric Young, Ph.D., Planner, Community Development, 775.328.3613

### **Other Items**

#### **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.
- c. \*National Volunteer Recognition Week

#### **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.)

- a. \*2011 Legislative Session Update

### **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/](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).

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

## **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 (\*).