



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
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Washoe County Planning Commission

William Weber, Chair
Stephen D. Rogers, Vice Chair
Neal Cobb

Florence M. Frandsen
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, July 18, 2006

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, longer time may be provided to any of the parties if the request is made at least 24 hours in advance of the meeting start time.

** Please be prepared to provide a copy of exhibits displayed. **

6:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

June 26, 2006

CONSIDER AND ADOPT A RESOLUTION COMMENDING ROBERT M. DOXEY FOR HIS SERVICE TO WASHOE COUNTY

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 items of interest and not requiring Commission action 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).

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"Your Community Development Department"

PUBLIC COMMENT (Limited to items not on this agenda; three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public testimony on each agenda item.)

CONSENT ITEM

PLANNING ITEMS

- 6:30 p.m. 1. **COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-011 (KEVIN LANE)**
 – To consider a request to amend the Tahoe Area Plan, being a part of the Washoe County Comprehensive Plan, as authorized in Article 820, Amendment of Comprehensive Plan, of the Washoe County Development Code. The amendment request would change the land use designation from Public And Semi-Public Facilities (PSP) to Low Density Urban (LDU). **The property is located at 800 College Drive, directly north of the intersection College Drive and Lucille Drive on the north side of College Drive.** The ±1.65-acre parcel was previously part of the Sierra Nevada College Mountain Campus. The college has relocated its facilities to the Lake Campus and no longer owns the parcel. The property is situated in a portion of Section 10, T16, R18, MDM, Washoe County, Nevada. The property is located in the Incline Village Citizen/Crystal Bay Advisory Board boundary and Washoe County Commission District No. 1. The proposed amendment is consistent with the Tahoe Regional Planning Agency's (TRPA) Plan Area Statement 041 – Incline Village #3, which allows single-family residential uses. Therefore, TRPA approval is not required.

The Washoe County Planning Commission may take action on alternatives to the applicant's request. To reflect the changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes may include: a revised map series with updated parcel base and revisions to the Planned Land Use table. (APN: 129-280-21) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796

2. **REVIEW OF DRAFT TRUCKEE MEADOWS LOW IMPACT DEVELOPMENT HANDBOOK, GUIDANCE ON LOW IMPACT DEVELOPMENT PRACTICES FOR NEW DEVELOPMENT AND REDEVELOPMENT** - Review and discussion of the draft Handbook. Staff Representative: Patti Bakker, Planner, 775.328.3668
3. **PROGRESS REPORT ON DRAFT LAND USE/TRANSPORTATION ELEMENT (no action).** Staff Representative: Don Morehouse, Planner, 775.328.3632

PROJECT REVIEW

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. State Rules of Ethics

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