Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director

Blaine Cartlidge, Legal Counsel

Washoe County Planning Commission
William Weber, Chair
Stephen D. Rogers, Vice Chair
Neal Cobb
Florence M. "Marge" Frandsen
Roy H. Hibdon
Christy Magers
Dian A. VanderWell

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Tuesday, September 19, 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

Applicants will be provided an opportunity to respond to comments presented by public.

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.

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

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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*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).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.3600 – Fax: 775.328.6133
www.washoecounty.us/comdev/

"Your Community Development Department"

APPROVAL OF MINUTES

None.

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 ITEMS

PLANNING ITEMS

6:30 p.m. 1. **COMPREHENSIVE PLAN AMENDMENT CASE NO. CP04-015 (LAND USE AND TRANSPORTATION ELEMENT)** – To amend the Washoe County Comprehensive Plan by replacing the existing Land Use and Transportation Element with a new Land Use and Transportation Element that facilitates suburban and rural development patterns in the unincorporated portion of the county, promotes village centers that provide localized commercial services, and identifies appropriate levels of transportation support services for desired community design, and other matters properly relating thereto. Staff Representative: Don Morehouse, 775.328.3632; Michael Harper, FAICP, 775.328.3604; Nicholas Exline, 775.325.8050

2. **REVIEW (NO ACTION): COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-016 (CONSERVATION ELEMENT)** – To amend the Washoe County Comprehensive Plan by replacing the existing Conservation Element with a new Conservation Element that incorporates new concepts important to the conservation of the scenic, land, water and air resources within the County, updates maps and graphics, and other matters properly relating thereto. Presentation highlighting major issues the update will address in preparation for future review of the draft Conservation Element. Staff Representative: Patti Bakker, 775.328.36688

3. **REVIEW (NO ACTION): COMPREHENSIVE PLAN AMENDMENT CASE NO. CP05-004 (SOUTH VALLEYS AREA PLAN)** – A non-action agenda item in which staff will provide the Planning Commission with an update on the draft South Valleys Area Plan. The Planning Commission will be asked to listen to input from Citizen Advisory Board members, working group members, and others regarding the draft plan. The purpose of this agenda item is to give the Planning Commission an opportunity to listen to the input of groups and individuals who have been involved in the update, and to ask questions of staff regarding the eventual completion of a final draft. Staff Representative: Eric Young, Ph.D., 775.328.3613

PROJECT REVIEW ITEMS

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. Regional Planning Commission Alternates

b. Product Review Schedule

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