



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Planning Commission

William Weber, Chair
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, October 17, 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. **

October 17, 2006

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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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www.washoecounty.us/comdev/

"Your Community Development Department"

APPROVAL OF MINUTES

September 9, 2006; September 19, 2006; and October 3, 2006

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. **UPDATE (NO ACTION): 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, 775.328.3668
3. **PRESENTATION ON NEVADA PROPERTY OWNERS’ BILL OF RIGHTS INITIATIVE** – Reno Transportation Commission of Washoe County

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. Report on Previous Actions
- b. Development Community Award

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.

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.)

- a. Development Code Assessment Status
- b. Tahoe Area Place-making

ADJOURNMENT