



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Planning Commission

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Florence M. "Marge" Frandsen
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, November 21, 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. **

November 21, 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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"Your Community Development Department"

APPROVAL OF MINUTES

October 17, 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

1. **RESOLUTION FOR ACCEPTING STREETS** – Woodland Village Phase 13, Tract Map No. 4457, Document No. 3186546, recorded March 23, 2005. Staff Representative: Norman T. Lindeman 775.328.2058
2. **RESOLUTION FOR ACCEPTING STREETS** – Woodland Village Phase 14, Tract Map No. 4592, Document No. 3334142, recorded January 10, 2006. Staff Representative: Norman T. Lindeman 775.328.2058

PLANNING ITEMS

- 6:30 p.m.
1. **PUBLIC HEARING: 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 A. Harper, FAICP, 775.328.3604; Nicholas Exline, 775.325.8050
 2. **UPDATE: 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. Staff Representative: Patti Bakker, 775.328.3668
 3. **APPLICATION TO REQUEST AMENDMENT TO THE BOUNDARIES OF THE WASHOE COUNTY TRUCKEE MEADOWS SERVICE AREA (TMSA) (SUZANNE LARSEN)** – Advisory recommendation to the Regional Planning Commission regarding a request by the property owner to change the boundary of the Washoe County TMSA to include an approximately 39.8-acre parcel. The subject property is located at 370 Calle de la Plata, north of Calle de la Plata and east of Pyramid Lake Highway. The property is within the Spanish Springs Area Plan and is designated General Rural (GR). The property is within the boundaries of the Spanish Springs Citizen Advisory Board and in Washoe

County Commission District No. 4. (APN: 076-401-19) Staff Representative: Patti Bakker, 775.328.3668

4. **APPLICATION TO REQUEST AMENDMENT TO THE BOUNDARIES OF THE WASHOE COUNTY TRUCKEE MEADOWS SERVICE AREA (TMSA) (SILVERWING DEVELOPMENT)** - Advisory recommendation to the Regional Planning Commission regarding a request by the applicant to include three parcels out of the Sparks SOI/TMSA and into the Washoe County TMSA boundary. The property is within the Sun Valley Area Plan and is designated Medium Density Suburban (MDS) and General Rural (GR). The subject site encompasses approximately 46 acres and is located north of El Rancho Drive, east of Rampion Way and south of Saguaro Drive. The property is within the boundaries of the Sun Valley Citizen Advisory Board and in Washoe County Commission District No. 5. (APN's: 035-023-06, 035-023-08, 035-023-09) Staff Representative: Bill Whitney, 775.328.3617
5. **RESOLUTION:** To consider and adopt a resolution initiating an amendment to the Washoe County Development Code, relating to the deletion of the requirement that a temporary contractor's yard be located at least two thousand feet from property with an established residential, commercial or civic use. Staff Representative: Michael A. Harper, FAICP, 775.328.3604
6. **REVIEW:** Development Code Assessment
7. **REVIEW:** Undergrounding of Utilities Matrix

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
- c. Travel and Training

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. 2007 Truckee Meadows Regional Plan Update

ADJOURNMENT

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.