



Community Development

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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
Roy H. Hibdon
Christy Magers
Dian A. VanderWell

JOINT MEETING OF CITY OF RENO PLANNING COMMISSION AND WASHOE COUNTY PLANNING COMMISSION MINUTES

October 17, 2006

A joint meeting of the City of Reno Planning Commission and the Washoe County Planning Commission met in special session on Tuesday, October 17, 2006, in the Washoe County Department of Community Development Large Conference Room, Room A265, 1001 East Ninth Street, Reno, Nevada.

Chair Weber called the meeting to order at 5:35 p.m. The following Commissioners and staff were present:

CITY OF RENO PLANNING COMMISSION DETERMINATION OF QUORUM

Commissioners present: Darrin Georgeson, Chair
Jim Newberg, Vice Chair
Elizabeth Ford
Todd Brabbin
Lisa A. Foster

Commissioners absent: Doug D. Coffman
Dennis Romeo

Staff present: Vern Kloos, AICP, Senior Planner, Community Development

WASHOE COUNTY PLANNING COMMISSION DETERMINATION OF QUORUM

Commissioners present: William Weber, Chair
Stephen Rogers, Vice Chair
Neal Cobb
Marge Frandsen
Christy Magers
Dian A. VanderWell

Commissioners absent: Roy Hibdon

Staff present: Adrian Freund, AICP, Director, Community Development
Sharon Kvas, AICP, Planning Manager, Community Development
Roger Pelham, Planner, Community Development
Blaine Cartlidge, Deputy District Attorney
Cathi Moldenhauer, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

As no flag was available, the Pledge of Allegiance was not recited.

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Rogers for Washoe County moved to approve the agenda for the October 17, 2006 meeting. Commissioner Frandsen seconded the motion, which passed unanimously.

In accordance with the Open Meeting Law, Commissioner Newberg for the City of Reno moved to approve the agenda for the October 17, 2006 meeting. Commissioner Brabbin seconded the motion, which passed unanimously.

PUBLIC COMMENTS

None

PLANNING ITEMS

AGENDA ITEM 1

PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-014 (AUTO ZONE) - To consider a request to amend the Reno-Stead Corridor Joint Plan being a part of the Washoe County Comprehensive Plan and the City of Reno Master Plan. The amendment request would redesignate a portion of Assessor's Parcel Number 552-190-04 (± 2.95 acres) from the land use designation of Medium Density Suburban/Suburban Residential (MDS/SR) to the land use designation of General Commercial (GC); the remaining ± 3.1 acres is proposed to remain Medium Density Suburban/Suburban Residential (MDS/SR). The proposal would result in land use designations that would allow the existing residential use to remain and allow all uses permitted in the General Commercial regulatory zone to be conducted on the portion of the parcel abutting Lemmon Drive. The property is located on the east side of Lemmon Drive approximately 200' north of Buck Drive. The parcel is within the Truckee Meadows Service Area and within the joint planning area for the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcel is located within Section 9, T20N, R19E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 5 and the North Valleys Citizen Advisory Board boundary.

To reflect 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 include: a revised map series with updated parcel base and revised table of land uses.

Chairs Georgeson and Weber opened the public hearing.

Roger Pelham reviewed the staff report dated August 20, 2006. He noted that staff from both the City of Reno and Washoe County, as well as the North Valleys Citizen Advisory Board and the Neighborhood Advisory Board, recommended approval of the designation change. The only concern expressed related to easements across the property, which will be perpetuated.

Kerry Cates, Gray & Associates, 130 Vine Street, was available to answer questions.

Chairs Georgeson and Weber closed the public hearing.

On behalf of the City of Reno, Commissioner Ford moved to approve Comprehensive Plan Amendment Case No. CP06-014. Commissioner Newberg seconded the motion, which passed unanimously.

The motion was based on the following findings:

1. Growth and/or other development factors in the community support changing the zoning;
2. The change in zoning represents orderly development of the City and there are, or are planned to be, adequate services and infrastructure to support the proposed zoning change and existing uses in the area;
3. The change in zoning provides for an appropriate use of the property;
4. The change in zoning is in substantial conformance with the Master Plan and other adopted plans and policies; and
5. The proposed zoning is sensitive to and/or compatible with the use and development of adjacent properties.

On behalf of Washoe County, Commissioner Rogers moved to approve Comprehensive Plan Amendment Case No. CP06-014. Commissioner Cobb seconded the motion, which passed unanimously.

The motion was based on the following findings:

1. The proposed amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
2. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
4. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will promote the desired pattern for the physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
5. The proposed amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan is the first amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan in 2006, and therefore does not exceed the three permitted

amendments as specified in Section 110.820.05 of the Washoe County Development Code.

6. The Washoe County Planning Commission and the City of Reno Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

ADJOURNMENT

Since there was no further business to come before the City of Reno Planning Commission and the Washoe County Planning Commission, the meeting adjourned at 5:42 p.m.

Respectfully submitted,

Cathi Moldenhauer, Recording Secretary

Approved by City of Reno Planning Commission in session on March 21, 2007.

John Hester, AICP
Secretary to the Planning Commission

Approved by Washoe County Planning Commission in session on November 9, 2006.

Adrian P. Freund, AICP
Secretary to the Planning Commission