



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. "Marge" Frandsen
Roy H. Hibdon
Christy Magers
Dian A. VanderWell

~ AMENDED ~

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, January 16, 2007

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. ****

January 16, 2007

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

November 21, 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

- A. **RESOLUTION FOR ACCEPTING STREETS** – Parcel Map 4506, Document No. 3343028, recorded January 21, 2006. Staff Representative: Norman T. Lindeman 775.328.2058
- B. **RESOLUTION FOR ACCEPTING STREETS** – Donovan Ranch, Phase I, Tract Map 4401, Document No. 3113170, recorded October 15, 2004. Staff Representative: Norman T. Lindeman 775.328.2058
- C. **RESOLUTION FOR ACCEPTING STREETS** – Donovan Ranch, Phase II, Tract Map 4453, Document No. 3290551, recorded October 12, 2005. Staff Representative: Norman T. Lindeman 775.328.2058

PLANNING ITEMS

- 6:30 p.m.
- 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-006 (SOUTHEAST TRUCKEE MEADOWS)** - To consider a proposal to amend the Southeast Truckee Meadows Area Plan that provides a complete update of the area plan; establishing areas for potential intensification; establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Natural Resources (Air, Land and Water), and establishing specific findings and criteria and thresholds for future amendments; amending the Land Use Plan map to reflect certain land use changes; amending the Public Services and Facilities Plan map, Streets and Highway Systems Plan map, and Development Suitability map; and establishing a Character Management Plan map and a Recreational Opportunities Plan map. Staff Representative: Bill Whitney, Senior Planner, 775.328.3617
 - 2. **REGIONAL HOUSING TASK FORCE PRESENTATION** - Representatives from the recently formed Regional Housing Task Force will provide the Planning Commission with an introduction to the task force and the issues it is addressing.
 - 3. **UPDATE (NO ACTION): COMPREHENSIVE PLAN AMENDMENT CASE NO. CP05-004 (SOUTH VALLEYS AREA PLAN UPDATE)** - 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 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 in preparation for

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.

a public hearing before the planning commission in February. Staff Representative: Eric Young, Ph.D., 775.328.3613

4. **PLANNING COMMISSION PARTICIPATION** – The Planning Commission will be asked for direction as to the level of participation it feels appropriate in regard to the joint Citizen Advisory Board meeting scheduled to review the South Valleys Area Plan Update. 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. Report on Previous Actions
- b. Training and Travel Policy

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