



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
Blaine Cartledge, 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

~ AMENDED ~

## AGENDA

## MEETING OF

## WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers  
1001 East Ninth Street, Reno, Nevada  
Tuesday, February 20, 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. \*\*

February 20, 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/](http://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

January 16, 2007 and February 3, 2007

**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** – The Estates at Mt. Rose Subdivision Phase 2, Tract Map No. 4478, Document No. 3215573, recorded May 18, 2005. Staff Representative: Kristine R. Klein, P.E. 775.328.2040

## PLANNING ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP05-004 (SOUTH VALLEYS AREA PLAN UPDATE)** – An amendment to the South Valleys Area Plan that provides a wholesale update of the South Valleys Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources (Air, Land and Water), establishing minimum architectural and site design standards, and establishing specific findings, criteria and thresholds for future amendments; amending the Land Use map to reflect certain land use changes within proposed character management areas; and establishing an updated map series to include a Land Use map, Character Management map, Recreational Opportunities map, Public Services and Facilities map, Streets and Highway Systems map, and Development Suitability map. The South Valleys Planning Area is comprised generally of the unincorporated areas of Steamboat Valley, Pleasant Valley and Washoe Valley. **To determine if your property is proposed for any changes to its current status, please contact the noted staff representative.** Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613, [eyoung@washocounty.us](mailto:eyoung@washocounty.us).

## 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. Rescheduling/Cancellation of April 17, 2007 Planning Commission Meeting
- c. Consideration of changing public comment and testimony time length for the public from 3 minutes to 2 minutes.

**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**