



# Community Development

*"Dedicated to Excellence in Public Service"*

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



## Washoe County Planning Commission

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## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, May 15, 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. \*\*

May 15, 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).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

**Telephone: 775.328.3600 – Fax: 775.328.6133**

[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

**APPROVAL OF MINUTES**

None available

**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** – Pebble Creek – Unit 4 Tract Map No. 4402, Document No. 3117627, recorded October 25, 2004. Staff Representative: Norman T. Lindeman, 775.328.2040
- B. **RESOLUTION FOR ACCEPTING STREETS** – Pebble Creek – Unit 5 Tract Map No. 4521, Document No. 3246262, recorded July 18, 2005. Staff Representative: Norman T. Lindeman, 775.328.2040
- C. **RESOLUTION FOR ACCEPTING STREETS** – Sky Ranch North - Unit 2-I Tract Map No. 4611, Document No. 3351828, recorded February 29, 2006. Staff Representative: Norman T. Lindeman, 775.328.2040
- D. **RESOLUTION FOR ACCEPTING STREETS** – Richard Springs Boulevard and Shelby Drive, Irrevocable offer of Dedication Document No. 3523520, recorded April 23, 2007. Staff Representative: Norman T. Lindeman, 775.328.2040
- E. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE, RELATING TO ARTICLE 302, ALLOWED USES AND ARTICLE 304, USE CLASSIFICATION SYSTEM IN ORDER TO ESTABLISH 'PUBLIC SERVICE YARD' AS A NEW USE TYPE IN CERTAIN REGULATORY ZONES.** Staff Representative: Trevor Lloyd, Planner, 775.328.3620
- F. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE RELATING TO ARTICLE 402, DENSITY/INTENSITY STANDARDS, IN ORDER TO PROVIDE FOR DENSITY INCENTIVES AS A RESULT OF PUBLIC AND/OR ENVIRONMENTAL IMPROVEMENTS.** Staff Representative: Michael A. Harper, FAICP, Planning Manager, 775.328.3604

**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

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*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.*

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

## **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

**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**