



# 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, September 18, 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

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. \*\*

6:30 p.m. **DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

August 1, 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. The same applies to public testimony on each agenda item.)

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"**

## CONSENT ITEMS

- A. **RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY CODE**, Chapter 110, Development Code, Article 100, Introduction and Organization: Title and Contents, to allow for the rejection of incomplete applications; Articles 804, Variances, 808, Administrative Permits, 810, Special Use Permits, 820, Amendment of Comprehensive Plan for the notification of military installations of certain planning applications and Article 902, Definitions, to define a military installation; Article 312, Fabricated Housing, to amend the age of a manufactured home allowed in a residential zoning district from 5 years to 6 years; Article 606, Parcel Maps, to allow exceptions to the requirement of a parcel map for agricultural property; Article 306, Accessory Uses and Structures, to require a meter for use of a domestic well for a detached accessory dwelling; Article 806, Vacations and Abandonments of Easements or Streets, to require noticing to utilities and cable antenna television providers of vacations and abandonments of easements; Article 322, Group Care Facilities, to amend the distance between care facilities; Articles 302, Allowed Uses, and 304, Use Classification System, to add a definition of condominium hotels, and Article 810, Special Use Permit, to add the requirement of a special use permit for hazardous material, and other matters relating thereto. Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604
- B. **RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY CODE**, Chapter 110, Development Code, Article 706, Impact Fees, to adopt by reference the Regional Road Impact Fee General Administrative Manual as referred to Washoe County by the Regional Transportation Commission of Washoe County on June 15, 2007, and to further adopt by reference the Regional Road Impact Fee amended Capital Improvements Program and accompanying fees as referred to Washoe County by the Regional Transportation Commission of Washoe County on June 15, 2007, and other matters relating thereto. Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604

## PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW07-011 (SIERRA PACIFIC POWER COMPANY)** – To develop a natural gas pressure regulating station (Utility Services Use Type) as authorized in Table 110.302.05.2 of the Washoe County Development Code. **The project is located directly adjacent to the existing electrical substation at the southeast corner of South McCarran Boulevard and Alexander Lake Road.** The ±19.02-acre parcel is designated Public and Semi-Public Facilities (PSP) in the Southeast Truckee Meadows Area Plan, and is situated in a portion of Section 32, T19N, R20E, MDM, Washoe County, Nevada. The property is located in the Southeast Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 164-351-03) Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

**PLANNING ITEMS**

2. **REVIEW OF SPECIFIC PLAN CASE NUMBER SP07-001 (FALCON RIDGE)**  
Preparation of and action on a report for the Board of County Commissioners, pursuant to NRS 278.220(4), on AMENDING THE Specific Plan for Falcon Ridge, specifically related to the construction of a traffic signal at the project entrance and El Rancho Drive and funded 75% by the developer and 25% from other sources, as raised by and remanded by the Board on August 28, 2007.. The remanded items to be considered by the Planning Commission can be reviewed by obtaining a copy of the staff report from staff or on the web at: <http://www.washoecounty.us/comdev> (Boards and Commissions, Planning Commission Agendas). **The subject properties are located along the north side of El Rancho Drive approximately one-quarter mile east of Sun Valley Boulevard.** The subject parcels are within the Truckee Meadows Service Area (TMSA), and within the Area of Interest of the City of Sparks, as identified by the 2002 Truckee Meadows Regional Plan. The subject parcels are located within Section 30, T20N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission Districts 3 and 5 and within the Sun Valley Citizen Advisory Board boundary. (APNs 035-661-01 through 035-661-31; 035-662-01 through 035-662-30; 035-663-01 through 035-663-24; 035-664-01 through 035-664-27; 035-665-01 through 035-665-30) Staff Representative: Trevor Lloyd, Planner, 775.328.3620

- 7:00 p.m. 3. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DC06-004 (CONTRACTOR'S YARDS)** - To amend Washoe County Code Chapter 110, Development Code, Article 310, by amending Section 110.310.45, Contractor's Yards, to lift the current restriction of locating a public agency contractor's yard a minimum of 2,000 feet away from established civic, commercial or residential uses. Staff Representative: Grace Jensen, Planner, 775.328.3771

4. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DCA07-010 (NRS AMENDMENTS)** - To amend Washoe County Code, Chapter 110, Development Code, Article 100, Introduction and Organization: Title and Contents, to allow for the rejection of incomplete applications; Articles 804, Variances, 808, Administrative Permits, 810, Special Use Permits, 820, Amendment of Comprehensive Plan for the notification of military installations of certain planning applications and Article 902, Definitions, to define a military installation; Article 312, Fabricated Housing, to amend the age of a manufactured home allowed in a residential zoning district from 5 years to 6 years; Article 606, Parcel Maps, to allow exceptions to the requirement of a parcel map for agricultural property; Article 306, Accessory Uses and Structures, to require a meter for use of a domestic well for a detached accessory dwelling; Article 806, Vacations and Abandonments of Easements or Streets, to require noticing to utilities and cable antenna television providers of vacations and abandonments of easements; Article 322, Group Care Facilities, to amend the distance between care facilities; Articles 302, Allowed Uses, and 304, Use Classification System, to add a definition of condominium hotels, and article 810, Special Use Permit, to add the requirement of a special use permit for hazardous material, and other matters relating thereto. Staff Representative: Mike Harper, FAICP, Planning Manager, 775.328.3604

5. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DCA07-011 (REGIONAL ROAD IMPACT FEES)** - To amend Washoe County Code, Chapter 110, Development Code, Article 706, Impact Fees, to adopt by reference the Regional Road Impact Fee General Administrative Manual as referred to Washoe County by the Regional Transportation Commission of Washoe County on June 15, 2007, and to further adopt by reference the Regional Road Impact Fee amended Capital Improvements Program and accompanying fees as referred to Washoe County by the Regional Transportation Commission of Washoe County on June 15, 2007, and other matters relating thereto. Staff Representative: Mike Harper, FAICP, Planning Manager, 775.328.3604
6. **PUBLIC HEARING: FOREST AREA PLAN UPDATE (No action will be taken by the Planning Commission on this item.)** - The Washoe County Planning Commission will hold a public hearing for the purpose of reviewing potential alternative land use plans, and to receive public comment regarding the alternatives and the update of the Forest Area Plan in general. No Action will be taken by the Planning Commission. Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613
7. **PUBLIC HEARING: SOUTHWEST TRUCKEE MEADOWS AREA PLAN UPDATE (No action will be taken by the Planning Commission on this item.)** - The Washoe County Planning Commission will hold a public hearing for the purpose of reviewing potential alternative land use plans, and to receive public comment regarding the alternatives and the update of the Southwest Truckee Meadows Area Plan in general. No Action will be taken by the Planning Commission. Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613

## **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 Planning Commission Items
- b. 2040 Regional Transportation Plan (RTP) Update - status reports on the steering committee work and comments from the Planning Commissioners on RTP issues/concerns
- c. Appoint a Planning Commissioner to the Washoe County Capital Improvement Projects Committee
- d. Appoint a Planning Commissioner to the Regional Transportation Commission Regional Road Impact Fee Technical Advisory Committee (RRIF-TAC)

**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**