



# 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  
Christy Magers, Vice Chair  
Neal Cobb

Roy H. Hibdon  
Keith Lockard  
Stephen D. Rogers  
Dian A. VanderWell

## AMENDED AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, November 6, 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**

September 18, 2007 and October 2, 2007

**APPOINTMENT OF STACIE HUGGINS, MERCEDES DE LA GARZA, AIA, AND TED PETERSEN, ASLA, TO THE DESIGN REVIEW COMMITTEE**

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"**

**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.)

**CONSENT ITEMS**

- A. **RESOLUTION FOR ACCEPTING STREETS** – Eagle Canyon II – Unit 6, Tract Map #4439, Document No. 3159423, recorded January 21, 2005.  
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- B. **RESOLUTION FOR ACCEPTING STREETS** – Eagle Canyon II – Unit 7, Tract Map #4534, Document No. 3263576, recorded August 18, 2005.  
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- C. **RESOLUTION FOR ACCEPTING STREETS** – Sky Ranch North – Unit 2J, Tract Map #4658, Document No. 3398268, recorded June 8, 2006..  
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- D. **RESOLUTION FOR ACCEPTING STREETS** – Eagle Canyon IV – Unit 1, Tract Map #4485, Document No. 3218680, recorded May 24, 2005.  
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- E. **RESOLUTION FOR ACCEPTING STREETS** – Eagle Canyon IV – Unit 2, Tract Map #4647, Document No. 3386313, recorded May 11, 2006.  
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058

**PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NO. AC07-014 (AMENDMENT OF SPECIAL USE PERMIT CASE NUMBER SW03-001 FOR THE ROCKLAND AGGREGATE PIT)** – To amend the approved special use permit, which allows the operation of an aggregate facility in the Truckee Canyon Planning Area, as authorized by Article 332 of the Development Code, to allow 24-hour-per-day, seven days a week operation from 12-hours-per-day. The parcels are located approximately 12.3 miles east of the Sparks city limits, and are on the north side of Interstate 80 at the Tracy Clark Interchange. The ±405-acre property is zoned Industrial (I) and General Rural (GR) in the Truckee Canyon Area Plan, and is situated within Sections 26 and 27, T20N, R22E, MDM, Washoe County, Nevada. The property is located within the East Truckee Canyon Citizen Advisory Board boundary and in Washoe County Commission District No. 4. (APN 084-120-28)  
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

**PLANNING ITEMS**

- 2. **WASHOE COUNTY REGIONAL OPEN SPACE AND NATURAL RESOURCE MANAGEMENT PLAN** – Presentation and discussion regarding a DRAFT of Washoe County Regional Open Space and Natural Resource Management Plan  
Staff Representative: Bill Whitney, Senior Planner, 775.328.3617

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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.*

**OTHER ITEMS**

3. **2007 TRUCKEE MEADOWS REGIONAL PLAN** – Discussion and possible direction regarding 2007 Truckee Meadows Regional Plan amendments and Regional Plan issues including, but not limited to, size of the Truckee Meadows Service Area (TMSA) and definition of the Rural Development Area (RDA)  
Staff Representative: Adrian Freund, Director, 775.328.3606

**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

**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**