



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
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AMENDED AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, November 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

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

November 6, 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.)

CONSENT ITEMS

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"

PLANNING ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP07-006 (SOUTHWEST TRUCKEE MEADOWS AREA PLAN UPDATE)** – An amendment to the Southwest Truckee Meadows Area Plan that provides a wholesale update of the Southwest Truckee Meadows Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources (Air, Land and Water), and establishing specific findings, criteria and thresholds for future amendments. This update proposes an amendment to the Land Use map to reflect proposed character management areas and introduces 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 Southwest Truckee Meadows Planning Area is comprised generally of the unincorporated areas of the southern portion of Washoe County, bounded on the west by the Toiyabe National Forest, on the north by the Truckee River, on the east by I-580 and South Virginia Street, and on the south by the Steamboat Hills and the Mt. Rose Highway. Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613, and Lisa Brosnan, Assistant Planner, 775.328.3668
2. **APPLICATION TO REQUEST AMENDMENT TO THE BOUNDARIES OF THE WASHOE COUNTY TRUCKEE MEADOWS SERVICE AREA (TMSA) (THOMAS SILVAS)** – Discussion and possible direction regarding an advisory recommendation to the Regional Planning Commission, through the Washoe County Board of County Commissioners, regarding a request by the applicant to include one parcel into the Washoe County TMSA boundary. The subject property is within the Spanish Springs Area Plan and is designated General Rural (GR). **The subject site encompasses approximately 45.25 acres and is located at 370 Alamosa Drive, east of Pyramid Highway and north of Alamosa Drive.** The property is within the boundaries of the Spanish Springs Citizen Advisory Board and in Washoe County Commission District No. 4. (APN 076-290-13) Staff Representative: Lisa Brosnan, 775.328.3668

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 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