



# Community Development

"Dedicated to Excellence in Public Service"

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

## AGENDA

### MEETING OF

**WASHOE COUNTY PLANNING COMMISSION**  
**Community Development Large Conference Room**  
**Room A265, 1001 East Ninth Street, Reno, Nevada**  
**Tuesday, December 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. \*\***

12 Noon **DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

December 4, 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.)

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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"**

**CONSENT ITEMS**

- A. Initiation of a Resolution for a Development Code Amendment relating to the minimum standards for residential garages as required by Article 410, Parking and Loading, of the Development Code.  
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

**PLANNING ITEMS**

- 12 Noon 1. Status report, discussion and possible direction on Population Element and Regional Forecasting Methodology  
Staff Representative: Adrian Freund, AICP, Director, 775.328.3606
- 2. Report on Anticipated January 2008 through June 2008 Issues and Items for Planning Commission Review and Possible Action  
Staff Representative: Mike Harper, FAICP, Planning Manager, 775.328.3604

**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**