



# 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

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, March 18, 2008

**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**

**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****PLANNING ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-002 (SPANISH SPRINGS AREA PLAN)** - To amend Policy SS.17.5 to add a focused review for the possible expansion of the Suburban Character Management Area to conform to an approved Truckee Meadows Service Area that is contiguous to the boundaries of the Suburban Character Management Area but is partially within the Rural Character Management Area (Spanish Springs Area Plan). Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604.
2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP07-006 (SOUTHWEST TRUCKEE MEADOWS AREA PLAN)** - Preparation of and action on a report for the Board of County Commissioners, pursuant to NRS 278.220(4), on each issue and question with the proposed Southwest Truckee Meadows Area Plan Update, Comprehensive Plan Amendment Case No. CP07-006, as raised by and remanded by the Board on February 26, 2008. 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). Staff Representative: Lisa Brosnan, Assistant Planner, 775.328.3668, [lbrosnan@washoecounty.us](mailto:lbrosnan@washoecounty.us).
3. **REVIEW OF AND COMMENT ON THE WASHOE COUNTY 2007 REGIONAL PLAN ANNUAL REPORT** and possible direction to staff to forward the report to the Truckee Meadows Regional Planning Agency on behalf of the Washoe County Planning Commission. Staff Representative: Sara DeLozier, Office Support Specialist, 775.328.6109

**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**