



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.)

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).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

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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.
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



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No. 1

Staff Recommendation: **APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Planning Commission

Re: Comprehensive Plan Amendment CP08-002 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).

Date: February 20, 2008

Prepared By: Michael A. Harper, FAICP

APPLICATION SUMMARY

Applicant: Washoe County

Requested Action: An amendment to Spanish Springs Area Plan 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.

STAFF RECOMMENDATION AND POTENTIAL MOTION

Based upon staff analysis and comments received, staff recommends that the Planning Commission approve the proposed amendment to Spanish Springs Area Plan Policy SS.17.5.

The following motion is offered for your consideration:

"I move that the Washoe County Planning Commission approve Comprehensive Plan Amendment Case No. CP08-002, an amendment to Spanish Springs Area Plan Policy SS.17.5, having made one or more of the following findings in accordance with Washoe County Development Code Section 110.820.15."

Findings

1. The proposed amendment to the Spanish Springs Area Plan is in substantial compliance with the policies and action programs of the Comprehensive Plan.
2. The proposed amendment to the Spanish Springs Area Plan will provide for land uses compatible with existing and planned adjacent land uses, and will not adversely impact the public health, safety, or welfare.
3. The proposed amendment to the Spanish Springs Area Plan responds to changed conditions that have occurred since the Board of County Commissioners adopted the plan, and the requested amendment represents a more desirable utilization of land.
4. The proposed amendment to the Spanish Springs Area Plan will promote the desired pattern for orderly physical growth of the County and guide development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
5. The proposed amendment to the Spanish Springs Area Plan is the first amendment to the Spanish Springs Area Plan in 2008, and therefore does not exceed the four permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
6. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

An action for approval requires a super majority vote of the membership of the Planning Commission in favor of the motion (a minimum of 5 of 7 members voting in the affirmative). The Planning Commission action for approval is a recommendation to the Board of County Commissioners.

PLANNING COMMISSION ACTION ALTERNATIVES

The various alternatives available to the Planning Commission include:

- Close the public hearing and make a recommendation of approval or denial of the Comprehensive Plan Amendment as submitted to the Washoe County Planning Commission; or
- Close the public hearing and identify any specific changes necessary to the proposed amendment of the Washoe County Comprehensive Plan, and recommend approval or denial to the Washoe County Commission with the identified modifications; or
- Close the public hearing on the proposed amendment to the Washoe County Comprehensive Plan, but delay any action pending further research by staff on issues raised during the public hearing, or discussion and direction by the Planning Commission; or
- Continue the public hearing to a subsequent meeting to gather additional comments or information on the proposed amendment to the Washoe County Comprehensive Plan.

BACKGROUND

The following was included in the recommendation to initiate the process to amend Policy SS.17.5 of the Spanish Springs Area Plan:

The policy enumerated below is the process through which the Suburban Character Management Area's (SCMA) boundaries as identified in the Spanish Springs Area Plan are amended.

SS.17.5 For any amendment that proposes to expand the Suburban Character Management Area into the Rural Character Management Area and/or to revise the Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Spanish Springs Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment; and a proposed land use change accompanies the boundary change proposal, and the land use proposal meets all of the applicable policies of the Spanish Springs Area Plan.

When this policy was incorporated into the updated Spanish Springs Area Plan, the revised distribution of Truckee Meadows Service Area (TMSA) included in the adopted 2007 Regional Plan was not contemplated. Staff still believes that the above process for amending the SCMA boundaries is appropriate for the types of requested changes that the policy anticipated. Staff now believes, though, that the amendment process for the SCMA boundaries when they would simply incorporate a portion of an amended TMSA that has previously been reviewed at the Regional Planning Commission and Regional Planning Governing Board levels is excessive. Therefore, staff is requesting that the Planning Commission initiate an amendment to the above policy to allow for a focused amendment process for adjusting the SCMA boundary when it is prompted by a TMSA boundary adjustment that occurs adjacent to, but outside of an existing SCMA boundary.

The Planning Commission initiated the amendment on February 19, 2008. At that meeting staff noted that two amendments to the Truckee Meadow Service Area (TMSA) have occurred in the Spanish Springs planning area in which the TMSA is actually outside the boundaries of the current Suburban Character Management Area (SCMA) and within the Rural Character Management Area. This situation establishes an apparent conflict in that the TMSA is intended to receive community services such as community water, community sewer, higher traffic volumes, etc. to facilitate potential increased development potential; yet the intent of the SCMA is to limit the extension of these services and, thus potentially, increased development potential.

REVIEW AND ANALYSIS

As noted in the material submitted for initiation of the amendment process, staff believes that a more focused amendment procedure is appropriate, only, for the conflicting situation identified in the paragraph immediately above. Staff is recommending that Policy SS.17.5 be modified as follows:

“SS.17.5 Except as modified by SS.17.5.1, Ffor any amendment that proposes to

expand the Suburban Character Management Area into the Rural Character Management Area and/or to revise the Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Spanish Springs Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment; and a proposed land use change accompanies the boundary change proposal, and the land use proposal meets all of the applicable policies of the Spanish Springs Area Plan.

SS.17.5.1 When the Truckee Meadows Regional Planning Governing Board has approved an amendment to the Truckee Meadows Service Area (TMSA) regarding land that is located partially or wholly in the Rural Character Management Area, and which land is contiguous to the boundaries of the Suburban Character Management Area, that Suburban Character Management Area may be considered for expansion within the TMSA and without the visioning workshops described in SS.17.5 above so long as any such expansion is based on the following, and publicly evaluated:

- a. The effect on services of a possible increase in residential development potential;
- b. The effect on services of a possible increase in commercial/industrial development potential.”

(underlined is new proposed language, ~~struck through~~ is proposed for deletion)

The modification to the policy would still require a review of a boundary change to the SCMA by the Planning Commission and Board of County Commissioners (with input from the Citizen Advisory Board), but would focus that amendment on the service implications of expanding the SCMA to match the TMSA area.

Should this amendment be approved by the Board of County Commissioners, the staff will initiate an amendment to the SCMA for the two instances where this currently exists on the Spanish Springs Area Plan map. It should be noted that both amended TMSA boundaries that have resulted in this situation received support from the Washoe County Planning Commission and the Board of County Commissioners.

(PC SR CP08-002 SSV AP amend 2.08)

XC: David Childs, Assistant County Manager;
Members of the Development Services Advisory Committee;
Members of the Spanish Springs Citizen Advisory Board;
Angela Fuss, CFA, Inc.;
Robert Sader, Esq.



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Agenda Item No: 2

Staff Recommendation: **APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Planning Commission

Re: Comprehensive Plan Amendment Case No. CP07-006 (Southwest Truckee Meadows Area Plan Update)

Date: 27 February 2008

Prepared By: Lisa Brosnan, Assistant Planner

SUMMARY

Applicant: Washoe County

PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP07-006 (SOUTHWEST TRUCKEE MEADOWS AREA PLAN UPDATE) - 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 Number 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.

Requested Action: 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 Number CP07-006, as raised by and remanded by the Board on February 26, 2008.

BACKGROUND

On November 20, 2007, the Planning Commission (PC) held its first public hearing to consider the proposed Southwest Truckee Meadows Area Plan Update. After hearing staff presentation and taking public testimony, the Planning Commission voted 6-0, with one member absent, to adopt the proposed Southwest Truckee Meadows Area Plan. Subsequently on February 26, 2008, the Board of County Commissioners (BCC) held a public hearing to consider adoption of the Plan by the Board. The result of this public hearing was a remanding of the proposed Plan back to the Planning Commission pursuant to NRS 278.220 (4). This section of statute requires the Planning Commission to prepare a report for the BCC regarding those specific items raised and remanded back to the PC by the BCC. The Board identified six specific items for the PC to consider and report on. The BCC set a 40 day timeline for the delivery of the report to the BCC. The Planning Commission's report will be heard by the Board on April 8, 2008.

REVIEW, ANALYSIS AND RECOMMENDATION
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The Board of County Commissioners referred back to the Planning Commission the following six (6) items. Staff Recommends that the Planning Commission consider, offer a motion and vote on each item separately. The sum of all deliberations, motions, and votes will be compiled to constitute the Planning Commission's report to the BCC. Staff further recommends that each Planning Commissioner sign the report in lieu of authorizing the chairman to sign on behalf of the Commission. In order to better facilitate this process, a separate motion sheet is provided for each item.

ITEM NUMBER ONE

Item Number One (1):

Citizens would like to see additional language specific to the West Truckee Meadows portion of the plan area in the Southwest Truckee Meadows Area Plan.

Proposed Language:

It is recognized that the West Truckee Meadows (WTM), as a community, lies partly within the Southwest Truckee Meadows (SWTM) plan area, and partly within the city of Reno and that its city and unincorporated residents are affected, not only by planning and development within the SWTM plan area, but also by planning and development within other nearby areas of Reno and Washoe County.

Therefore, in regard to planning decisions for lands outside the SWTM plan area, the following particulars are intended only to advise Washoe County management as it works cooperatively with other government entities to ensure the best overall planning outcome for the entire Truckee Meadows region:

- Land use changes that would allow casinos within or proximate to the WTM area are to be discouraged because that use is incompatible with the character of the community.
- West Fourth Street, West McCarran Boulevard and Mayberry Drive are essential community transportation corridors that are interconnected. Existing development along Mayberry is overwhelmingly residential and a number of schools use Mayberry for primary access. If the carrying capacity of West Fourth Street is not increased to keep pace with increasing traffic demand, the resulting diversion of traffic from West McCarran onto Mayberry would have adverse safety and congestion impacts on residents, schools and the function of an essential intersection at West McCarran and Mayberry. Similarly, any land use changes that increase traffic hazards on Mayberry in the motorized and pedestrian access zones of WTM area schools should be particularly discouraged because of increased danger to children.
- Intensification of land use on upper Peavine Mountain, such as additional suburban development, would have significant adverse effects on the WTM viewshed, which is a major asset of the community.
- Additional development along the I-80 corridor that significantly increases light or noise impacts on the WTM community would be significantly adverse to the character of the community.

Reference Goals and Policies: Character Statement, page B-6

Item Number One (1) Motion:

The following motions are offered for your consideration:

1. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number One (1), I move that the Planning Commission report to the Board of County Commissioners that the proposed language should be added to the Southwest Truckee Meadows Area Plan with the following comments:

OR

2. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number One (1), I move that the Planning Commission report to the Board of County Commissioners that no changes be made to the Southwest Truckee Meadows Area Plan with the following comments:

ITEM NUMBER TWO

Item Number Two (2):

Citizens are concerned about the intensification of land uses in and around the Southwest Truckee Meadows planning area.

Proposed Language:

Requests to intensify existing land uses in and around the West Truckee Meadows Wildland Transition Suburban Character Management Area shall be reviewed for potential impacts to the scenic value of the Fourth Street/I-80/Truckee River corridor.

Reference Goals and Policies: Goal 1; Policy SW.1.12

Item Number Two (2) Motion:

The following motions are offered for your consideration:

1. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Two (2), I move that the Planning Commission report to the Board of County Commissioners that the proposed language should be added to the Southwest Truckee Meadows Area Plan with the following comments:

OR

2. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Two (2), I move that the Planning Commission report to the Board of County Commissioners that no changes be made to the Southwest Truckee Meadows Area Plan with the following comments:

ITEM NUMBER THREE

Item Number Three (3):

Citizens are opposed to intensification of land use on upper Peavine Mountain, such as additional suburban development.

Proposed Language:

Review of requests to intensify hillside development shall consider the visual impacts of the development on surrounding areas.

Reference Goals and Policies: Goal 5; Policy SW.5.5

Item Number Three (3) Motion:

The following motions are offered for your consideration:

1. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Three (3), I move that the Planning Commission report to the Board of County Commissioners that the proposed language should be added to the Southwest Truckee Meadows Area Plan with the following comments:

OR

2. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Three (3), I move that the Planning Commission report to the Board of County Commissioners that no changes should be made to the Southwest Truckee Meadows Area Plan with the following comments:

ITEM NUMBER FOUR

Item Number Four (4):

Citizens would like to see land use changes that increase traffic hazards on Mayberry in the motorized and pedestrian access zones of WTM area schools discouraged because of increased danger to children.

Proposed Language:

Where new development is proposed near existing and planned school sites, appropriate efforts will be taken by the approving entity to reduce or eliminate access conflicts that might increase the danger to school age children.

Reference Goals and Policies: Goal 3; Policy SW.3.1

Item Number Four (4) Motion:

The following motions are offered for your consideration:

1. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Four (4), I move that the Planning Commission report to the Board of County Commissioners that the proposed language should be added to the Southwest Truckee Meadows Area Plan with the following comments:

OR

2. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Four (4), I move that the Planning Commission report to the Board of County Commissioners that no changes should be made to the Southwest Truckee Meadows Area Plan with the following comments:

ITEM NUMBER FIVE

Item Number Five (5):

Citizens have expressed concerns that if the carrying capacity of West 4th Street is not increased, and the traffic volume is increased, traffic will divert over to Mayberry, through the residential neighborhood, and worsen the congestion at Mayberry/McCarran.

Proposed Language:

Washoe County will encourage the City of Reno and the Regional Transportation Commission to widen 4th Street in order to maintain the capacity level of Mayberry Drive at a LOS of "C."

Reference Goals and Policies: Goal 3; Policy SW.3.9

Item Number Five (5) Motion:

The following motions are offered for your consideration:

1. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Five (5), I move that the Planning Commission report to the Board of County Commissioners that the proposed language should be added to the Southwest Truckee Meadows Area Plan with the following comments:

OR

2. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Five (5), I move that the Planning Commission report to the Board of County Commissioners that no changes should be made to the Southwest Truckee Meadows Area Plan with the following comments:

ITEM NUMBER SIX

Item Number Six (6):

Citizens of the West Truckee Meadows area feel that casinos would be incompatible with the character of the community.

Proposed Language:

Casinos are not appropriate in the Southwest Truckee Meadows plan area.

Reference Goals and Policies: Goal 20; Policy SW.20.3(d)

Item Number Six (6) Motion:

The following motions are offered for your consideration:

1. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Six (6), I move that the Planning Commission report to the Board of County Commissioners that the proposed language should be added to the Southwest Truckee Meadows Area Plan with the following comments:

OR

2. After consideration of staff discussion, public testimony and Planning Commission deliberation regarding Item Number Six (6), I move that the Planning Commission report to the Board of County Commissioners that no changes should be made to the Southwest Truckee Meadows Area Plan with the following comments:

Xc: Members of the West Truckee Meadows Citizen Advisory Board
Members of the Southwest Truckee Meadows Citizen Advisory Board
Commissioner Galloway