Community Development

"Dedicated to Excellence in Public Service"

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GALENA-STEAMBOAT CITIZEN ADVISORY BOARD

NOTICE OF JOINT MEETING
WASHOE COUNTY PLANNING COMMISSION
AND
GALENA-STEAMBOAT CITIZEN ADVISORY BOARD

South Valleys Library
15650A Wedge Parkway
Reno, Nevada 89511

Thursday, April 10, 2008
6:00 p.m.
Please note the one hour earlier meeting time for the Galena-Steamboat CAB

AGENDA

6:00 p.m. ***1. UNDER THE DIRECTION OF THE PLANNING COMMISSION CHAIR, CALL TO ORDER OF JOINT MEETING OF THE WASHOE COUNTY PLANNING COMMISSION AND GALENA-STEAMBOAT CITIZEN ADVISORY BOARD**

***2. ROLL CALL/DETERMINATION OF QUORUM OF PLANNING COMMISSION (Planning Commission Chair)**

***3. ROLL CALL/DETERMINATION OF QUORUM OF GALENA-STEAMBOAT CITIZEN ADVISORY BOARD (Citizen Advisory Board Chair)**

***4. CERTIFICATION OF POSTING OF THE AGENDAS FOR APRIL 10, 2008**

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 PC agenda and staff reports, choose* ***Boards and Commissions,*** *click on the* ***Planning Commission,*** *then* ***Agendas, Staff Reports, Minutes and Roster.*** *To access CAB agendas, choose* ***Boards and Commissions,*** *click on the* ***CAB Home Page,*** *then* ***CAB Agendas, Minutes, Applications, Maps 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. Unless otherwise indicated by asterisk (*), all items on the agenda are action items upon which the CAB will take action.

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 Library (301 South Center Street), South Valleys Library (15650A Wedge Parkway), Nik-N-Willies (1485 Geiger Grade Road), Raley's (Wedge Parkway), Pleasant Valley Elementary School (405 Surry Drive)

Citizen Advisory Board Chair: John McLelland 775.849.3159 CAB Program – 775.328.3623

5. APPROVAL OF THE JOINT AGENDA BY PLANNING COMMISSION

6. APPROVAL OF THE JOINT AGENDA BY CITIZEN ADVISORY BOARD

***7. PUBLIC COMMENT** – Under direction of the Planning Commission Chair, public comment will be heard. Any time limits for this public comment item and public testimony during an agenda item will be set by the Planning Commission Chair at the approval of the agenda, but will be not less than two minutes per person. Testimony during an agenda item shall be limited to the subject of the agenda item.

6:05 p.m. ***8. PUBLIC TESTIMONY ON DRAFT PLAN WITH ALTERNATIVES** – Under direction of the Planning Commission Chair, public testimony on the draft plan with alternatives will be heard. Any time limits for this public testimony item will be set by the Planning Commission Chair at the approval of the agenda, but will be not less than two minutes per person.

7:00 p.m. **9. REVIEW OF FOREST AREA PLAN UPDATE BY PLANNING COMMISSION AND CITIZEN ADVISORY BOARD** -- Following public testimony, the Planning Commission Chair will facilitate a discussion among the planning commissioners and citizen advisory board members on the draft plan, to include questions of staff and possible agreement on direction to the staff for the preparation of a final draft plan for review and possible action by the Planning Commission at a public hearing to be scheduled at a later date. Staff Representatives: Eric Young, Ph.D., Planner (775.328.3613); Lisa Brosnan, Assistant Planner (775.328.3668).

8:30 p.m. **10. ADJOURNMENT OF JOINT MEETING OF WASHOE COUNTY PLANNING COMMISSION AND GALENA-STEAMBOAT CAB; CALL TO ORDER OF AND DETERMINIATION OF QUORUM FOR GALENA-STEAMBOAT CAB MEETING**

11. APPROVAL OF AGENDA FOR MEETING OF APRIL 10, 2008 - Any time limits for public comment and/or public testimony will be set by the Chair at the beginning of the meeting, but will be not less than two minutes per person.

12. APPROVAL OF MINUTES FOR MEETINGS OF MARCH 13, 2008

***13. PUBLIC COMMENT** - Comment heard under this item will be limited to items not on this agenda. Any time limits for this public comment item and public testimony during an agenda item will be set by the Chair at the approval of the agenda, but will be not less than two minutes per person. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.

14. NEW BUSINESS - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

A. Special Use Permit - SB08-003 (Montreux Development Group, LLC) – Review and recommendations on the request to construct a landscaped berm (permanent earthen structure) along the western and northern edges of the project site not to exceed ten (10) feet in height, as authorized in Section 110.438.35 of the Washoe County Development Code. The project site is located at 16475 Bordeaux Drive, approximately 207 feet south of the Bordeaux Drive/Jefte Court intersection and approximately 600 feet southeast of the Mount Rose Highway (SR 431). The ±14-acre parcel is designated Low Density Suburban (LDS) in the Forest Area Plan. The application is tentatively scheduled for review by the Board of Adjustment on May 1, 2008. Staff Representative: Grace Jensen, Planner, 775.328.3771; Applicant/Property Owner: Montreux Development Group, LLC, Attn: Rob Nichols; Professional Consultant: C&M Engineering and Design, Attn: David Pulley. This item is tentatively scheduled for the May 1, 2008 Washoe County Board of Adjustment meeting.

***B. Truckee River Flood Funding Study -** Presentation by staff from the Truckee River Flood Project on current and potential funding sources for the Project. Current funding is expected through a combination of the Army Corp of Engineers and the 1/8 cent sales tax revenue; however other funding sources must be identified to meet projected Project costs. (This item is for information only and the CAB will take no action.)

***15. CHAIRMAN/BOARD MEMBER ITEMS** - (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next Agenda Items:** (Items for the May 8th agenda must be submitted to the Chair by April 24th)

16. ADJOURNMENT OF GALENA-STEAMBOAT CAB

Although a quorum of the Washoe County Planning Commission and Galena-Steamboat Citizen Advisory Board may be present, no final action on, or adoption of, the Forest Area Plan will be taken by either the Planning Commission or Citizen Advisory Board at this meeting.