



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Blaine Cartledge, Legal Counsel



Washoe County Planning Commission
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, April 15, 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

March 18, 2008 and April 1, 2008

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).

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"Your Community Development Department"

CONSENT ITEMS

- A. **INITIATION OF RESOLUTION FOR A COMPREHENSIVE PLAN AMENDMENT TO THE SPANISH SPRINGS AREA PLAN AMENNDING THE CHARACTER MANAGEMENT PLAN MAP BY EXPANDING THE BOUNDARIES OF THE SUBURBAN CHARACTER MANAGEMENT AREA TO INCLUDE TWO PARCELS: APN 534-561-10 AND 076-290-13 THAT ARE PRESENTLY WITHIN THE WASHOE COUNTY TRUCKEE MEADOWS SERVICE AREA.**

Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604

WORKSHOP ITEMS

- a. **WATER IMPORTATION WORKSHOP:** An informational workshop. Department of Water Resources Representative: Jim Smitherman, Water Resources Program Manager

PLANNING ITEMS

- 6:30 p.m. 1. **PRESENTATION:** Updated Washoe County Regional Open Space and Natural Resources Management Plan with comment and possible endorsement. Staff Representative: Bill Whitney, Senior Planner, 775.328.3617
- 8:00 p.m. 2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-003 (HOUSING ELEMENT)** – To amend the Washoe County Comprehensive Plan by replacing the existing Housing Element with a new Housing Element that provides an updated Housing Needs Assessment, updates the housing goals and policies to address the needs identified in the Needs Assessment in a manner consistent with NRS 278.150, 278.160, and 278.235, and provides for the regional coordination of housing policies, and other matters properly relating thereto.
Staff Representative: Eric Young, Ph.D., Planner, 775.328.3613
3. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-008 (WARM SPRINGS AREA PLAN UPDATE)** – An amendment to the Warm Springs Area Plan that provides a wholesale update of the Warm Springs 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 introduces an updated map series to include a Land Use Plan map, Character Management Plan map (Warm Springs SPA), Recreational Opportunities Plan map, Public Services and Facilities Plan map, Streets and Highway Systems Plan map, and Development Suitability map. The Warm Springs Planning Area is comprised generally of the Warm Springs Hydrographic Basin in unincorporated Washoe County, bounded on the west by the North Valleys area, on the north by the High Desert area, on the east by the Pyramid Lake Indian Reservation, and on the south by the Spanish Springs area.
Staff Representative: Don Morehouse, Planner, 775.328.3632.

4. **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