



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Planning Commission
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~~ SECOND AMENDED AGENDA ~~

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Tuesday, May 20, 2008

In order to review agenda items for the meeting designated above, a caucus meeting will be held in the **Washoe County Community Development Large Conference Room**, 1001 East Ninth Street, Reno, Nevada, at 5:30 p.m., on **Monday, May 19, 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

*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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www.washoecounty.us/comdev/

"Your Community Development Department"

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

April 10, 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.)

CONSENT ITEMS

- A. **INITIATION OF RESOLUTION FOR A DEVELOPMENT CODE AMENDMENT RELATING TO THE CHANGE IN AUTHORITY FOR THE REVIEW AND ACTION ON SPECIAL USE PERMITS FROM THE WASHOE COUNTY PLANNING COMMISSION TO THE WASHOE COUNTY BOARD OF ADJUSTMENT.**

Staff Representative: Michael A. Harper, FAICP, Planning Manager

PLANNING ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP05-005 (FOREST AREA PLAN)** – An amendment to the Forest Area Plan that provides a wholesale update of the Forest Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources (Air, Land and Water), establishing minimum architectural and site design standards, amending the Land Use Plan map to reflect certain land use changes within proposed character management areas; and establishing an updated map series to include a Land Use Plan map, Character Management Plan map, Recreational Opportunities Plan map, Public Services and Facilities Plan map, Streets and Highway Systems Plan map, and Development Suitability map. The Forest planning area is comprised generally of the unincorporated areas south of SR 431 to the border with Washoe Valley and the east slope of the Carson Range. Staff Representative: Eric Young, Ph.D., Planner, 775-328-3613 and Lisa Brosnan, Assistant Planner, 775-326-3668.

To determine if your property is proposed for any changes to its current status, or is located nearby any property proposed for a change of land use please contact the noted staff representative.

- 2. **COMMENT AND POSSIBLE DIRECTION:** Comment and possible direction on deletion of Reno-Stead Corridor Joint Plan (RSCJP).
Staff Representative: Michael A. Harper, FAICP, Planning Manager
- 3. **PROVIDE COMMENT:** Provide comment on presentation of a Master Plan (PCN08006) by the City of Sparks for the West Pyramid Area within the City of Sparks Sphere of Influence (a portion of which is within the Cooperative

Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

Planning Area) including the potential designation of the land uses Open Space, General Commercial, Business Park, Public Facility, Mixed Use, 1 dwelling unit per acre, 2 dwelling units per acre, 3 dwelling units per acre, 4 dwelling units per acre, 6 dwelling units per acre, 10 dwelling units per acre, 12 dwelling units per acre, and 18 dwelling units per acre along with goals and policies for an area generally located west of the Pyramid Lake Highway, east of Sun Valley, south of Eagle Canyon Drive, and north of Wedekind Road.

Representative: Jim Rundle, Senior Planner, City of Sparks

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.)

- a. Report on National APA Conference

ADJOURNMENT