



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
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Washoe County Planning Commission

William Weber, Chair
Christy Magers, Vice Chair
Neal Cobb

Roy H. Hibdon
Keith Lockard
Stephen D. Rogers
Dian A. VanderWell

~ AMENDED ~

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, June 17, 2008

In order to review agenda items for the meeting designated above, a caucus meeting will be held at the **South Valleys Public Library**, 15650A Wedge Parkway, Reno, Nevada, at 5:30 p.m., on **Monday, June 16, 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

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"

APPROVAL OF AGENDA

APPROVAL OF MINUTES

April 15, 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

WORKSHOP ITEMS

PLANNING ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-008 (WARM SPRINGS AREA PLAN UPDATE) (Continued from April 15, 2008 agenda)** – 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
2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-004 (SPANISH SPRINGS AREA PLAN)** – Comprehensive Plan Amendment to amend the boundary of the Suburban Character Management Area for APN 534-561-10, 375 Calle de la Plata; and 076-290-13, 370 Alamosa Drive to include both properties within the Suburban Character Management Area (Spanish Springs Area Plan).
Staff Representative: Michael A. Harper, FAICP, Planning Manager, 775.328.3604; Eric Young, Ph.D., Planner, 775.328.3613
3. **COMMENT AND POSSIBLE DIRECTION:** Comment and possible direction on deletion of Reno-Stead Corridor Joint Plan (RSCJP).
Staff Representative: Adrian Freund, FAICP, Director

PROJECT REVIEW ITEMS

OTHER ITEMS

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.

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
- b. Approval of Special Meeting Date Week of July 28-August 1, 2008

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. Review of Planning Trends from the National Planning Conference – Las Vegas, NV – April 2008

ADJOURNMENT