



# Community Development

*"Dedicated to Excellence in Public Service"*

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



## Washoe County Planning Commission

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William Weber

**PLEASE NOTE:  
CONSTRUCTION MAY IMPACT PARKING LOT ACCESS FROM NINTH STREET.**

**~ AMENDED ~**

**AGENDA**

**MEETING OF**

**WASHOE COUNTY PLANNING COMMISSION**

**Washoe County Commission Chambers**

**1001 East Ninth Street, Reno, Nevada**

**Tuesday, July 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**

*Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://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/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

**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.)

**CONSENT ITEMS****PLANNING ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-007 (VERDI AREA PLAN UPDATE)** - An amendment to the Verdi Area Plan that provides a wholesale update of the existing Verdi 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, Recreational Opportunities Plan map, Public Services and Facilities Plan map, Streets and Highway Systems Plan map, and Development Suitability map. The Verdi Planning Area is comprised generally of a transition zone between alpine and high desert where the Sierra Nevada mountain range hits the Truckee meadows in unincorporated Washoe County. Verdi is bounded on the west by Sierra County over the California border, on the north by Peavine Mountain, on the east by the City of Reno, and on the south by the Sierra Nevada mountain range. Staff Representative: Don Morehouse, Planner, 775.328.3632
2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-005 (SOUTH VALLEYS AREA PLAN UPDATE – WASHOE VALLEY PORTION)** - An amendment to the South Valleys Area Plan and the Washoe County Comprehensive Plan - Washoe Valley portion excluding Steamboat and Pleasant Valleys which were the subject of a prior Comprehensive Plan amendment (Case No. CP05-004), adopted by the Washoe County Board of County Commissioners on August 28, 2007, and which was determined to be in conformance with the Truckee Meadows Regional Plan on January 9, 2008, 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 to the Area Plan. This update proposes to amend Area Plan policy language as it relates to the area commonly known as Washoe Valley and the Land Use Plan map to reflect proposed character management areas and will introduce an updated map series and revised table of uses. The Washoe Valley portion of the South Valleys Planning Area is comprised generally of the unincorporated areas of the southern portion of Washoe County, bounded on the west by the Forest and Tahoe planning areas, on the north by the Steamboat and Pleasant Valley portions of the South Valleys planning area, on the east by Storey County, and on the south by Carson City.

If this Comprehensive Plan amendment is adopted and determined to be in conformance with the Truckee Meadows Regional Plan, the prior amendments to the Pleasant and Steamboat Valley portions of the South Valleys Area Plan will be incorporated with these amendments, relating to the Washoe Valley portion of the South Valleys Area Plan, into a single document known as the Comprehensive South Valleys Area Plan. Staff Representatives: Sandra Monsalve, AICP, Senior Planner, 775.328.3608; Lisa Brosnan, Planner, 775.328.3668

## **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
- b. Selection of Alternates to the Appointed Regional Planning Commission Members

**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**