



Community Development

"Dedicated to Excellence in Public Service"

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

Christy Magers, Chair
Dian A. VanderWell, Vice Chair
Neal Cobb

Roger M. Edwards
Roy H. Hibdon
Keith Lockard
William Weber

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, December 2, 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

October 2, 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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www.washoecounty.us/comdev/

"Your Community Development Department"

CONSENT ITEMS

- A. **EXTENSION REQUEST FOR THE TENTATIVE SUBDIVISION MAP CASE NO. TM03-012 FOR COTTONWOOD CREEK ESTATES** - To extend for one year, until January 6, 2009, the approval of the remaining 37 lots of the original Tentative Subdivision Map for Cottonwood Creek Estates. The original request was to develop a 57-lot single-family, common open space, residential subdivision on five parcels totaling ±28.66 acres as authorized in Article 608 of the Washoe County Development Code. **The project is located on the south side of State Route 341 approximately one mile east of the Toll Road intersection.** The parcels are designated Medium Density Suburban (MDS) in the Southeast Truckee Meadows Area Plan, and are situated in a portion of Sections 27 and 34, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 017-012-13 through 16 and 017-062-14)

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

- B. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY COMPREHENSIVE PLAN TO ELIMINATE THE SOUTH VIRGINIA CORRIDOR SPECIFIC PLAN, THE STEAMBOAT SPECIFIC PLAN AND THE SOUTHEAST TRUCKEE MEADOWS SPECIFIC PLAN WHICH RESPOND TO STIPULATIONS APPROVED AS PART OF THE CONFORMANCE FINDING FOR THE WASHOE COUNTY COMPREHENSIVE PLAN BY THE REGIONAL PLANNING COMMISSION; AND OTHER MATTERS PROPERLY RELATING THERETO.**

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

- C. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY COMPREHENSIVE PLAN TO ADOPT THE REGIONAL OPEN SPACE AND NATURAL RESOURCE MANAGEMENT PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN WHICH RESPONDS TO STIPULATIONS APPROVED AS PART OF THE CONFORMANCE FINDING FOR THE WASHOE COUNTY COMPREHENSIVE PLAN BY THE REGIONAL PLANNING COMMISSION; AND OTHER MATTERS PROPERLY RELATING THERETO.**

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

- D. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE LAND USE AND TRANSPORTATION ELEMENT OF THE WASHOE COUNTY COMPREHENSIVE PLAN TO ADDRESS MILITARY INSTALLATION NOTICING, DENSITY TRANSFERS FROM RURAL DEVELOPMENT AREAS, DENSITY LIMITATIONS ON SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT, AND COOPERATIVE PLANNING THAT RESPOND TO STIPULATIONS APPROVED AS PART OF THE CONFORMANCE FINDING FOR THE WASHOE COUNTY COMPREHENSIVE PLAN BY THE REGIONAL PLANNING COMMISSION, AND OTHER MATTERS PROPERLY RELATING THERETO.**

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

- E. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE RELATING TO ARTICLE 302, ALLOWED USES; ARTICLE 304, USE CLASSIFICATION SYSTEM; AND ARTICLE 326, WIND MACHINES, IN ORDER TO ADDRESS WIND ENERGY PRODUCTION AND USE.**

Staff Representative: R. Paul Kelly, Planner, 775.328.3621

- F. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE RELATING TO ARTICLE 420, STORM DRAINAGE STANDARDS, IN ORDER TO ENCOURAGE LOW IMPACT DEVELOPMENT (LID) OPTIONS, AND REVISE THE STORM DRAINAGE PROVISIONS TO BE CONSISTENT WITH UPDATED STANDARDS MANUALS.**

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

PLANNING ITEMS

- 6:30 p.m. 1. A. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-006 (VILLAGE GREEN COMMERCE CENTER)** -- To consider a request to amend the Spanish Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate five properties totaling ±80.48 acres from the land use category of General Rural (GR) to Specific Plan (SP). Additionally, the requested action would amend Policy SS.1.3 of the Spanish Springs Area Plan to allow for the Specific Plan land use designation and amend Policy SS.17.2.c to increase the allowable acreage of commercial and industrial from 7.25 percent to 8.0 percent of the Spanish Springs Suburban Character Management Area.

and

- B. **PUBLIC HEARING: SPECIFIC PLAN CASE NO. SP08-001 (VILLAGE GREEN COMMERCE CENTER)** – To consider a request to establish the Specific Plan regulations and guidelines for the Village Green Commerce Center. The Specific Plan will provide the regulatory tools, a table of uses and additional guidelines necessary to implement the development of the Village Green Commerce Center. The Specific Plan includes the table of allowed uses, policies for the implementation of the specific plan goals, development standards, architectural design, access and circulation, landscape, signage, lighting and fencing requirements, a project phasing plan, etc.

The subject properties are located along the south side of Calle De La Plata starting several hundred feet east of Pyramid Highway. The subject parcels are within the Suburban Character Management Area (SCMA) of the Spanish Springs Area Plan and within the Truckee Meadows Service Area (TMSA). Additionally, the properties are within the Area of Interest of the City of Sparks, as identified by the 2007 Truckee Meadows Regional Plan. The subject parcels are located within Section 30, T20N, R20E, MDM, Washoe County, Nevada. The property is within the Spanish Springs Citizen Advisory Board boundary and within Washoe County Commission District 4. To reflect changes requested within this application and to maintain currency of general area plan data,

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.

administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and revised table of land uses. (APNs 534-561-06, 07, 08, 09 and 10)

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

OTHER ITEMS

WORKSHOP ITEMS

VISUAL SIMULATIONS WORKSHOP: This is an informational workshop highlighting new technologies for planning presentations. No action will be taken on any matters during the workshop.

Staff Representative: Lisa Brosnan, Planner, 775.328.3668

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