



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, FAICP, Community Development Director  
Nathan Edwards, Legal Counsel



## Washoe County Planning Commission

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

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

**~ ~ PLEASE NOTE CHANGE OF DATE AND LOCATION ~ ~**

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County District Health Department Conference Room  
Building B, 1001 East Ninth Street, Reno, Nevada  
Wednesday, February 4, 2009

In order to review agenda items for the meeting designated above, a caucus meeting will be held in the **Washoe County Caucus Room**, A-Building, Second Floor, 1001 East Ninth Street, Reno, Nevada, at 5:30 p.m., on **Monday, February 2, 2009**.

**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/](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).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

**Telephone: 775.328.3600 – Fax: 775.328.6133**

[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

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

**PLEDGE OF ALLEGIANCE****APPROVAL OF AGENDA****APPROVAL OF MINUTES**

October 7, 2008; November 5, 2008; and January 6, 2009

**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. TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE RELATING TO ARTICLE 416, FLOOD HAZARDS, IN ORDER TO INCLUDE GUIDELINES FOR FLOODPLAIN STORAGE MITIGATION IN CRITICAL FLOOD ZONE ONE.**

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

**PROJECT REVIEW ITEMS**

- 1. PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-008 (VIRGINIA PEAK WIND PROJECT) (Continued from January 6, 2009 meeting)** – To allow for the construction, operation and maintenance of a 60- to 210-megawatt wind project as authorized in Article 810 of the Washoe County Development Code. The proposed wind project will include the phased construction of up to 70 wind turbines, a ±20-mile 120kV transmission line, an electrical substation, an operations and maintenance facility, and access and construction roads. **The proposed project is located along the ridgeline of the Pah Rah Range east of Warm Springs and south of Pyramid Lake. The proposed transmission line will extend from Virginia Peak south along the eastern side of Warm Springs, through a portion of the East Truckee Canyon Area Plan to the Tracy Power Plant in the Truckee Canyon.** The ±3,733-acre project is designated General Rural (GR) and General Rural Residential (GRR) in the Warm Springs Area Plan, and is situated in a portion of Sections 2, 3, 11, 14, 23, 25, 26, & 35 T22N, R22E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APNs 076-070-16 thru 19; 076-530-04; 076-540-05 thru 08; 076-550-01; 076-570-07; 076-580-01; 076-600-03 thru 06, 09, and 13; 076-610-01 thru 03; 077-440-08; 76-070-19 and 20; 76-080-21, 22; 76-080-27 thru 30 and 32; 76-600-08; 76-610-03 & 04; 77-410-27 & 28; 77-420-03 & 04; 77-420-08 thru 10 and 13; 77-430-01 thru 05; 77-440-04, 05, 09 and 10; 77-450-01 thru 04, 06, 07, 09, 10, 12 thru 16, and 18 thru 20; 77-460-01 thru 05; 77-470-05; 84-030-02, 10, 14 and 20; 84-110-05 and 84-212-06)

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

*\*\*This project is considered to be one of regional significance and therefore is subject to review by and public hearing before the Washoe County Planning Commission rather than the Washoe County Board of Adjustment.\*\**

**PLANNING ITEMS**

- 6:30 p.m. 2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP08-011 (OPEN SPACE AND NATURAL RESOURCE MANAGEMENT PLAN)** - To adopt the 2008 Open Space and Natural Resource Management Plan, which responds to stipulations approved as part of the conformance finding for the Washoe County Comprehensive Plan by the Regional Planning Commission, as an Element of the Washoe County Comprehensive Plan; and other matters properly relating thereto.  
Staff Representative: Michael Harper, FAICP, Planning Manager, 775.328.3604
3. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP08-012 (LAND USE AND TRANSPORTATION ELEMENT)** - To amend the Land Use and Transportation Element 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
4. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP08-010 (SPECIFIC PLANS)** - To delete the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan, while retaining the land uses identified on the adopted Land Use Plan maps. This amendment 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

*\*\*Pursuant to NRS 278.210(3), any amendment of the master plan must be made "by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission." This is applicable to Comprehensive Plan Amendments, Items 2, 3, and 4 of this agenda.\*\**

**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. 2009 Legislative Session

---

*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.*

**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**