



Community Development

"Dedicated to Excellence in Public Service"

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Nathan Edwards, Legal Counsel



Washoe County Planning Commission

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

Roger M. Edwards
Roy H. Hibdon
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William Weber

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, April 7, 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**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

March 10, 2009

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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"Your Community Development Department"

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 UPDATE TO THE PUBLIC SERVICES AND FACILITIES ELEMENT OF THE WASHOE COUNTY COMPREHENSIVE PLAN.

Staff Representative: Bill Whitney, Senior Planner, 775.328.3617

PROJECT REVIEW ITEMS

6:30 p.m. 1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-002 (WASHOE COUNTY PUBLIC WORKS DEPARTMENT) (Continued from March 10, 2009)**

- To abandon a roadway easement of ±1.24 acres, containing two closed bridges over railroad tracks, as authorized by Article 806 of the Washoe County Development Code. **The project site is located near the intersection of South Verdi Road and Boomtown Road in Verdi.** The ±30.0-acre parcel is designated Public Semi-Public Facilities (PSP) in the Verdi Area Plan, and is situated in a portion of Section 16, T19N, R18E, MDM, Washoe County, Nevada. The property is located in the Verdi Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 038-430-38)

Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

PLANNING ITEMS

6:30 p.m. 2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP09-001 [PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT (PVGID)]** - To consider a request to amend the Warm Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate Assessor's Parcel Number 076-251-07 (±6.70 acres) from the land use designation of General Rural Residential (GRR) to Public and Semi-Public facilities (PSP). **The property is located at the southeast corner of State Route 445 and Ironwood Road.** The parcel is outside the Truckee Meadows Service Area, and within the area of interest of the City of Sparks, as identified by the 2007 Truckee Meadows Regional Plan. The parcel is located within Section 7, T22N, R21E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 4 and within the Warm Springs Citizen Advisory Board boundary. To reflect changes requested within this application and to maintain currency of general area plan data, 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.

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

3. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP06-016 (CONSERVATION ELEMENT)** – To amend the Washoe County Comprehensive Plan by replacing the existing Conservation Element with a new Conservation Element that facilitates the conservation, development, and utilization of natural resources, including, without limitation, water and its

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hydraulic force, underground water, water supply, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources throughout the unincorporated portions of the County. The Conservation Element is a required element within the Washoe County Comprehensive Plan under Nevada Revised Statutes (NRS) Chapter 278.160. Staff Representative: Donald J. Morehouse, Planner, 775.328.3632

- 4. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA07-007 (DENSITY BONUS)** – An amendment to the Washoe County Code, Chapter 110, Development Code, Article 402: Density/Intensity Standards and Article 902: Definitions, to offer an increase in intensity of land use (density bonus) to developers who commit to providing social and/or environmental enhancements such as affordable and workforce housing, LEED-certified green development, and dedication of land for public use; and other matters relating thereto; as authorized in Article 818, Amendment of Development Code, of the Washoe County Development Code.
Staff Representative: Lisa Brosnan, Planner, 775.328.3668

- 5. **REPORT, DISCUSSION AND POSSIBLE DIRECTION: SPANISH SPRINGS AREA PLAN UPDATE** – Staff request for direction regarding the continuing implementation of the Spanish Springs Area Plan.
Staff Representative: Eric M. Young, Ph.D., Planner, 775.328.3613

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 and 3 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. Rules, Policies and Procedures – Review and possibly adopt revised Planning Commission Rules, Policies and Procedures.

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

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