



# 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  
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Keith Lockard  
William Weber

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, May 5, 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**

April 7, 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.)

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

**CONSENT ITEMS**

**PROJECT REVIEW ITEMS**

**PLANNING ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP09-002 (WARC)** -- To consider amending the Sun Valley Area Plan being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate one ±9.99-acre parcel from the land use category of Medium Density Suburban (MDS) to Public Semi-Public Facilities (PSP). The change proposed would affect the Sun Valley Area Plan and would include a revised map series with an updated parcel base. **The subject parcel's address is 5100 West 1<sup>st</sup> Avenue. It is located approximately 657 feet west of Sun Valley Boulevard on the north side of West 1<sup>st</sup> Avenue, between Slope Drive and McGuffey Road.** The subject parcel is within the Truckee Meadows Service Area (TMSA) and Reno and Sparks Areas of Interest as identified on Map 7 of the 2007 Truckee Meadows Regional Plan. The subject parcel is located within Section 19, T20N, R20E, MDM, Washoe County, Nevada and is within the Sun Valley Suburban Character Management Area, the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District 5. (APN: 085-820-31) Staff Representative: Grace Sannazzaro, Planner, 775.328.3771
2. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DC06-005** – To amend Washoe County Code Chapter 110, Development Code, Article 306 and Article 310, to provide standards for the temporary and permanent use of cargo containers as detached accessory structures. Staff Representative: Roger Pelham, Senior Planner, 775.328.3620

**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

**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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*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.*