



Community Development

"Dedicated to Excellence in Public Service"

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



Washoe County Planning Commission
Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger M. Edwards

Vaughn Hartung
Roy H. Hibdon
William Weber

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, October 6, 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

September 1, 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.)

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"

**CONSIDER AND ADOPT A RESOLUTION COMMENDING MICHAEL A. HARPER,
FAICP, FOR HIS SERVICE TO WASHOE COUNTY**

CONSENT ITEMS

A. RESOLUTION INITIATING A DEVELOPMENT CODE AMENDMENT (ARTICLE 302, ALLOWED USES, AND ARTICLE 304, USE CLASSIFICATION SYSTEM)

– Resolution to initiate a Development Code Amendment to update various sections within Article 302 (Allowed Uses) and Article 304 (Use Classification System) of the Development Code, to address shortcomings that have been identified including: Table 302.05.1 to allow attached accessory dwellings in the General Rural regulatory zone; Table 302.05.3 to require special use permits instead of administrative permits to approve commercial stables in the Low, Medium and High Density Rural, Tourist Commercial, Parks and Recreation, and General Rural regulatory zones; Table 302.05.3 and Section 304.25 to create a new use for senior continuum of care facilities; Table 302.05.5 to allow Agricultural Sales subject to a special use permit in the Medium and High Density Rural and the Low Density Suburban regulatory zones; Section 304.35(c) to add “aquaculture” to the definition of “Animal Production”; Section 304.25(d)(5) and 304.30(d)(3) and 304.30(f) to add storage of manufactured homes to the typical uses of “Equipment Repair and Sales,” “General Industrial – Heavy” and “Inoperable Vehicle Storage”; Section 304.20(k) to add “private not for profit” ownership to the definition of “Parks and Recreation” use type; Section 304.35(c) to include a reference to the North American Industry Classification System when a use type is not clearly identified in Code; Section 304.25(d)(7) to remove “car and truck rental lots” from the typical uses specified for Automotive and Equipment, Storage of Operable Vehicles” use type; Section 304.25 to require all permanent commercial uses to construct a commercial structure; and other beneficial changes as may be identified during the public in-put process and properly related to the efficient administration of Articles 302 and 304 of the Development Code.

Staff Representative: Roger Pelham, MPA, Senior Planner, 775.328.3622

B. RESOLUTION INITIATING A DEVELOPMENT CODE AMENDMENT (ARTICLE 324, COMMUNICATION FACILITIES)

– Resolution to initiate a Development Code Amendment to various sections within Article 324 (Communication Facilities) of the Development Code. The amendment shall include the modification of Sections 324.60(b), Administrative Review of Application; and 324.60(c), Public Notice Required, and other beneficial changes as may be identified during the public input process and properly related to the efficient administration of Article 324 of the Development Code.

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

PLANNING ITEMS

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. Rules, Policies and Procedures – Review and possibly adopt revised Planning Commission Rules, Policies and Procedures.
- c. Washoe County Department of Community Development overview.
- d. Planning Commission e-mail address update.

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