



# 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  
Vaughn Hartung

Roger M. Edwards  
Roy H. Hibdon  
William Weber

## AGENDA

### MEETING OF

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, November 3, 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**

October 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.)

---

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"***

**CONSENT ITEMS**

None

**PROJECT REVIEW ITEMS**

- 6:30 p.m. 1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW09-001 (TRACY AGGREGATE PROJECT)** – To expand an existing aggregate mining operation to allow the additional extraction of approximately 83 million tons of aggregate material from 424 acres of a 640-acre federally owned property as authorized in Section 110.810 of the Washoe County Development Code. This material will be processed at the existing processing facility authorized under the previously approved special use permit case number SW03-001. **The project is located approximately 15 miles east of Sparks, north of I-80 at Exit 32, USA Parkway.** The two parcels totaling ±1,043 acres are designated Industrial (I), General Rural (GR) and Open Space (OS) in the Truckee Canyon Area Plan and are situated in a portion of Section 24, T18N, R19E, MDM, Washoe County, Nevada. The properties are located in the **East Truckee Canyon Citizen Advisory Board** boundary and Washoe County Commission District No. 2. (APNs: 084-030-19 and 084-120-28).  
 Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

**PLANNING ITEMS**

- 6:30 p.m. 2. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA08-004 (STORM DRAINAGE STANDARDS)** - To amend Washoe County Code, Chapter 110, Development Code, 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 standard manuals, including the Truckee Meadows Regional Drainage Manual.  
 Staff Representative: Kimble O. Corbridge, Assistant Public Works Director, 775.328.2054

**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. State Code of Ethics: Discussion and overview on state ethics standards codified in NRS chapter 281A.  
 Staff Representative: Nathan Edwards, Deputy District Attorney

**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**

---

*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.*