



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
D.J. Whittemore

~~ AMENDED ~~

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, December 1, 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

APPEAL PROCEDURE

APPROVAL OF MINUTES

November 3, 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).

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/

"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.)

PRESENTATION: ETHICS LAW PRESENTATION/TRAINING (NEVADA STATE ETHICS COMMISSION)

CONSENT ITEMS

- A. **RESOLUTION FOR ACCEPTING STREETS** – Possible adoption of resolution accepting as a public street certain property known as Council Lane Turnaround, Legacy Farms Tract Map #4464, also shown on Parcel Map #4914 (Flying Diamond Ranch LLC), located within a portion of Section 12, Township 18 North, Range 19 East, Tract Map No. 44464, Document 3194148, recorded April 5, 2005.
Staff Representative: Norman Lindeman, 775.328.2058

- B. **RESOLUTION FOR ACCEPTING STREETS** – Possible adoption of resolution accepting as a public street certain property known as Sun Mesa, Phase 2 Tract Map #4780, Section 20, Township 20N, Range 20E, Document 3533088, recorded May 16, 2007.
Staff Representative: Norman Lindeman, 775.328.2058

6:30 p.m. **PROJECT REVIEW ITEMS**

- 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP09-006 (VILLAGE AT THE PEAK)** – To consider amending the Spanish Springs Area Plan being a part of the Washoe County Comprehensive Plan. The amendment request consists of two parts, A & B:

Part A: To amend Policy 17.2 (c) of the Spanish Springs Area Plan to increase the overall percentage of commercial and industrial regulatory zone acreage from 9.10% to 9.86% of the Suburban Character Management Area; and

Part B: To re-designate three parcels totaling ±109.63 acres from the land use categories of General Rural (GR) and Low Density Suburban (LDS) to Industrial (I), Neighborhood Commercial (NC), Medium Density Suburban (MDS) and Open Space (OS). The changes proposed would affect the Spanish Springs Area Plan and would include a revised map series with an updated parcel base.

The subject property is located east of the Pyramid Highway (SR 445) and Campo Rico Drive, and is adjacent to Calle de la Plata to the north. The subject property is within the Truckee Meadows Service Area (TMSA) and City of Sparks Area of Interest as identified on Map 7 of the 2007 Truckee Meadows Regional Plan. The subject property is located within Sections 23 and 24, T21N, R20E, MDM, Washoe County, Nevada and is within the Spanish Springs Suburban Character Management Area, the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District 4. (APNs: 534-562-07; 535-571-01 and 02)
Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

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.

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 - Item 1 of this agenda.

PLANNING ITEMS

2. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA09-002** – To amend Washoe County Code Chapter 110, Development Code, Article 302, and Article 304: 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 304.05(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; Table 302.05.5 and Section 304.35 to create a new use type Commercial Animal Slaughtering, Mobile; and Section 304.25 to allow small scale Produce Sales, for a maximum duration of 28 days in any one calendar year in all regulatory zones; Table 302.05.3 to change Public Service Yards from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 302.05.5 to change Commercial Animal Slaughtering from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment.
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

3. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DCA09-003** – To amend Washoe County Code Chapter 110, Development Code, Article 324, Communications Facilities. The amendments includes the modification of Section 324.60(b), Administrative Review of Application, to eliminate the requirement for Community Development to retain a technical expert to perform a technical review on requests for a permit for a facility under Section 110.324.45, 110.324.50, 110.324.55 or other technical review requirement; and the elimination of Section 324.60(c), Public Notice Required, to remove the public noticing requirement for building permits for wireless communication facilities. These amendments are being proposed for the purposes of streamlining the building permit processes for wireless communications facilities.
Staff Representative: Trevor Lloyd, 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
- b. Legal Information and Updates.
Deputy District Attorney Nathan Edwards, Esq.
- c. Approval of Meeting Dates for the Months of February and March 2010

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