



# 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  
Keith Lockard  
William Weber

## WASHOE COUNTY PLANNING COMMISSION MINUTES

August 4, 2009

The Washoe County Planning Commission met in regular session on Tuesday, August 4, 2009, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

### DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:32 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair  
Neal Cobb  
Roger M. Edwards  
Vaughn Hartung  
Roy Hibdon

Commissioners absent: Keith Lockard  
William Weber

Staff present: Kimberly Robinson, Planning Manager, Community Development  
William Whitney, Senior Planner, Community Development  
Donald J. Morehouse, Planner, Community Development  
Nathan Edwards, Deputy District Attorney  
Sara DeLozier, Recording Secretary, Community Development

### PLEDGE OF ALLEGIANCE

Commissioner Hartung led the pledge to the flag.

### APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Hibdon moved to approve the agenda for the August 4, 2009 meeting. Commissioner Edwards seconded the motion, which passed unanimously.

### APPROVAL OF MINUTES

Chair VanderWell noted a spelling correction on page 11 of the draft minutes. Commissioner Cobb moved to approved the amended minutes for the June 2, 2009 Planning

Commission meeting. Commissioner Edwards seconded the motion which carried by a vote of four in favor, two absent, Commissioner Hartung abstaining.

**PUBLIC COMMENT**

As there was no answer to the call for public comment, Chair VanderWell closed the public comment period.

**CONSENT ITEMS**

None

**AGENDA ITEM 1**

COMPREHENSIVE PLAN AMENDMENT CASE NO. CP09-004 (SOUTHEAST TRUCKEE MEADOWS AREA PLAN) - To consider a proposal to amend the Southeast Truckee Meadows Area Plan that will remove newly refigured parcel 145-010-03 (34.77 ac.) of Medium Density Suburban and General Rural Land Use from the County's Truckee Meadows Service Area (TMSA) and put it into the Reno TMSA and change the land use designation on newly re[con]figured parcel 016-730-12 (49.62 ac.) from General Rural to Medium Density Rural Land Use. This amendment will also amend the map series for the Southeast Truckee Meadows Area Plan to reflect the changes.

Chair VanderWell opened the public hearing.

Bill Whitney reviewed his staff report dated June 20, 2009, providing the history, details, and steps of the requested amendment. He noted these amendments were done in response to a 2003 County Commission directive to waive the fees for the land use change in order to increase the development potential and facilitate the development of a future science park on the property. The Southeast Truckee Meadows Citizen Advisory Board reviewed the proposal and unanimously voted to recommend approval of the amendment.

Mr. Stanley identified for the Commission the location of his property in relation to Damonte Ranch High School.

Chair VanderWell closed the public hearing.

In response to Commissioner Hartung, staff pointed out the two-track road to the east of the property and the location of a gravel pit to the south.

Commissioner Cobb moved to adopt Comprehensive Plan Amendment Case Number CP09-004 to the Southeast Truckee Meadows Area Plan, having made one or more of the following findings in accordance with Washoe County Development Code Section 110.820.15. Commissioner Edwards seconded the motion which carried unanimously.

The motion was based on the following findings:

1. The proposed amendments to the Southeast Truckee Meadows Area Plan are in substantial compliance with the policies and action programs of the *Washoe County Comprehensive Plan*.
2. The proposed amendments to the Southeast Truckee Meadows Area Plan will provide

for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.

3. The proposed amendments to the Southeast Truckee Meadows Area Plan respond to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. The proposed amendments to the Southeast Truckee Meadows Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the *Washoe County Comprehensive Plan*.
5. The proposed amendments to the Southeast Truckee Meadows Area Plan will promote the desired pattern for the physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendments to the Southeast Truckee Meadows Area Plan will not affect the location, purpose and mission of military installations.
7. The proposed amendment to the Southeast Truckee Meadows Area Plan will not exceed the four permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
8. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

## **AGENDA ITEM 2**

PRESENTATION: Regional Transportation Commission's 2040 Plan.

Don Morehouse provided an informational presentation on the history, structure, funding and successes of the Regional Transportation Commission. He provided background on the creation and use of the 2040 Regional Transportation Plan (RTP). Development of the 2040 RTP included a heavy public input process in which Washoe County Community Development and Public Works were involved with.

Commissioner Edwards inquired as to the status of the previously proposed ring route for the Sun Valley area. Commissioner Hartung questioned the accuracy of the Travel Demand Model.

## **CHAIR AND COMMISSION ITEMS**

- a. Report on Previous Planning Commission Items

Ms. Robinson indicated the Forest Area Plan update had been adopted by the Board of County Commissioners at their July 14, 2009 meeting. The Conservation Element update was scheduled for a Board hearing August 11, 2009 and the One-map/Two-map item was likely to be scheduled for September.

Commissioner Edwards requested an update on the proposed date an item would be presented addressing inclusion of land use changes in area plan updates.

Chair VanderWell requested the following two future agenda items for Planning Commission discussion: reconstituting the Planning Commission Caucus meeting and quarterly Planning Commission community meetings.

**DIRECTOR'S ITEMS**

Ms. Robinson indicated staff was addressing the Commission's request for County-supplied email addresses and that would likely be agendaized for the September Planning Commission meeting along with updated Rules, Policies and Procedures and a resolution recognizing Mike Harper.

**ADJOURNMENT**

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

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Sara DeLozier, Recording Secretary

Approved by Commission in session on September 1, 2009.

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Adrian P. Freund, FAICP  
Secretary to the Planning Commission