



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

WASHOE COUNTY PLANNING COMMISSION MINUTES

October 6, 2009

The Washoe County Planning Commission met in regular session on Tuesday, October 6, 2009, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

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

Commissioners absent: None (one seat vacant)

Staff present: Adrian P. Freund, FAICP, Director, Community Development
Trevor Lloyd, Senior Planner, Community Development
Roger Pelham, Senior Planner, Community Development
Nathan Edwards, Esq., Deputy District Attorney
Sara DeLozier, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Weber led the pledge to the flag.

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Weber moved to approve the agenda for the October 6, 2009 meeting. Commissioner Hartung seconded the motion, which passed unanimously.

APPROVAL OF MINUTES

Commissioner Weber moved to approved the minutes for the September 1, 2009 Planning Commission meeting. Commissioner Hartung seconded the motion which carried unanimously.

PUBLIC COMMENT

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

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

Following a reading of the resolution, Commissioner Weber moved that the Washoe County Planning Commission adopt the resolution commending Michael A. Harper, FAICP, for his service to Washoe County. Commissioner Cobb seconded the motion which carried with a unanimous vote of the Commission. Mr. Harper was present to accept the resolution and recognition offered by the Commissioners, Director Freund and Deputy District Attorney Edwards.

CONSENT ITEMS**CONSENT ITEM 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.

CONSENT ITEM 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.

The floor was opened to allow public testimony on Consent Items A and B, to which there was no response.

Following clarification of the definition of an attached accessory dwelling, Commissioner Weber moved to approve Consent Item A and Consent Item B. Commissioner Hibdon seconded the motion which carried unanimously.

CHAIR AND COMMISSION ITEMS

a. Report on Previous Planning Commission Items

Director Freund indicated the updated Forest Area Plan was scheduled to be reviewed for conformance with the Regional Plan October 28, 2009 by the Regional Planning Commission.

b. Rules, Policies and Procedures – Review and possibly adopt revised Planning Commission Rules, Policies and Procedures.

Deputy District Attorney noted new NRS 281 Ethics provisions had gone into effect since the drafting of the updated Rules, Policies and Procedures; he recommended any action taken reference incorporation of those revised provisions. Commissioner Hartung recommended adding language pertaining to the schedule of the second meeting of the month, should it be reinstated in the future.

Commissioner Weber moved to adopt the updated Planning Commission Rules, Policies and Provisions with the incorporation of language to address the recommendations of Counsel and Commissioner Hartung. Commissioner Hibdon seconded the motion which carried with a unanimous vote.

c. Washoe County Department of Community Development overview.

Director Freund provided a brief overview of the Community Development Department's mission, recent accomplishments, budget, organizational structure, strategic plan and project team approach.

Commissioner Cobb complimented the County on its involvement with environmental matters such as illegal dumping. Director Freund spoke to the County's new ability to abate public nuisances.

Commissioner Edwards suggested providing department information on the website in non-technical terms. Director Freund spoke to the Department's goals relating to providing clear information to the citizens of Washoe County.

d. Planning Commission e-mail address update.

Director Freund recognized Technology Services Director, Cory Casazza and County Manager Simon for their assistance with the project. Commissioner Weber spoke in favor of internet access being available on the Commissioners' laptops.

Chair VanderWell asked that a standing item be added to future agendas providing Counsel an opportunity to provide information and/or updates to the Planning Commission.

Commissioner Hibdon noted an informative Geothermal Conference he recently attended.

DIRECTOR'S ITEMS

Director Freund encouraged the Commissioners to attend the state American Planning Association (APA) Conference and indicated the joint meeting with the Board of County Commissioners was tentatively scheduled for November 10, 2009.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:26 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on November 3, 2009.

Adrian P. Freund, FAICP
Secretary to the Planning Commission