



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
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Washoe County Planning Commission
Dian A. VanderWell, Chair
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, January 5, 2010

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 provide one copy of displayed exhibits to the recording secretary.****

6:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPEAL PROCEDURE

APPROVAL OF MINUTES

December 1, 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.

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).

If any member of the public wishes to submit any written or graphic material as an exhibit to an agenda item ten copies must be provided.

Any written or graphic material, including e-mails, more than 1 page in length as an exhibit to an agenda item and submitted 6 days or less prior to the Planning Commission meeting on which the agenda item is to be acted on may not be considered by the Commissioners in their deliberations on the scheduled item.

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.

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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.)

CONSENT ITEMS

None

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING:SPECIAL USE PERMIT CASE NO. SW09-002 (FISH SPRINGS RANCH PV-1 SOLAR PROJECT)** – To review the development of a 100 MW Photovoltaic Solar Array on 23 separate properties. Phase 1 of the project will consist of the construction and operation of 20 MW (of the 100 MW Photovoltaic Solar Array) on one (1) 160 acre parcel, and will include: power facilities (2-5 new power poles) to connect to the Nevada Energy Ft. Sage Substation, a new control building, and all associated appurtenances for the purposes of supplying renewable sources of energy production to NV Energy as authorized in Section 110.810.00 of the Washoe County Development Code. **The project encompasses twenty-three (23) separate parcels totaling approximately 2,670 acres, located approximately 45 miles north of Reno, in the southeastern Honey Lake Valley in Fish Springs.** All the subject properties are zoned General Rural (GR) and are located in the **Gerlach/Empire Citizen Advisory Board** boundary and Washoe County Commission District No. 5. (APNs: 074-040-15, 074-040-23, 074-040-24, 074-040-56, 074-040-57, 074-040-58, **074-040-61**, 074-070-16, 074-070-28, 074-070-72, 074-070-73, 074—070-74, 074-111-05, 074-122-10, 074-122-55, 074-412-18, 074-412-19, 074-412-45, 074-720-07, 074-420-11, 074-420-14, 074-420-15, and 074-420-16)

Staff Representatives: Sandra Monsalvè, AICP, Senior Planner, 775.328.3608,
Eva Krause, AICP, Planner, 775.328.3796

2. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP09-007 (KESHMIRI PROPERTY)** - To consider a request to amend the Southwest Truckee Meadows Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would re-designate a portion of Assessor's Parcel Number 041-051-31 (±8.40 acres) from the land use category of General Rural (GR) to High Density Rural (HDR), approximately ±6.31 acres. **The subject property is located at 4900 Neeser Lane, just south of Plateau and northwest of Caughlin Parkway.** The subject parcel is within the unincorporated portion of the Washoe County Truckee Meadows Services Area (TMSA) and within the City of Reno's Area of Interest, as identified on Map 7 of the 2007 Truckee Meadows Regional Plan. The subject parcel is located within Section 20, T19N, R19E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 1 and within the **Verdi Township/West Truckee Meadows Citizen Advisory Board** boundary. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base.

Staff Representative: Sandra Monsalvè, AICP, Senior Planner, 775.328.3608

PLANNING ITEMS

3. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA09-002** – To amend Washoe County Code Chapter 110, Development Code, Article 302, Article 304 and Article 410: 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, Low Density Suburban, 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; Section 304.25 to include convention facilities and wedding chapels as typical uses under the Convention and Meeting Facilities use type; Table 302.05.5 and Section 304.35 to create a new use type Commercial Animal Slaughtering, Mobile; and Section 304.35 to allow small scale Produce Sales, for a maximum duration of 30 days in any one calendar year in all regulatory zones; Table 302.05.2 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; Table 410.10.3 to add parking standards for senior continuum of care facilities; Table 410.10.5 to add parking standards for Commercial Animal Slaughtering, Mobile.

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

4. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DC08-009** - To amend Washoe County Code Chapter 110, Development Code, Article 302, Allowed Uses, Article 304, Use Classification System, and Article 326, Wind Machines. The amendments will include the revision to the table of allowed uses to include the addition of new renewable energy use types and the amendments to the standards for wind machines. The proposed amendments would revise all aspects of Article 326 (Wind Machines) including but not limited to setbacks, noise, electromagnetic interference, wildlife impacts, meteorological towers, repair and removal of wind machines and submittal requirements for commercial wind machines.

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 Month of March 2010
- d. Clarify Language in Rules, Policies and Procedures Regarding Presentation Time Limits

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