



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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Roy H. Hibdon
William Weber
D.J. Whittemore

~ ~ PLEASE NOTE CHANGE OF DATE AND LOCATION ~ ~

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION
Washoe County Health Department - Building B
1001 East Ninth Street, Reno, Nevada
Wednesday, February 3, 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

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 emergency items or items otherwise specifically excepted from the three day requirement by law 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).

Any member of the public wishing to submit written or graphic material as an exhibit to an agenda item is required to provide ten (10) copies. Any written or graphic material (including e-mails) longer than one (1) page in length, submitted within six (6) days of the Planning Commission meeting may not be considered by the Commission in their deliberations.

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www.washoecounty.us/comdev/

"Your Community Development Department"

APPROVAL OF MINUTES

January 5, 2010

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

A. AMENDMENT OF CONDITIONS CASE NUMBER AC10-001 (TRUCKEE MEADOWS WATER AUTHORITY) – To amend condition number 2 of Special Use Permit Case No. SW07-017 and condition number 1 of Variance Case No. VA07-021. The original request was to construct a booster pumping facility to convey potable water through the Mogul area, as authorized by Table 110.302.05.2 of the Washoe County Development Code. The grading for the project will include approximately 540 cubic yards of excavation, 400 cubic yards of exported material and a retaining wall ranging from 3 feet to 8 feet in height.

AND

To vary the grading standards within Washoe County Development Code Sections 110.438.45(b)(1) and (2), allowing for 2:1 slopes instead of 3:1 slopes, and allowing fills higher than 48 inches within fifty (50) feet of a shared property line; and to vary the front yard setback standards of Section 110.406.50(b), allowing a retaining wall of up to 8 feet in height approximately 8 feet from the front property line.

The subject parcel is located at 10020 Timberwolf Drive, approximately 300 feet west of its intersection with Cliff View Drive. The booster pumping facility is located at the rear of the property and will be accessed off West 4th Street. The ±0.793-acre parcel is designated Medium Density Suburban (MDS) in the Verdi Area Plan, and is situated in a portion of Section 14, T19N, R18E, MDM, Washoe County, Nevada. The property is located in the Verdi Township Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 038-461-06)

B. RESOLUTION ACCEPTING STREETS (SUN VALLEY DRIVE) – To consider and possibly adopt NRS 278.390 resolution accepting streets or roads previously offered for dedication to the County in connection with the final map known as Parcel Map #3497 (Sun Valley Drive), Document No. 2322621 recorded on March 30, 1999. The project provides for approximately 4,447 square feet of right-of-way to be added to the Washoe County street system near the intersection of Sun Valley Drive and Eighth Avenue (Section 18, R20E, T20N).

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

PLANNING ITEMS

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.

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. Clarify Language in Rules, Policies and Procedures Regarding Presentation Time Limits
- d. Regional Planning Commission Alternates

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