



# 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  
Vaughn Hartung

Roger M. Edwards  
Roy H. Hibdon  
William Weber  
D.J. Whittemore

## PLEASE NOTE CHANGE OF DAY AND DATE

### AMENDED AGENDA

#### MEETING OF

#### WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Thursday March 11, 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 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**

February 3, 2010

Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://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 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).

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.

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/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

**PUBLIC COMMENT** Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit.

### CONSENT ITEMS

- A. **VARIANCE CASE NUMBER VA05-006 (AIR SAILING) UPDATE AND REVIEW**  
 - To review and make a determination whether the reduction in development standards as approved by the variance remains appropriate. Condition 4 of the original approval required the applicant to return to the Planning Commission for this review prior to April of 2010. Public comment will be taken for this item.  
 Staff Representative: Roger Pelham, 775.328.3622

### PLANNING ITEMS

- 6:30 p.m. 1. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA08-009** (Continued from January 5, 2010 Meeting) - 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. Public comment will be taken for this item.  
 Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620
2. **REVIEW OF AND COMMENT ON THE WASHOE COUNTY 2009 REGIONAL PLAN ANNUAL REPORT** and possible direction to staff to forward the report to the Truckee Meadows Regional Planning Agency on behalf of the Washoe County Planning Commission. Public comment will be taken for this item.  
 Staff Representative: Sara DeLozier, Office Support Specialist, 775.328.6109

### PROJECT REVIEW ITEMS

3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW09-003 (RUBY PIPELINE)** – To develop a high-pressure natural gas pipeline, 42 inches in diameter (Major Services and Utilities: Utilities Services Use Type) as authorized in Table 110.302.05.2 of the Washoe County Development Code. This is a Project of Regional Significance (PRS) per NRS 278.026(6)(e). **The project is proposed to be located in the northern portion of Washoe County, generally east and northeast of the historic Vya townsite as well as generally south and west of the Sheldon National Wildlife Refuge and is proposed to traverse approximately 56 miles of Washoe County.** The project is proposed to traverse approximately 20 individual parcels, the total area of disturbance is approximately 555 acres, with the width of disturbance along the proposed pipeline route ranging from 115 feet to 195 feet. All subject parcels

are designated General Rural (GR) in the High Desert Area Plan, and is situated in portions of Sections 2, 3, 4, 5, 6, 10, 11 & 12 T42N R23E; Sections 1, 2, 3, 4, 5 & 6, T42N R22E; Sections 1, 2, 3, & 4 T42N R21E; Sections 31, 32 & 33 T43N R21E; Sections 35 & 36 T 43N R20E; Sections 2, 3, & 4 T42N R20E; Section 7, 18, 19, 20, 28, 29, & 33 T43N R20E; Sections 12 & 1 T43N R19E; Sections 3, 10, 14, 15, 23, 26, 35, & 36 T44N R19E; Sections 5, 6, 8, 17, 16, 21, 28, 33, & 34 T45N R19E; Sections 30 & 31 T46N R19E; Sections 2, 11, 12, 13, 24 & 25, T46N R18E; Sections 15, 22, 27, 26, & 35 T47N R18E, MDM, Washoe County, Nevada. **The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5.** (APNs 061-020-63, 061-030-01, 02, 23, 29, 061-050-49, 061-060-65, 061-200-08, 09, 061-230-29, 061-090-13, 15, 36, 061-130-01, 04, 27, 34, 38, 39 & 061-171-16) Public comment will be taken for this item.

Staff Representative: Roger Pelham, 775.328.3622

**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.

**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**