



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
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Washoe County Planning Commission

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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, April 6, 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

March 11, 2010

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"

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. **RESOLUTION FOR ACCEPTING STREETS (COLD SPRINGS)** - consider and possibly adopt NRS 278.390 resolution accepting streets or roads previously offered for dedication to Washoe County in connection with the final map known as Tract Map #4881, Document #3680303, Woodland Village, Phase 16, Section 9, 15, and 16, Range 18 east, Township 21 north (Teddy Bear Court, Panda Bear Court, Village Parkway, Polar Bear Court, and Grizzly Bear Court).adding approximately 0.91 miles of new street. (APN 556-532-15, APN 556-542-12, APN 556-541-11 and APN 556-552-10)

B. **TO CONSIDER AND ADOPT RESOLUTIONS INIATING AMENDMENTS TO THE WASHOE COUNTY COMPREHENSIVE PLAN AND THE WASHOE COUNTY DEVELOPMENT CODE IN ORDER TO IMPLEMENT THE CONVERSION FROM A ONE-MAP LAND USE PLANNING SYSTEM (PLANNED LAND USE MAP) – WHICH AMONG OTHER THINGS COMBINES THE COUNTY’S MASTER PLAN MAP WITH ITS ZONING MAP AND RULES – TO A TWO-MAP LAND USE AND PLANNING SYSTEM (MASTER PLAN MAP AND ZONING MAP)– WHICH AMONG OTHER THINGS SEPARATES THE ZONING MAP AND RULES FROM THE COUNTY’S MASTER PLAN MAP. THIS INCLUDES AMENDMENTS TO THE INTRODUCTION, EXECUTIVE SUMMARY AND LAND USE AND TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN AND TO DIVISIONS ONE, TWO, THREE, FOUR, EIGHT and NINE OF THE DEVELOPMENT CODE AND THOSE AMENDMENTS PROPERLY RELATED TO THE EFFICIENT ADMINISTRATION OF THE COUNTY’S LAND USE PLANNING SYSTEM.**
 Staff Representative: Eric M. Young, Ph.D., Planner, 775.328.3613

C. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE SPANISH SPRINGS AREA PLAN, A PART OF THE WASHOE COUNTY COMPREHENSIVE PLAN TO DELETE POLICY SS.17.2.C, OTHERWISE KNOWN AS THE “COMMERCIAL CAP,” AND INCORPORATE OTHER BENEFICIAL CHANGES AS MAY BE IDENTIFIED DURING THE PUBLIC INPUT PROCESS AND PROPERLY RELATED TO THE ESTABLISHMENT OF COMMERCIAL AND INDUSTRIAL ZONING IN THE SPANISH SPRINGS PLANNING AREA.**
 Staff Representative: Eric M. Young, Ph.D., Planner, 775.328.3613

D. **TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE RELATING TO ARTICLE 302, ALLOWED USES; ARTICLE 304, USE CLASSIFICATION SYSTEM; ARTICLE 306, ACCESSORY USES AND STRUCTURES; AND ARTICLE 902, DEFINITIONS TO CHANGE THE USE TABLE FOR DETACHED ACCESSORY DWELLINGS WITHIN ARTICLE 302 (ALLOWED USES), TO AMEND THE**

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.

RESIDENTIAL USE TYPE DEFINITIONS WITHIN ARTICLE 304 (USE CLASSIFICATION SYSTEM) FOR ATTACHED AND DETACHED ACCESSORY DWELLING UNITS AND DETACHED ACCESSORY STRUCTURES, TO AMEND ARTICLE 902 (DEFINITIONS) TO REFLECT POTENTIAL AMENDMENTS TO ARTICLE 304 AND TO ADD NEW DEFINITIONS RELATING TO POTENTIAL AMENDMENTS TO ARTICLE 306 (ACCESSORY USES AND STRUCTURES), AND TO INCORPORATE VARIOUS AMENDMENTS IDENTIFIED BY STAFF AND THE PLANNING COMMISSION TO THE FOLLOWING SECTIONS OF ARTICLE 306 (ACCESSORY USES AND STRUCTURES): SECTION 110.306.05, APPLICABILITY; SECTION 110.306.10, DETACHED ACCESSORY STRUCTURES; SECTION 110.306.15, MAIN STRUCTURES REQUIRED; SECTION 110.306.20, ATTACHED ACCESSORY DWELLINGS; SECTION 110.306.25, DETACHED ACCESSORY DWELLINGS; A NEW SECTION TITLED SECTION 110.306.30, HALLWAYS, BREEZEWAYS AND OTHER SIMILAR CONNECTIONS; SECTION 110.306.35, OUTDOOR STORAGE/OUTDOOR DISPLAY; AND OTHER BENEFICIAL CHANGES AS MAY BE IDENTIFIED DURING THE PUBLIC INPUT AND REVIEW PROCESS AND PROPERLY RELATED TO THE EFFICIENT ADMINISTRATION OF ARTICLES 302, 304, 306, AND 902 OF THE DEVELOPMENT CODE.

Staff Representative: Chad Giesinger, AICP, Senior Planner, 775.328.3626

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

- 1. PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-001 (STEVENS/COTE' RESIDENCES)** – To abandon segments of Winters Creek Lane, Casey Ranch Road and associated public access as authorized in Article 806 of the Washoe County Development Code (Washoe County Code Chapter 110). **The project is located at 100 Winters Creek/1453 Casey Ranch Road Lane near the Highway 395 Bowers Mansion off ramp in the West Washoe Valley.** The two 5-acre parcels are designated Medium Density Rural (MDR) in the South Valleys Area Plan, and are situated in a portion of Section 27, T17N, R19E, MDM, Washoe County, Nevada. The properties are located in the **West Washoe Valley Citizen Advisory Board** boundary and Washoe County Commission District No. 2. (APN 046-051-42 and APN 046-051-37)

Staff Representative: Don Morehouse, Planner, 775.328.3632

PLANNING ITEMS

- 2. PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA08-009 (WIND MACHINES)** (continued from March 11, 2010 agenda) - 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.

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