



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



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, June 1, 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

April 6, 2010 and May 4, 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.)

PRESENTATION:

WASHOE COUNTY COMMUNITY RESPONSE TEAM (KAYDIE PASCHALL)

CONSENT ITEMS

- A. TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE RENO-STEAD CORRIDOR JOINT PLAN, A PART OF THE WASHOE COUNTY COMPREHENSIVE PLAN (RENO-STEAD CORRIDOR JOINT PLAN UPDATE)** - Discussion and possible action to adopt a resolution to initiate a Comprehensive Plan Amendment to update various sections within the Reno-Stead Corridor Joint Plan Area. The purposes of this amendment include the following: 1) to eliminate redundancy by removing specific building and project standards and language repeated in City and County Development Codes and replacing them with general policy language, as well as removing historical information; 2) to provide clarity of language; 3) to incorporate changes identified during public workshops including specific standards for public notice requirements; 4) to remove the Transit Oriented Development Corridor from the Joint Plan area and; 5) to make other beneficial changes as may be identified during the public in-put process and properly related to the efficient administration of the Joint Plan. The joint plan area is generally located on both sides of US 395 between the Golden Valley area and Stead Boulevard. Staff Representative: Roger Pelham, Senior, Planner, 775.328.3622
- B. TO CONSIDER AND ADOPT A RESOLUTION INITIATING AN AMENDMENT TO THE WASHOE COUNTY DEVELOPMENT CODE (ARTICLES 804, 808, 810, 812, and 818)** – To initiate an amendment to Washoe County Code, Chapter 110, *Development Code*, to add Section 110.804.35 *Minor Deviations*, within Article 804 *Variances*, concerning requests that ask for less than a 10% variation from the standards of the Development Code; to amend Article 808 *Administrative Permits*, to change the time period for public hearings from 50 to 65 days and to change the appeal period from 15 to 10 days, to clarify when requested modifications of an Administrative Permit require the approval of the Director of Community Development versus approval of the original reviewing board, to provide clarification around the requirements for requesting an extension of time on an approved Administrative Permit; to amend Article 810 *Special Use Permits*, by adding language that states all required findings must be met in order for a special use permit to be granted, by clarifying that the Director of Community Development may approve a modification to an approved special use permit if the modification involves less than 10% of floor area or site area; to amend Article 812, *Projects of Regional Significance*, by proposing new language that provides guidelines for determining if a project is considered a project of regional significance; to amend Article 818 *Amendment of Development Code*, by adding language that clarifies the amendment process; to propose minor amendments throughout Articles 804, 808, 810, 812, and 818

in order to provide consistency, clarification and correct sentence structure; and to provide other beneficial changes as may be identified during the public input and review process and properly related to the efficient administration of Articles 804, 808, 810, 812, and 818 of the Washoe County Development Code. Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

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

– Public Comment will be taken for Item One –

1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB10-002 (DAVID MARTIN)**
 – To abandon a 33-foot wide government patent access, public utility and drainage easement known as Rock Farm Road, along the entire northern boundary of the subject parcel. **The subject one acre parcel is located on the southeast corner of Crested Wheat Way and Rock Farm Road, approximately ¼ mile north of the Mount Rose Highway (SR 431).** The subject parcel is designated Low Density Suburban (LDS) and is in the Southwest Truckee Meadows Area Plan. The subject parcel is located within the Southwest Truckee Meadows Citizen Advisory Board boundary, Washoe County Commission District No. 2, the Truckee Meadows Service Area, and is situated in a portion of Section 25, T18N, R19E. (APN: 150-021-01)
 Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

PLANNING ITEMS

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

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.