



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
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AGENDA
MEETING OF
WASHOE COUNTY PLANNING COMMISSION
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada

Tuesday, August 3, 2010
6:30 p.m.

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

ETHICS LAW ANNOUNCEMENT

APPEAL PROCEDURE

APPROVAL OF AGENDA

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.

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/

"Your Community Development Department"

APPROVAL OF MINUTES

June 1, 2010 and July 6, 2010

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

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

– Public Comment will be taken for Item One –

1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NUMBER SW10-002 (SAN EMIDIO GEOTHERMAL REPOWER)** – To allow for the replacement of four geothermal energy converters with a new geothermal heat exchanger, turbines, generators and a new cooling system at an existing geothermal plant pursuant to Article 328 of the Development Code (Washoe County Code Chapter 110). The ±40.01 acre parcel is designated General Rural (GR) in the High Desert Area Plan, is located within the jurisdiction of the Gerlach/Empire Citizen Advisory Board, and is in Washoe County Commission District No. 5. The properties are within portions of Section 16, T29N, R23E, MDM, Washoe County, Nevada. (APN 071-070-19)
 Staff Representative: Don Morehouse, Planner, 775.328.3632

PLANNING ITEMS

– Public Comment will be taken for Item Two –

2. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA10-001 (ARTICLES 302, 304, 306, 902)** – To amend Washoe County Code Chapter 110, *Development Code*, to change the use table for detached accessory dwellings within Article 302 (Allowed Uses) by eliminating inconsistencies regarding required minimum lot size and uses allowed by regulatory zone, allowing by right a detached accessory dwelling in the General Rural regulatory zone, and introducing a new administrative review procedure for establishing a detached accessory dwelling in certain regulatory zones; to amend the residential use type definitions and standards within Article 304 (Use Classification System) for attached and detached accessory dwelling units and detached accessory structures; to amend Article 902 (Definitions) to reflect the above amendments to Article 304 (Use Classification System) and to add new definitions relating to the below 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 to add clarifying language that a main use must exist and to add heavy equipment; Section 110.306.10, Detached Accessory Structures to amend buildable area regulations and create

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lot coverage thresholds by regulatory zone, eliminate restrictions on 2-story accessory structures, require a deed restriction for connection to water and sewer, and to require an Administrative Permit (pursuant to Article 808) for accessory structures larger than the main dwelling; Section 110.306.15, Main Structures Required to clarify a main structure or use must exist prior to establishing accessory uses; Section 110.306.20, Attached Accessory Dwellings to amend the definition and size standards of attached accessory dwellings; Section 110.306.25, Detached Accessory Dwellings to amend the definition and size standards of detached accessory dwellings, reduce the minimum lot size required, and create a new staff level administrative review permit process; a new section titled Section 110.306.30, Hallways, Breezeways and Other Similar Connections to establish definitions and standards for such connections; Section 110.306.35, Outdoor Storage/Outdoor Display to define and regulate commercial vehicles and heavy equipment, clarify language defining outdoor storage versus temporary storage, and to incorporate changes necessitated by approval of the nuisance codes (WCC Sections 50.300 to 50.310, inclusive); and other minor semantic changes that have been identified during revision of the article.

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

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. Selection of Alternate Regional Planning Commission Members

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

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