# 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

## AGENDA

## MEETING OF

## WASHOE COUNTY PLANNING COMMISSION
**Washoe County Commission Chambers**
**1001 East Ninth Street, Reno, Nevada**
**Tuesday, September 7, 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**

*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.

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

August 3, 2010

**PUBLIC COMMENT** (Public comment under this section will be taken for any topic, except for agenda items that have their own public comment period. Except as otherwise provided in the agenda, comments are limited to three minutes per speaker. However, the commission reserves the right to reduce this three minute time limit.)

**CONSENT ITEMS**

A. **RESOLUTION ACCEPTING STREET (WILBUCK ROAD)** – Consider and possibly adopt NRS 278.390 resolution accepting streets or roads previously offered for dedication to the county in connection with Irrevocable Offer of Dedication Document #3902746, Recorded July 19, 2010, adding 0.06 miles of new street to the Washoe County Street System to provide public access to the parcels located south of APN 050-170-40.

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

**– Public Comment will be taken for Items One and Two –**

1. **PUBLIC HEARING: Abandonment Case Number AB10-003 (Reynolds)** – To abandon portions of 40-foot government tract patent parcel access and public utility easements on the perimeter of all of the subject parcels, while retaining 20-foot easements to allow potential access to adjacent properties, as authorized in Article 806 of the Washoe County Development Code. The project is located approximately 300 feet east of the intersection of Thompson Lane and Sierra Country Road and is addressed as 4800, 4840 and 4870 Sierra Country Road. The ±5-acre project site is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in a portion of Section 34, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena/Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 049-090-14, 049-090-15 and 049-090-24)

   Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

2. **PUBLIC HEARING: Abandonment Case Number AB10-004 (Geiger Grade Warehouse)** – To abandon approximately 7,889 square feet of an access easement along State Route 341. The subject parcel is located on the southeast corner of State Route 341 (Geiger Grade) and Kivett Lane. The ±1.78 parcel is designated General Commercial (GC) and is in the Southeast Truckee Meadows Area Plan. The subject parcel is located within the Southeast Truckee Meadows Citizen Advisory Board boundary, Washoe County Commission District No. 2 and the Truckee Meadows Service Area, and is situated in a portion of Section 27, T18N, R20E, MDM. (APN: 017-055-31)

   Staff Representative: Don Morehouse, Planner, 775.328.3632

**PLANNING ITEMS**

**– Public Comment will be taken for Item Three –**

3. **PUBLIC HEARING: Development Code Amendment Case Number DCA09-001 (Article 416)** – To amend Washoe County Code, Chapter 110, Development Code, Article 416, Flood Hazards, in order to adopt guidelines for the mitigation of lost floodplain storage and maintenance of adequate storage in the Critical Flood Storage Zone according to the procedure adopted by the Truckee River Flood Project Coordinating Committee and to enact that process of determining appropriate mitigation, if any, including specific amendments to 110.416.57 "Standards for All Development in Critical Flood Storage Zones" relating to the elevation and location of required mitigation for development In the Critical Flood Storage Zone and other necessary amendments to reflect updated information and procedures on the management of flood hazards.

   Staff Representative: Adrian P. Freund, FAICP, Community Development Director, 775.328.3606

**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**