



# PLANNING COMMISSION MEETING AGENDA

## Planning Commission Members

Dian A. VanderWell, Chair  
Neal Cobb, Vice Chair  
Roger Edwards  
Vaughn Hartung  
Roy H. Hibdon  
William Weber  
D.J. Whittemore  
Adrian P. Freund, FAICP, Secretary

Tuesday, October 5, 2010  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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### PUBLIC HEARING ITEMS ON THIS AGENDA

(complete case descriptions are provided beginning on page two of this agenda)

- **Amendment of Conditions Case Number AC10-008 (Virginia Peak Wind Project)**
- **Abandonment Case Number AB10-005 (Murray)**
- **Abandonment Case Number AB10-006 (Stanley)**
- **Development Code Amendment Case Number DCA10-006 (Article 406)**

### AGENDA MAINTENANCE

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

### MEETING ACCESS

The 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, 24 hours prior to the meeting at 775.328.3600.

### PUBLIC PARTICIPATION

The Planning Commission adopted *Rules, Policies and Procedures* are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Planning Commission meeting may not be considered by the Commission in their deliberations.

Time allocations for public hearing items are as follow: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. 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. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

### AGENDA ITEMS

Items on the agenda may not necessarily be considered in the order in which they appear. An asterisk (\*) is used to denote non-action items. Action items may be acted upon by the Planning Commission.

**6:30 p.m. \*Determination of Quorum**

**\*Pledge of Allegiance**

**\*Ethics Law Announcement**

As a reminder to each of the board/commission members, at the time each item on the agenda is called, you are legally responsible to disclose conflicts of interest if you have any, including a pecuniary interest in the matter, receipt of a gift or loan in connection with the matter, or a commitment in a private capacity to the interests of others in the matter. If you make a disclosure, you will next need to state on the record if your independence of judgment would be materially affected by the conflict. If so, you must recuse yourself and not participate in that matter's consideration.

**\*Appeal Procedure**

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.

**Approval of Agenda**

**Approval of Minutes**

May 20, 2010; June 15, 2010 (joint meeting with the City of Reno); and September 7, 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. No action will be taken upon a matter raised under this agenda item until the matter has been specifically included on a future agenda as an action item.

**CONSENT ITEMS**

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

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

- 1. PUBLIC HEARING: AMENDMENT OF CONDITIONS CASE NUMBER AC10-008 (VIRGINIA PEAK WIND PROJECT)** – To amend conditions 1, 2, 8, 9, 15, 16,17, 20, 23, 56, 59, 61, 62, 63, 64, 65, 66, 68, 69, 70 and 76 of the approved Special Use Permit case number SW08-008. The amendment request will specify the proposed wind turbine layout and corresponding access roadways, identify water usage and dust control activities to reduce truck trips, clarify the parcels included within the project boundary and will comply with the recently adopted Wind Machines Article 326 of the Washoe

Non-action items are denoted with an asterisk (\*).

County Development Code. The project is located along the ridge east of the Warm Springs Valley. The ±3,733-acre project area is designated General Rural (GR) in the Warm Springs Area Plan, and is situated in a portion of Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35 and 36 T22N, R22E, MDM, and Sections 27, 28, 33, 34 and 35 T23N, R22E, MDM, Washoe County, Nevada. The property is located in the Warm Springs and East Truckee Canyon Citizen Advisory Board boundaries and Washoe County Commission District No. 4. (APNs: 76-530-03, 76-530-04, 76-540-05, 76-540-06, 76-540-07, 76-540-08, 76-550-01, 76-570-07, 76-580-01, 76-580-02, 76-590-04, 76-600-03, 76-600-04, 76-600-05, 76-600-06, 76-600-07, 76-600-08, 76-600-09, 76-600-10, 76-610-01, 76-610-02, 76-610-03, 76-610-05, 76-070-03 and 76-070-17)

Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

2. **PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-005 (MURRAY)** - To abandon 33-foot wide government patent easements along the eastern edge of three parcels and two 33-foot wide government patent easements adjacent to each other along an interior property line between two of the subject parcels as authorized in Article 806 of the Washoe County Development Code. The project is located between Melarkey Way and Mountain Daisy Road, just west of Stephens Road. Each of the parcels are 2.5-acres in size and are designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and are situated in a portion of Section 26, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 150-250-16, 27 & 28)

Staff Representatives: Roger Pelham, Senior Planner, 775.328.3622, and Don Morehouse, Planner, 775.328.3632

3. **PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-006 (STANLEY)** - To abandon a 25-foot easement along the perimeter of two contiguous parcels. The amount of easement to be abandoned is approximately ±4.64 acres, as shown on Record of Survey Map 5171, as authorized by Article 806 of the Washoe County Development Code. The two (2) subject parcels which include the easement are within the Medium Density Suburban (MDS), Medium Density Rural (MDR), and General Rural (GR) regulatory zones in the Southeast Truckee Meadows Area Plan, and are situated in portions of Section 14 & 23, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southeast Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 145-010-10 & 145-010-11)

Staff Representative: Sandra Monsalve, AICP, Senior Planner 775.328.3608

## PLANNING ITEMS

– Public Comment will be taken for Item Four –

4. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA10-006 (ARTICLE 406)** – To amend the Washoe County Code, Chapter 110, *Development Code*, Article 406, *Building Placement Standards*, to increase the density for Manufactured Home Parks within the Medium Density Suburban (MDS) and Medium Density Suburban 4 (MDS 4) regulatory zones for all areas within Washoe County previously designated Trailer Overlay (TR) zoning.  
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

Non-action items are denoted with an asterisk (\*).

## **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. Approval of Alternate Meeting Date in November
- d. \*Planning Commission and Board of Adjustment Workshop Series

### **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.)

- a. \*National Community Planning Month, October 2010

### **ADJOURNMENT**

Non-action items are denoted with an asterisk (\*).