



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

WEDNESDAY, November 3, 2010
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS ON THIS AGENDA

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

- **Development Code Amendment Case Number DCA09-001 (Article 416)**
- **Abandonment Case No. AB10-007 (Hutchinson)**
- **Regulatory Zone Amendment Case No. RZA10-001 (Palomino Valley General Improvement District - PVGID)**

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/, 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

October 5, 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 an agenda as an action item.

Consent Items

None

6:30p.m. Planning Items

– Public Comment will be taken for Item One –

- 1. PUBLIC HEARING: (Continued from the meeting of September 7, 2010) 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**

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

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

Project Review Items

– Public Comment will be taken for Items Two and Three –

2. **PUBLIC HEARING: Abandonment Case No. AB10-007 (Hutchinson)** – To abandon approximately three hundred feet of a fifty foot access and utility easement, identified as Hidden Lake Drive, and creating a new twenty five foot wide access and utility easement, and relocating the road with in the new easement as authorized in Section 110.806 of the Washoe County Development Code. The project is located 95 Hidden Lake Drive, approximately one half mile north east of the intersection of Andrew Lane and Hidden Lake Road (near the end of the private street). The ±2.246 acre parcel is designated Low Density Suburban (LDS) in the South Valleys Area Plan, and is situated in a portion of Section 4, T17, R20, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-330-62)

Staff Representative: Eva Krause, AICP, Planner, 775.328.3796

3. **PUBLIC HEARING: Regulatory Zone Amendment Case No. RZA10-001 (Palomino Valley General Improvement District - PVGID)** – To amend the regulatory zone map to change one parcel from General Rural Residential (GRR) to General Rural (GR) as authorized in Article 821 of the Washoe County Development Code. The project is located at the northeast corner of Stirrup Drive and Wayside Road and is addressed as 5105 Wayside Road. The parcel is ±42.53 acres in size and is currently designated General Rural Residential (GRR) in the Warm Springs Area Plan, and is situated in a portion of Section 33, T23N, R21E, MDM, Washoe County, Nevada. The property is located in the **Warm Springs Citizen Advisory Board** boundary and Washoe County Commission District No. 4. (APN: 077-350-02)

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

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 February Meeting Date

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

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

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