



Community Development

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



Washoe County Planning Commission

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger M. Edwards

Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore

WASHOE COUNTY PLANNING COMMISSION MINUTES

February 3, 2010

The Washoe County Planning Commission met in regular session on Wednesday, February 3, 2010, in the Washoe County District Health Conference Room, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair
Neal Cobb
Roger M. Edwards
Vaughn Hartung
Roy Hibdon
William Weber
D.J. Whittemore

Commissioners absent: None

Staff present: Roger Pelham, Senior Planner, Community Development
Don Morehouse, Planner, Community Development
Nathan Edwards, Esq., Deputy District Attorney
Sara DeLozier, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Weber led the pledge to the flag.

APPROVAL OF AGENDA

Gary Schmidt stated opposition to the approval of the agenda as written and suggested modifications to the public comment description to address concerns with clarity and consistency with the Open Meeting Law.

In accordance with the Open Meeting Law, Commissioner Hibdon moved to approve the agenda as written for the February 3, 2010 meeting. Commissioner Cobb seconded the motion, which carried unanimously.

APPEAL LANGUAGE

Mr. Pelham recited the appeal procedure for items heard before the Planning Commission.

APPROVAL OF MINUTES

Commissioner Hartung moved to approve the minutes for the January 5, 2010 Planning Commission meeting as written. Commissioner Whittemore seconded the motion which carried unanimously.

PUBLIC COMMENT

Gary Schmidt placed on the record his Nevada State Senate candidacy flyer and an article entitled "Bureaucrats Fail to Think," *Reno News and Review* (Jen Huntley, January 14, 2010, p. 6). Speaking to his candidacy, he spoke of the need to honor the will of the people, demand an open and transparent government and make government smaller and smarter. He suggested the current financial and budgetary issues were brought about by the propensity of elected officials to encourage increased densities and sprawl growth without the necessary financial infrastructure.

Garth Elliott expressed his appreciation to the Planning Commissioners for their service to the County and for the maintenance of a three-minute time allotment for public comment and testimony. He agreed with Mr. Schmidt concerning the role of elected officials in creating the budgetary woes and suggested now is a good time to look at electing a new set of decision makers. He voiced concern with the County's hiring practices and performance bonuses and suggested a committee be created to identify County waste.

With no others indicating an interest in providing public comment, Chair VanderWell closed the public comment period.

CONSENT ITEMS

ITEMS A & B

A AMENDMENT OF CONDITIONS CASE NUMBER AC10-001 (TRUCKEE MEADOWS WATER AUTHORITY) – TO AMEND CONDITION NUMBER 2 OF SPECIAL USE PERMIT CASE NO. SW07-017 AND CONDITION NUMBER 1 OF VARIANCE CASE NO. VA07-021. THE ORIGINAL REQUEST WAS TO CONSTRUCT A BOOSTER PUMPING FACILITY TO CONVEY POTABLE WATER THROUGH THE MOGUL AREA, AS AUTHORIZED BY TABLE 110.302.05.2 OF THE WASHOE COUNTY DEVELOPMENT CODE. THE GRADING FOR THE PROJECT WILL INCLUDE APPROXIMATELY 540 CUBIC YARDS OF EXCAVATION, 400 CUBIC YARDS OF EXPORTED MATERIAL AND A RETAINING WALL RANGING FROM 3 FEET TO 8 FEET IN HEIGHT.

AND

TO VARY THE GRADING STANDARDS WITHIN WASHOE COUNTY DEVELOPMENT CODE SECTIONS 110.438.45(B)(1) AND (2), ALLOWING FOR 2:1 SLOPES INSTEAD OF 3:1 SLOPES, AND ALLOWING FILLS HIGHER THAN 48 INCHES WITHIN FIFTY (50) FEET OF A SHARED PROPERTY LINE; AND TO VARY THE FRONT YARD SETBACK STANDARDS OF SECTION 110.406.50(B), ALLOWING A RETAINING WALL OF UP TO 8 FEET IN HEIGHT APPROXIMATELY 8 FEET FROM THE FRONT PROPERTY LINE.

THE SUBJECT PARCEL IS LOCATED AT 10020 TIMBERWOLF DRIVE, APPROXIMATELY 300 FEET WEST OF ITS INTERSECTION WITH CLIFF VIEW DRIVE. THE BOOSTER PUMPING FACILITY IS LOCATED AT THE REAR OF THE PROPERTY AND WILL BE ACCESSED OFF WEST 4TH STREET. THE ±0.793-ACRE PARCEL IS DESIGNATED MEDIUM DENSITY SUBURBAN (MDS) IN THE VERDI AREA PLAN, AND IS SITUATED IN A PORTION OF SECTION 14, T19N, R18E, MDM, WASHOE COUNTY, NEVADA. THE PROPERTY IS LOCATED IN THE VERDI TOWNSHIP CITIZEN ADVISORY BOARD BOUNDARY AND WASHOE COUNTY COMMISSION DISTRICT NO. 5. (APN 038-461-06)

B. RESOLUTION ACCEPTING STREETS (SUN VALLEY DRIVE) – TO CONSIDER AND POSSIBLY ADOPT NRS 278.390 RESOLUTION ACCEPTING STREETS OR ROADS PREVIOUSLY OFFERED FOR DEDICATION TO THE COUNTY IN CONNECTION WITH THE FINAL MAP KNOWN AS PARCEL MAP #3497 (SUN VALLEY DRIVE), DOCUMENT NO. 2322621 RECORDED ON MARCH 30, 1999. THE PROJECT PROVIDES FOR APPROXIMATELY 4,447 SQUARE FEET OF RIGHT-OF-WAY TO BE ADDED TO THE WASHOE COUNTY STREET SYSTEM NEAR THE INTERSECTION OF SUN VALLEY DRIVE AND EIGHTH AVENUE (SECTION 18, R20E, T20N).

In response to the Commission, Counsel indicated the two consent items could be taken together so long as the findings for action could be made and after the public testimony period for both had been opened.

Chair VanderWell called for disclosures of which there were none.

Garth Elliott spoke in favor of accepting the streets concerning Sun Valley Drive.

Having made the necessary findings for Consent Item A, Commissioner Hibdon moved to approve Consent Item A and Consent Item B. Commissioner Edwards seconded the motion which carried unanimously.

CHAIR AND COMMISSION ITEMS

- a. Report on Previous Planning Commission Items

None

- b. Legal Information and Updates.

None

- c. Clarify Language in Rules, Policies and Procedures Regarding Presentation Time Limits

Gary Schmidt reiterated the need to follow the Open Meeting Law and presented himself as available to present his experience with and knowledge of the Open Meeting Law. He suggested any requirement to sign up to speak on an item should be noted on the agenda. He suggested discussion toward any changes to the agenda structure be agendaized for a future meeting.

Garth Elliott suggested the Planning Commission and the Board of County Commission follow the same meeting structure with the exception of the time allotment for public testimony which he'd like preserved at three minutes.

Chair VanderWell asked that this item be continued to a future agenda.

d. Regional Planning Commission Alternates

Commissioner Whittemore consented to serve as a Regional Planning Commission alternate when necessary.

Commissioner Cobb questioned the need to change the agenda pursuant to Mr. Schmidt's comments. Counsel clarified the agenda does permit public testimony on all items, that all necessary steps to abide by the Open Meeting Law should be taken and that any amendments to the agenda would be addressed with staff. Staff clarified, though it was not often requested, the Commission had a practice of inviting the public to speak on all agenda items.

Chair VanderWell invited any additional public testimony on any agenda item not already addressed at which time two people chose to speak on above item "c" of Chair and Commission Items.

Commissioner Edwards asked that the public be reminded that material presented to the Commission while at the dais may not be considered during deliberation. It was noted that this information was included on the agenda itself.

DIRECTOR'S ITEMS

Commissioners were reminded that the March meeting had been rescheduled to Thursday, March 11, 2010.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:04 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on March 11, 2010.

Adrian P. Freund, FAICP
Secretary to the Planning Commission