



# 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  
Kimberly H. Robinson, MUP, Secretary

Tuesday, June 7, 2011  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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

### \*Pledge of Allegiance

### \*Ethics Law Announcement

As a reminder to each of the 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 3, 2011

### \*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

- A. **To consider and adopt a resolution initiating an amendment to the Land Use and Transportation Element, a component of the Washoe County Master Plan** – Resolution to initiate an amendment to amend policies LUT.15.10 and LUT.29.8 to add language required for conformance with the regional plan regarding the location and size of schools, and incorporate other beneficial changes as may be identified during the public input process and properly related to conformance with the regional plan.  
Staff Representative: Chad Giesinger, AICP, Senior Planner, 775.328.3626
- B. **To consider and adopt a resolution initiating an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan; relating to the anticipated rollback of 128 parcels from the City of Sparks sphere of influence into Washoe County’s jurisdiction.**  
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620
- C. **To consider and adopt a resolution initiating an amendment to the Truckee Canyon Regulatory Zone map relating to the anticipated rollback of 128 parcels from the City of Sparks sphere of influence into Washoe County’s jurisdiction.**  
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

### 6:30 p.m. Project Review Items

#### Planning Items

#### Other Items

1. **Presentation, comment and possible direction concerning recent changes to Article 306, Accessory Uses and Structures** – Staff will provide a presentation outlining changes to Article 306 that went into effect on January 1, 2011, as the changes apply to Accessory Structures and Accessory Dwellings. The Board may engage in discussion regarding their perceptions of the recent changes and provide those thoughts and possible direction to staff.  
Staff Representative: Roger D. Pelham, MPA, Senior Planner, 775.328.3622

#### Chair and Commission Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, proposal of items for action or discussion 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
- c. Survey of Planning Commissioner interest in being appointed to the Regional Planning Commission

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, proposal of items for action or discussion at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

## **Adjournment**

### **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.

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