



NOTICE OF MEETING AND AGENDA FOR WASHOE COUNTY PLANNING COMMISSION

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, July 5, 2011

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)

- **Abandonment Case No AB11-001 - Ronkos Family Trust**
- **Master Plan Amendment Case No. MPA11-005 - LUTE School Policy Amendment**
- **Master Plan Amendment Case No. MPA11-006 - Amending the Truckee Canyon Area Plan regarding the detachment and sphere of influence rollback of 127 parcels**
- **Regulatory Zone Amendment Case No. RZA11-004 - Amending the Truckee Canyon Area Plan regarding the detachment and sphere of influence rollback of 127 parcels**
- **Special Use Permit Case No SW11-001 - Sparks Energy Park**
- **Special Use Permit Case No SW11-002 - Water Storage Tanks for the Reno Technology Park and Sparks Energy Park**
- **Special Use Permit Case No SW11-003 - Reno Technology Park**

Action will be taken by the Commission on all items on this agenda except those marked with an asterisk.

6:30 p.m.

***Determination of Quorum**

***Pledge of Allegiance**

***Ethics Law Announcement**

Each commission member is reminded that if there is an item on this agenda (a) regarding which he/she has accepted a gift or loan; (b) in which he/she has a pecuniary interest; or (c) which would reasonably be affected by his/her commitment in a private capacity to the interest of others, the commissioner must make disclosures under NRS 281A.420 (1) and may be required to abstain from voting on the matter under NRS 281A.420 (3) and (4).

***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

June 7, 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 Washoe County Development Code at Article 306, Accessory Uses and Structures**

6:30 p.m.

Project Review Items

– Public Comment will be taken for Items One through Five –

1. **PUBLIC HEARING: Abandonment Case No AB11-001 for Ronkos Family Trust** - To abandon the 33-foot government patent easement on the south and east side of the property.

- Location: 4990 Mount Rose Hwy
- Assessor's Parcel No: 150-021-04
- Parcel Size: 2 acres
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements of Streets
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 25, T 18 N, R 19 E, MDM Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
775.328.3796
ekrause@washoecounty.us

2. **PUBLIC HEARING: Master Plan Amendment Case No. MPA11-005 for LUTE School Policy Amendment** – To amend Land Use and Transportation Element 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.

- Location: Not location specific – county wide policy
- Assessor's Parcel Nos.: Not applicable – applies to every parcel in the county
- Parcel Size: Not applicable
- Anticipated Washoe County

- Regulatory Zone(s): Not applicable – zoning and master plan designations will not be affected by this amendment
- Area Plan: Affects all Area Plans
- Citizen Advisory Board: All
- Commission District: All
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Section/Township/Range: Not applicable
- Staff: Chad Giesinger, AICP, Senior Planner
Phone: 775.328.3626
Email: cgiesinger@washoecounty.us

3. **PUBLIC HEARING: Master Plan Amendment Case No. MPA11-006** – To amend the Truckee Canyon Area Plan, a component of the Washoe County Master Plan. The Master Plan amendment is necessary to support the detachment and sphere of influence rollback of 127 lots located within the Truckee Canyon from the City of Sparks jurisdiction back to Washoe County’s jurisdiction and will be consistent with the Sparks land use designations and will closely reflect the previous Washoe County land use designations that existed prior to the annexation by the City of Sparks.

- Location: East Truckee Canyon
- Assessor’s Parcel Nos: 037-310-02 thru 05; 084-020-21; 084-030-20; 084-060-01, 11 thru 20, 32 thru 35; 084-070-01 thru 06, 11 thru 13, 19, 12 thru 23; 084-080-01, 15 thru 18, 20, 22, 26, 30; 084-090-03 thru 05, 10, 12 thru 16, 28 thru 3033, 34, 37, 38, 41 thru 44, 46, 47; 084-101-03 thru 05; 084-102-01, 03, 04, 06, 11; 084-110-05, 08, 20; 084-120-19, 24, 26 thru 29; 084-171-01 thru 03; 084-172-04 thru 07, 09 thru 11, 17 thru 20; 084-191-01, 03 thru 06; 084-192-02, 11 thru 14, 16 thru 20; 084-211-01 thru 03; 084-212-01, 05, 06; 084-370-01 thru 04; 084-450-01, 02; 084-700-01; and 084-710-01 thru 03
- Anticipated Washoe County Master Plans: Industrial, Commercial, Rural, Rural Residential, Suburban Residential, Urban Residential.
- Anticipated Washoe County Regulatory Zone: Open Space, General Rural, Medium Density Rural, Low Density Suburban, Low Density Urban, General Commercial, Tourist Commercial, Industrial, Public/Semi-Public Facilities, Parks and Recreation
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Commission District: 4– Commissioner Larkin
- Development Code: Authorized in Articles 820 and 821
- Section/Township/Range: Within Sections 12 & 13, T19N, R20E, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17 & 18, T19N, R21E, Section 6, T19N, R22E, Sections 33, 35 & 36, T20N, R21E, and Sections 20, 26, 27, 28, 29, 30, 31, 32, 33 & 34 T20N, R22E MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

4. **PUBLIC HEARING: Regulatory Zone Amendment Case No. RZA11-004** – To amend the Truckee Canyon Regulatory Zone Map. The Regulatory Zone Map amendment is necessary to support the detachment and sphere of influence rollback of 127 lots located

within the Truckee Canyon from the City of Sparks jurisdiction back to Washoe County's jurisdiction and will closely reflect the previous Washoe County land use designations that existed prior to the annexation by the City of Sparks.

- Location: East Truckee Canyon
- Assessor's Parcel Nos: 037-310-02 thru 05; 084-020-21; 084-030-20; 084-060-01, 11 thru 20, 32 thru 35; 084-070-01 thru 06, 11 thru 13, 19, 12 thru 23; 084-080-01, 15 thru 18, 20, 22, 26, 30; 084-090-03 thru 05, 10, 12 thru 16, 28 thru 3033, 34, 37, 38, 41 thru 44, 46, 47; 084-101-03 thru 05; 084-102-01, 03, 04, 06, 11; 084-110-05, 08, 20; 084-120-19, 24, 26 thru 29; 084-171-01 thru 03; 084-172-04 thru 07, 09 thru 11, 17 thru 20; 084-191-01, 03 thru 06; 084-192-02, 11 thru 14, 16 thru 20; 084-211-01 thru 03; 084-212-01, 05, 06; 084-370-01 thru 04; 084-450-01, 02; 084-700-01; and 084-710-01 thru 03
- Anticipated Washoe County Master Plans Industrial, Commercial, Rural, Rural Residential, Suburban Residential, Urban Residential.
- Anticipated Washoe County Regulatory Zone Open Space, General Rural, Medium Density Rural, Low Density Suburban, Low Density Urban, General Commercial, Tourist Commercial, Industrial, Public/Semi-Public Facilities, Parks and Recreation
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Commission District: 4– Commissioner Larkin
- Development Code: Authorized in Articles 820 and 821
- Section/Township/Range: Within Sections 12 & 13, T19N, R20E, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17 & 18, T19N, R21E, Section 6, T19N, R22E, Sections 33, 35 & 36, T20N, R21E, and Sections 20, 26, 27, 28, 29, 30, 31, 32, 33 & 34 T20N, R22E MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

5. **PUBLIC HEARING: Special Use Permit Case No. SW11-001 for Sparks Energy Park** – To construct a 360 megawatt combined cycle natural gas power plant, substation, transmission line and associated grading to support the construction of a technology park. The project constitutes a project of regional significance per Nevada Revised Statutes (NRS) 278.026(5)(d)(5) and NRS 278.026(6)(a) through (e). Additionally, this project falls under the Hazardous Materials provision of Washoe County Development Code (110.810.42).

And

Special Use Permit Case No. SW11-002 for Water Storage Tanks for the Reno Technology Park and Sparks Energy Park – To construct two new one-million gallon water tanks and related piping to serve the future energy facility and information center.

And

Special Use Permit Case No. SW11-003 for Reno Technology Park – To establish a data center and related facilities to include buildings, grading, private roads and utilities within a gated technology park.

- Location: East Truckee Canyon directly north of I-80 north of the Tracy Power Plant
- Assessor's Parcel Nos.: 084-030-20; 084-110-08; 084-110-05; 084-110-20; 084-211-01; 084-191-01; 084-191-03; 084-191-06; 084-191-05
- Parcel Size: ±2,226 acres
- Anticipated Washoe County Regulatory Zone(s): Industrial, Tourist Commercial & General Rural (The subject property shall be rolled back from the City of Sparks sphere of influence and into Washoe County prior to the Washoe County Planning Commission meeting)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Commission District: 4 – Commissioner Larkin
- Development Code: Authorized in Article 810, Special Use Permits
- Section/Township/Range: Within Sections 29, 30, 31 & 32 T20N R22E MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

Planning Items

None

Other Items

None

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. Election of Officers: Planning Commission Chair and Vice Chair
- b. *Report on Previous Planning Commission Items
- c. *Legal Information and Updates

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 and Posting

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. Subject to applicable law and the board's rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 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.