



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and 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, August 2, 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)

- **Regulatory Zone Amendment Case Number RZA10-002 (Crosby Lodge)**
- **Regulatory Zone Amendment Case Number RZA11-001 (Hillside Holdings, LLC)**

Items for Possible Action. All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment; Disruption of Meeting. During the "Public Comment" periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items (those *not* marked with an asterisk (*)), public comment will be heard on that particular item before action is taken. In either event, each speaker must fill out a "Request to Speak" form and/or submit comments for the record to the recording secretary. Public comment is limited to three minutes per person unless extended by questions or action of the Commission. Comments are to be directed to the Commission as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

Posting of Agenda; Website Location for Agenda and Supporting Information. In accordance with NRS 241.020, this agenda has been posted at: (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County Clerk's Office-Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (630 Greenbrae Drive). Agendas and staff reports may be accessed on the Washoe County website at www.washoecounty.us/comdev.

Special Accommodations. 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, at 775.328.3600, two working days prior to the meeting.

6:30 p.m. 1. *Determination of Quorum

2. *Pledge of Allegiance

3. *Ethics Law Announcement

4. *Appeal Procedure

5. *Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. Approval of Agenda

7. Approval of Minutes of July 5, 2011 Meeting

6:30 p.m. 8. Project Review Items

A. PUBLIC HEARING: Regulatory Zone Amendment Case No RZA10-002 (Crosby Lodge) - To change the regulatory zone on three parcels, totaling 20.59 acres from General Rural (GR) to Specific Plan (SP).

- Property Location: Northwest corner of Sutcliff Drive and Jigger Bob, in the town of Sutcliffe. These parcels are completely surrounded by the Pyramid Lake Paiute Tribes' Reservation.
- Citizen Advisory Board: East Truckee Canyon
- Area Plan: Truckee Canyon
- Parcel Size: 20.59 (total of three parcels)
- Regulatory Zone(s): General Rural (GR)
- Assessor's Parcel Numbers: 079-230-04, 07 and 11
- Section/Township/Range: Within Section 15, T24N, R21E, MDM, Washoe County, NV
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: #4 – Commissioner Larkin
- Staff Representatives: Roger D. Pelham, MPA, Senior Planner, 775.328.3622; and, Eva Krause, AICP, Planner, 775.328.3796

B. PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA11-001 (Hillside Holdings, LLC) - To change the regulatory zone map on a portion of one property from Medium Density Suburban (MDS) to Medium Density Rural (MDR) on ±0.82 acres; and from Open Space (OS) to High Density Rural (HDR) on ±5.0 acres within the Southeast Truckee Meadows Area Plan, being a part of the Washoe County Master Plan. The subject property totals approximately ±40.14 acres. The property is located at the northeast portion of Hidden Valley, two miles east of the intersection of

Pembroke Drive and S. McCarran Boulevard, between Clean Water Way and Man of War Drive, directly north of the Sharon Hills Subdivision. The subject property is within the unincorporated portion of the Washoe County Truckee Meadows Services Area (TMSA). The property is located within Section 23, T19N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 2 and within the Southeast Truckee Meadows Citizen Advisory Board boundary. (APN: 051-010-07)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

9. Other Items

- A. Presentation, discussion and possible direction concerning Development Code Article 306, Accessory Uses and Structures, particularly the use of cargo containers as detached accessory structures** – Staff will provide a presentation outlining the current uses of and restrictions upon the use of cargo containers as detached accessory structures, as well as possible future uses of cargo containers. The Commission may engage in discussion regarding their perceptions of the use of cargo containers as detached accessory structures, particularly in a residential area and provide those thoughts and possible direction to staff. Staff Representative: Roger D. Pelham, MPA, Senior Planner, 775.328.3622

10. Chair and Commission Items

- A. Election of Officers:** Planning Commission Chair and Vice-Chair
- B. Recommendation on Appointment to the Regional Planning Commission:** Discussion and possible action to provide a recommendation to the Board of County Commission concerning the appointment of a Planning Commissioner to the Regional Planning Commission.
- C. Selection of Alternates to the Regional Planning Commission**
- D. *Legal Information and Updates**

11. *Director's Items

12. *Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

13. Adjournment