



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Neal Cobb, Chair
Roger Edwards, Vice Chair
Vaughn Hartung
Roy H. Hibdon
Dian A. VanderWell
William Weber
D.J. Whittemore
Kimberly H. Robinson, MUP, Secretary

Tuesday, October 4, 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)

- **Master Plan Amendment Case No. MPA11-002 (Public Services & Facilities Element Update)**
- **Master Plan Amendment Case No. MPA11-003 (Warm Springs Area Plan Update)**
- **Development Code Amendment Case No. DCA11-001 (General Rural Residential)**

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; Meeting Disruption. 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.

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 775.328.6100. 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.

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 September 6, 2011 Meeting

6:30 p.m. 8. **Planning Items** – Master Plan Amendments (Items 8A and 8B) may be adopted and recommended for adoption to the Board of County Commissioners, or denied. Pursuant to NRS 278.210(3), any amendment of the master plan must be made “by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission.” Development Code Amendments (Item 8C) may be recommended for adoption as written, modified and recommended for adoption, or denied. The Planning Commission may also take action to continue an item to a future agenda.

A. PUBLIC HEARING: Master Plan Amendment Case Number MPA11-002 (Public Services and Facilities Element Update) – An amendment to the Washoe County Master Plan, Volume One, *Public Services and Facilities Element*, that provides a complete update of the Public Services and Facilities Element, establishing updated information, levels of service, goals and policies relating to the provision of necessary public services and facilities such as: water, sewer, general government and public safety facilities, libraries, parks, etc., to serve the land use and transportation system envisioned by the County Master Plan and for conformance with the Truckee Meadows Regional Plan.
Staff Representative: Bill Whitney, Senior Planner, Community Development, 775.328.3617

B. PUBLIC HEARING: Master Plan Amendment Case Number MPA11-003 (Warm Springs Area Plan Update) – An amendment to the Washoe County Master Plan, Volume Two, *Warm Springs Area Plan*, that provides an update of the Warm Springs Area Plan, establishing updated goals and policies relating to land use, transportation, scenic, recreational and cultural resources, natural resources (air, land and water). This update proposes an amendment to the Master Plan map to reflect changed Truckee Meadows Service Area (TMSA) boundaries for the southern portion of the Warm Springs Specific Plan Area and introduces an updated map series to include a Development Suitability map, Master Plan map, Public Services and Facilities map, Recreational Opportunities map, and Streets and Highway Systems map. The Warm Springs planning area is comprised generally of the unincorporated areas of the southern portion of Washoe County, bounded on the west by the North Valleys planning area, on the north by the Pyramid Lake Paiute Reservation, on the east by the East Truckee Canyon planning area, and on the south by the Spanish Springs planning area.

Staff Representatives: Bill Whitney, Senior Planner, Community Development, 775.328.3617; Grace Sannazzaro, Planner, Community Development, 775.328.3771

- C. PUBLIC HEARING: Development Code Amendment Case Number DCA11-001 (General Rural Residential)** – To change the existing regulatory zone name, *General Rural Residential*, to *General Rural Agricultural*, and to make changes to the allowed and permitted uses within the renamed regulatory zone by resolution of the Washoe County Commission; to amend the following articles located within the Washoe County Code, Chapter 110, *Development Code*: 106 *Regulatory Zones*, 226 *Warm Springs Area*, 302 *Allowed Uses*, 306 *Accessory Uses and Structures*, 326 *Wind Machines*, 406 *Building Placement Standards*, 502 *Billboard Regulations* and 504 *Sign Regulations*; and other matters properly relating thereto.
Staff Representative: Grace Sannazzaro, Planner, Community Development, 775.328.3771

9. Chair and Commission Items

A. Appointment of Member to the Washoe County Design Review Committee

B. Selection of Alternates to the Regional Planning Commission

C. *Legal Information and Updates

10. *Director's Items

11. *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.

12. Adjournment