



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, November 1, 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)**
- **Development Code Amendment Case Number: DCA11-003 (Cargo Containers)**

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 October 4, 2011 Meeting

- 6:30 p.m. 8. **Planning Items** – Master Plan Amendment (Item 8A) 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 8B) 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.

Please Note: Staff will request that Item 8A be continued to the Planning Commission's December agenda.

- A. PUBLIC HEARING: Master Plan Amendment Case Number MPA11-002 (Public Services and Facilities Element Update) – Continued from the October 4, 2011 Planning Commission meeting.** 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: Development Code Amendment Case Number: DCA11-003 (Cargo Containers)** - To amend section 110.306.10(g) of the Washoe County Development Code, Detached Accessory Structures: Cargo Containers, to include Sea-land Containers, Cargo Containers or Other Portable Storage Containers not Designed for Independent or “In-tow Trailer” Highway Use, to clarify what constitutes placement of a container between a dwelling and a road or access easement and to provide specific standards for placement of a cargo container adjacent to an access that is not the primary access to a lot, to provide for minor modification of the required placement standards for a cargo container by the Director of Community Development under certain circumstances and to remove all ambiguity that cargo containers may not be established as an “Agricultural building as a Main Use” pursuant to Article 330 Domestic Pets and Livestock of the Development Code.
Staff Representative: Roger Pelham, MPA, Senior Planner, Community Development, 775.328.3622

9. Chair and Commission Items

A. *Legal Information and Updates

B. Review, discussion and possible amendment to succession procedure for both the appointees and alternates to the Regional Planning Commission.

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