



PLANNING COMMISSION MEETING MINUTES

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, May 3, 2011
6:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in regular session on Tuesday, May 3, 2011, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:31 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Vaughn Hartung
William Weber
D.J. Whittemore

Commissioners absent: Roger M. Edwards
Roy Hibdon

Staff present: Kimberly Robinson, Planning Manager, Community Development
Eric Young, Ph.D., Planner, Community Development
Nathan Edwards, Esq., Deputy District Attorney
Dawn Spinola, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Hartung led the pledge to the flag.

ETHICS LAW ANNOUNCEMENT

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

APPEAL PROCEDURE

Ms. Robinson recited the appeal procedure for items heard before the Planning Commission.

APPROVAL OF AGENDA

Commissioner Hartung moved to approve the agenda for the May 3, 2011, Planning Commission meeting as written. Commissioner Cobb seconded the motion. Approved 5-0 with no discussion (Commissioners Hibdon and Edwards absent).

APPROVAL OF MINUTES

Commissioner Hartung moved to approve the minutes for the April 5, 2011, Planning Commission meeting as written. Commissioner Cobb seconded the motion. Approved 5-0 with no discussion (Commissioners Hibdon and Edwards absent).

PUBLIC COMMENT

As there was no one wishing to speak, Chair VanderWell closed the public comment period.

CONSENT ITEMS

- A. Appoint Susan Donaldson and Donald Naquin as alternates and Michael Harper and Richard Wood as alternate reserves on the Washoe County Design Review Committee

There was no interest in moving any item from the Consent agenda for discussion and no member of the public wishing to speak on any consent item. Commissioner Hartung moved to approve all the consent items; Commissioner Weber seconded the motion. Approved 5-0 with no discussion (Commissioners Hibdon and Edwards absent).

PROJECT REVIEW ITEMS

None

PLANNING ITEMS

ITEM ONE

PUBLIC HEARING: Master Plan Amendment Case Number MPA10-002 (Spanish Springs Commercial Cap) – An amendment to Washoe County Master Plan, Volume Two, Spanish Springs Area Plan, to delete policy SS.17.2.c, otherwise known as the “Commercial Cap,” which limits industrial and commercial land uses to 9.86% of the land area within the designated Spanish Springs Suburban Character Management Area.

Chair VanderWell opened the public hearing.

Eric Young reviewed the staff report dated February 14, 2011. He noted the Planning Commission had recognized the demand for more commercial development in the area and had requested Community Development take the necessary steps to remove the cap.

Secretary Dawn Spinola announced that Adrian Freund had submitted public comments, and noted for the record that copies had been provided to the Commissioners.

Chair VanderWell closed the public hearing.

Commissioner Hartung noted the amendment was long overdue and fully supported it.

Commissioner Hartung moved that the Washoe County Planning Commission, based upon the information presented in the staff report, written testimony and verbal testimony received during the public hearing, adopt the Master Plan Amendment proposed for the Spanish Springs Area Plan. He further moved to authorize the Chair to sign the Resolution contained at Exhibit A on behalf of the Planning Commission and direct staff to present a report on this Commission's recommendation to the Washoe County Commission within 60 days of today's date.

This action is based on having made at least three of the following findings in accordance with Washoe County Development Code Section 110.820.15 and having made all of the following required findings contained in the Spanish Springs Area Plan.

Commissioner Cobb seconded the motion. Approved 5-0 with no discussion (Commissioners Hibdon and Edwards absent).

The motion was based on the following findings:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendment will not affect the location, purpose and mission of the military installation.

And the following findings in accordance with the Spanish Springs Area Plan:

- SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.

ITEM TWO

REPORT: The Planning Commission will receive a report on, and be invited to comment and discuss, Washoe County staff's initiative to amend Policy 1.3.3 of the Truckee Meadows Regional Plan, in furtherance of a commitment to develop language that more clearly articulates the conformance standards for the establishment of commercial and industrial master plan designations in the unincorporated county.

Dr. Young reviewed the staff report dated March 15, 2011. He explained the policy language had been discovered to be vague, causing challenges in implementation. The policy describes future commercial development and was found to be insufficient during the process of removing the commercial cap in Spanish Springs. Washoe County had agreed to make the changes on behalf of Regional Planning because, of the three jurisdictions, the changes will affect the county the most. Staff has not yet developed draft language, as they are finding it would require changes to the Washoe County Master Plan and Development Code. He requested the Commissioners provide any personal input or comments they receive from the community that would help guide the process.

Chair VanderWell opened the public hearing.

As there was no response to the call for public testimony, Chair VanderWell closed the public hearing.

Commissioner Cobb expressed his appreciation for the department's transparent approach to the project.

CHAIR AND COMMISSION ITEMS

Ms. Robinson told the Commissioners that the Master Plan Amendment for Hillside Holdings approved by the Planning Commission was to be heard at the Board of County Commission (BCC) meeting on May 10, 2011. The update for the Warm Springs Area Plan had been heard at the Warm Springs Citizen Advisory Board meeting of May 2. The Development Agreement for Ladera Ranch was also scheduled for the BCC meeting of May 10.

DIRECTOR'S ITEMS

None

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Commission in session on June 7, 2011.

Kimberly H. Robinson, MUP
Secretary to the Planning Commission