



WASHOE COUNTY 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, June 7, 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, June 7, 2011, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger M. Edwards
Vaughn Hartung
Roy H. Hibdon
D.J. Whittemore

Commissioners absent: William Weber

Staff present: Kimberly Robinson, Planning Manager, Community Development
Roger Pelham, Senior Planner, Community Development
David Creekman, Esq., Chief Deputy District Attorney
Sara DeLozier, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Edwards led the pledge to the flag.

ETHICS LAW ANNOUNCEMENT

Chief Deputy District Attorney Creekman provided the ethics procedure for disclosures.

APPEAL PROCEDURE

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

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Hartung moved to approve the agenda for the June 7, 2011 meeting. Commissioner Edwards seconded the motion, which carried unanimously.

APPROVAL OF MINUTES

Commissioner Whittemore moved to approve the minutes for the May 3, 2011, Planning Commission meeting as written. Commissioner Hartung seconded the motion which carried with a vote of four in favor, zero opposed and Commissioners Edwards and Hibdon abstaining having not been present at the May meeting.

PUBLIC COMMENT

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

CONSENT ITEMS

- A. To consider and adopt a resolution initiating an amendment to the Land Use and Transportation Element, a component of the Washoe County Master Plan – Resolution to initiate an amendment to amend 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.
- B. To consider and adopt a resolution initiating an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan; relating to the anticipated rollback of 128 parcels from the City of Sparks sphere of influence into Washoe County's jurisdiction.
- C. To consider and adopt a resolution initiating an amendment to the Truckee Canyon Regulatory Zone map relating to the anticipated rollback of 128 parcels from the City of Sparks sphere of influence into Washoe County's jurisdiction.

No interest was expressed to move any item from the Consent agenda for discussion and no member of the public wishing to speak on any consent item. Commissioner Hibdon moved to approve all the consent items; Commissioner Cobb seconded the motion which carried unanimously.

PROJECT REVIEW ITEMS

PLANNING ITEMS

OTHER ITEMS

ITEM ONE

Presentation, comment and possible direction concerning recent changes to Article 306, Accessory Uses and Structures – Staff will provide a presentation outlining changes to Article 306 that went into effect on January 1, 2011, as the changes apply to Accessory Structures and Accessory Dwellings. The Board may engage in discussion regarding their perceptions of the recent changes and provide those thoughts and possible direction to staff.

Roger Pelham provided an overview of the new provisions for accessory structures and accessory dwellings and invited discussion, comment and suggestions.

Commissioner Cobb spoke of the need to keep the code provisions accessible and to provide some flexibility for those citizens with smaller dwellings. Commissioner Whittemore suggested it might be too early to provide input on the new process and spoke to the need to have some parameters within to work while maintaining opportunities to modify the provisions as necessary and suggested seeking more public input. Commissioner Edwards inquired as to the fee structure in comparison with other review processes; he spoke of the importance of architectural and design compatibility. Commissioner Hartung agreed with having a formal review process and provisions for noticing neighbors; he voiced concern with additional/new septic systems on smaller parcels. Chair VanderWell inquired as to the comments provided by the Board of Adjustment to which Mr. Pelham indicated they had indicated more time with the new process was needed.

CHAIR AND COMMISSION ITEMS

- a. Report on Previous Planning Commission Items

None

- b. Legal Information and Updates

Chief Deputy District Attorney Creekman announced Greg Salter would be assuming representation of the Planning Commission and the Community Development Department beginning in July.

- c. Survey of Planning Commissioner interest in being appointed to the [Truckee Meadows] Regional Planning Commission.

Commissioners Hartung and Whittemore indicated interest in being considered for appointment to the Regional Planning Commission.

DIRECTOR'S ITEMS

Ms. Robinson had nothing to report on behalf of the Director.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on July 5, 2011.

Kimberly H. Robinson, MUP
Secretary to the Planning Commission