



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, August 2, 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, August 2, 2011, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. 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
William Weber
D.J. Whittemore

Commissioners absent: Roy H. Hibdon

Staff present: Kimberly Robinson, Planning Manager, Community Development
Sandra Monsalve, AICP, Senior Planner, Community Development
Roger Pelham, Senior Planner, Community Development
Greg Salter, Esq., Deputy District Attorney
Sara DeLozier, Recording Secretary, Community Development

2. Pledge of Allegiance

Commissioner Hartung led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Salter provided the ethics procedure for disclosures.

4. Appeal Procedure

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

5. Public Comment

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

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Edwards moved to approve the agenda for the August 2, 2011 meeting. Commissioner Hartung seconded the motion, which carried unanimously.

7. Approval of Minutes of July 5, 2011 meeting

Commissioner Hartung moved to approve the minutes for the July 5, 2011, Planning Commission meeting as written. Commissioner Edwards seconded the motion which carried with a vote of five in favor, zero opposed and Commissioner Whittemore abstaining having not been present at the July meeting.

8. Project Review Items

Item 8A

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

Chair VanderWell opened the public hearing. Roger Pelham reviewed the staff report dated July 18, 2011. Mr. Pelham indicated comments in support of the proposed amendment had been received from Adrian Freund, former Community Development Department Director.

Mike Railey, Rubicon Design Group, Applicant Representative, indicated the business had been in operation since 1957 and that the subject parcels were privately-held ones within

the Paiute Tribal lands. The proposed amendment and the accompanying Design Standards Manual provide for uses that are consistent with the Master Plan with any proposed expansion being subject to discretionary review through the special use permit process. He indicated the applicant was in support of the proposed conditions and that the proposed amendment would provide for some aesthetic improvements with approximately one-third of those items identified in the plan's phasing table already complete.

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

Commissioner Edwards 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, recommend approval of the proposed Regulatory Zone Amendment having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15. Commissioner Weber seconded the motion which carried unanimously.

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 and the Regulatory Zone map.
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 amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Item 8B

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)

Chair VanderWell opened the public hearing. Sandra Monsalve reviewed her staff report dated July 17, 2011. She indicated Finding Number Two should include the word "compatible" after "land uses."

Ken Krater, Applicant, presented himself for questions of the Commission.

Gary Hatfield spoke in favor of the proposed amendment and requested additional information concerning road maintenance and the number of properties the access road would serve. Ms. Monsalve stated access would be conditioned by the Regional Transportation Commission (RTC) and Washoe County Engineering as part of the subdivision and final map process. Mr. Krater indicated Man of War Drive was a private driveway built to County standards and could serve four lots; future plans would involve a Boundary Line Adjustment and the paving of Man of War with the filing of a Final Subdivision Map. He indicated he would work with Mr. Hatfield to ensure road maintenance.

Referencing comments submitted by RTC, Commissioner Hartung asked if approval of this amendment would force improvements to the intersection of Clean Water Way and the Southeast Connector upon the County or RTC. Ms. Monsalve stated that was not the case and clarified the RTC's concerns were with the future development of the Hidden Hills subdivision.

Chair VanderWell closed the public hearing.

Commissioner Edwards 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, recommend approval of the proposed Regulatory Zone Amendment having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15. Commissioner Cobb seconded the motion which carried unanimously.

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 and the Regulatory Zone map.
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 amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. 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.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

9. Other Items

Item 9A

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.

Roger Pelham provided an overview of the existing provisions and uses for cargo containers within Washoe County and invited discussion, comment and direction. Citizen requests had been received for their use as storage, garage and agricultural structures. Mr. Pelham reviewed the definition of a cargo container and the two places in the Development Code where their use is provided for. He indicated staff had identified some difficulties with the newly drafted code provisions including placement between a residence and a road right-of-way.

Commissioner Weber expressed support for the existing provisions with the exception of front setbacks; he stated he would support use as a garage. Commissioner Edwards asked if provisions were necessary to address the outside appearance of the containers and disagreed with placement in front of a residence. The Commissioners discussed setbacks; alternate ways to better identify the front of a residence on non-standard shaped lots; ways to provide standards while allowing some flexibility; screening; color; and the number of containers allowed on differently sized parcels. Use of a Director's Modification or something similar might provide more flexibility. There was support for maintaining a complaint-driven code compliance policy. Commissioner Weber asked staff to provide the number of cargo container-related code compliance complaints. Ms. Robinson noted most of the complaints were for parcels 5 or less acres in size.

10. Chair and Commission Items

A. Election of Officers

Commissioner Edwards moved to elect Commissioner Cobb as Planning Commission Chair; Commissioner Weber seconded the motion which carried unanimously.

Commissioner Hartung moved to elect Commissioner Edwards as Planning Commission Vice Chair; Commissioner Cobb seconded the motion which carried unanimously.

B. Recommendation on Appointment to the Regional Planning Commission

Commissioner Cobb recommended Commissioner Weber for appointment to the Regional Planning Commission; Commissioner Hartung seconded the motion which carried

unanimously. Commissioner Edwards indicated it would be helpful to add Regional Planning Commission appointment information to the Planning Commission's Rules, Policies and Procedures.

C. Selection of Alternates to the Regional Planning Commission

In accordance with the Rules, Policies and Procedures, this item will appear on an agenda after the Board of County Commissioners makes it's appointment.

D. Legal Information and Updates

Deputy District Attorney Salter had no updates to provide.

11. Director's Items

Ms. Robinson indicated the Sparks Energy Park project was scheduled to be heard by the Board August 9, 2011.

12. Public Comment

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

13. Adjournment

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:38 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on September 6, 2011.

Kimberly H. Robinson, MUP
Secretary to the Planning Commission