



Community Development

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Adrian P. Freund, AICP, Community Development Director
Blaine Cartlidge, Legal Counsel



Washoe County Planning Commission

William Weber, Chair
Stephen D. Rogers, Vice Chair
Neal Cobb

Florence M. "Marge" Frandsen
Roy H. Hibdon
Christy Magers
Dian A. VanderWell

WASHOE COUNTY PLANNING COMMISSION

MINUTES

January 16, 2007

The Washoe County Planning Commission met in regular session on Tuesday, January 16, 2007, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

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

Commissioners present: William Weber, Chair
Stephen Rogers, Vice Chair
Neal Cobb
Marge Frandsen
Roy Hibdon
Christy Magers
Dian VanderWell

Commissioners absent: None

Staff present: Adrian Freund, AICP, Director, Community Development
Michael A. Harper, FAICP, Planning Manager, Community Development
Bill Whitney, Senior Planner, Community Development
Eric Young, Ph.D., Planner, Community Development
Sara DeLozier, Recording Secretary, Community Development
Blaine Cartlidge, Deputy District Attorney, Washoe County

PLEDGE OF ALLEGIANCE

Commissioner Magers led the pledge to the flag.

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Rogers moved to approve the agenda for the January 16, 2007 meeting. Commissioner VanderWell seconded the motion, which passed unanimously.

APPROVAL OF MINUTES

Commissioner Rogers moved to approve the minutes of the November 21, 2006 meeting. The motion was seconded by Commissioner Frandsen and passed by a vote of seven to zero.

PUBLIC COMMENT

Gary Schmidt, Gerlach, spoke against the process by which Citizen Advisory Board public comment periods were modified.

CONSENT ITEM

RESOLUTION FOR ACCEPTING STREETS – Parcel Map 4506, Document No. 3343028, recorded January 21, 2006.

RESOLUTION FOR ACCEPTING STREETS – Donovan Ranch, Phase I, Tract Map 4401, Document No. 3113170, recorded October 15, 2004.

RESOLUTION FOR ACCEPTING STREETS – Donovan Ranch, Phase II, Tract Map 4453, Document No. 3290551, recorded October 12, 2005.

Commissioner Hibdon moved to approve Consent Items A, B and C, Resolutions for Accepting Streets. The motion was seconded by Commissioner Magers and passed unanimously.

PLANNING ITEMS

AGENDA ITEM 1

PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-006 (SOUTHEAST TRUCKEE MEADOWS) - To consider a proposal to amend the Southeast Truckee Meadows Area Plan that provides a complete update of the area plan; establishing areas for potential intensification; establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Natural Resources (Air, Land and Water), and establishing specific findings and criteria and thresholds for future amendments; amending the Land Use Plan map to reflect certain land use changes; amending the Public Services and Facilities Plan map, Streets and Highway Systems Plan map, and Development Suitability map; and establishing a Character Management Plan map and a Recreational Opportunities Plan map.

Chair Weber opened the public hearing.

Bill Whitney reviewed his staff report dated December 27, 2006. The Area Plan Update and the associated maps were reviewed extensively. He expressed appreciation for the involvement of the Hidden Valley and Toll Road working group members as well as the many other involved citizens of the area.

Mr. Whitney identified two policy language changes for consideration: 1) Policy SETM.5.10 simplified to read, "The intersection of Western Skies Drive and SR 341 should be

limited to truck traffic only” and 2) Policy SETM.6.10 adding “and an emergency connection heading east from the Rhyolite Drive area.”

Tom Judy, 2755 Parkway Drive; and C. Neil Upchurch, 2980 Middlecoff Court; voiced support for the Area Plan update, and expressed appreciation for Mr. Whitney’s involvement with the community in developing the plan.

Barron Caronite, Sierra Land Solutions, LLC, representing the Sunny Hills and Virginia Forties Properties, spoke of the anticipated move of the properties into the City of Reno’s jurisdiction. He indicated that should that request be successful, master planning of the areas would ensue.

Gary Schmidt, Gerlach, suggested stronger language be used to prevent access to new commercial development on the east side of McCarran through residential neighborhoods.

Chair Weber closed the public hearing.

Commissioner Frandsen suggested Photo 4’s caption, “Hidden Valley Park,” be modified to include the word “Regional.” She expressed agreement with the need for more explicit language concerning commercial development. Mr. Whitney indicated stronger language was in place in Policy SETM.3.4.

Commissioner Cobb voiced concern with the traffic generated from feeder streets.

Commissioner Magers questioned the accessibility of Western Skies Drive and the plan for future development. Mr. Whitney indicated the road, located in the City of Reno’s jurisdiction, would likely be completed once the area was built out.

Commissioner Rogers voiced concern with area flooding and future development within the floodplain.

Mr. Whitney stated the City of Reno and Washoe County has adopted complimentary ordinances dealing with development within the Zone One flood pool (Development Suitability map), spoke to its mitigation requirements, and referenced Policy SETM.3.5.

Director Freund added the Truckee River Flood Project has a number of plans for that area including the acquisition of parcels to maintain the flood pool.

Commissioner Cobb spoke against allowing development in the floodplain.

Commissioner Frandsen stated unease that the City of Sparks had not adopted a flood storage ordinance and the subsequent vulnerability of adjacent properties, particularly those in Hidden Meadows.

Mr. Whitney stated it was within the purview of the Planning Commission to direct staff to contact the City of Sparks with this concern.

Commissioner Rogers expressed doubt that the ordinances in place provided adequate protection against flood events. Removal of the last sentence of SETM.3.5 was discussed.

Director Freund reiterated the Truckee River Flood Management Project was charged with governing all the regulations and requirement with respect to the flood area and critical pool area. He noted the Project and the associated Technical Advisory Committee was comprised of representatives from all three jurisdictions. He noted there was currently consideration to increase the compensation flood storage requirements beyond 1:1.

Chair Weber spoke in favor of increased emergency access for the area and extending Western Skies Drive for public use; he was not in favor of limiting the road to only truck access.

Commissioner Frandsen questioned the effect of removing the last sentence of SETM.3.5 and asked if it was a topic of the working group meetings. Mr. Whitney indicated it was not and described the context under which these policies were created.

Mr. Harper clarified the policies were not meant to encourage development, but rather provide direction recognizing that all the jurisdictions allow for development in the floodplain. He cautioned removal of the last sentence of SETM.3.5 may give the indication that Washoe County does not have a concern with limiting development in floodplains.

Commissioner Hibdon spoke in favor of retaining the language of SETM.3.5. Commissioner Cobb and Commissioner Rogers spoke in favor of removing the sentence.

Commissioner Frandsen moved to approve Comprehensive Plan Amendment Case No. CP06-006 (Southeast Truckee Meadows) with the following amendments: SETM.5.10 changed to read, "The intersection of Western Skies Drive and SR 341 should be limited to truck traffic only;" SETM.6.10 to add "and an emergency connection heading east from the Rhyolite Drive area;" changing the caption of Photo 4 to read, "Hidden Valley *Regional* Park;" and directing staff to write a letter to the City of Sparks encouraging them to move forward with a flood storage ordinance compatible with those of City of Reno and Washoe County. The motion was seconded by Commissioner Hibdon and passed unanimously.

The motion was based on the following findings:

1. The proposed amendments to the Southeast Truckee Meadows Area Plan are in substantial compliance with the policies and action programs of the *Washoe County Comprehensive Plan*.
2. The proposed amendments to the Southeast Truckee Meadows Area Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. The proposed amendments to the Southeast Truckee Meadows Area Plan respond 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. The proposed amendments to the Southeast Truckee Meadows Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
5. The proposed amendments to the Southeast Truckee Meadows Area Plan will promote the desired pattern for the 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 to the Southeast Truckee Meadows Area Plan will not exceed the four permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
7. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

AGENDA ITEM 2

REGIONAL HOUSING TASK FORCE PRESENTATION - Representatives from the recently formed Regional Housing Task Force will provide the Planning Commission with an introduction to the task force and the issues it is addressing.

Jodi Royal-Goodwin, City of Reno, Regional Housing Task Force presented a brief overview of the history and composition of the Task Force as well as its vision and present undertakings.

Director Freund spoke to the significance of the issue within our community noting Washoe County had developed a strategy for affordable housing under its Strategic Priority for a healthy economy. He recognized the staff and Task Force members for their commitment.

AGENDA ITEM 3

UPDATE (NO ACTION): COMPREHENSIVE PLAN AMENDMENT CASE NO. CP05-004 (SOUTH VALLEYS AREA PLAN UPDATE) - A non-action agenda item in which staff will provide the Planning Commission with an update on the draft South Valleys Area Plan. The Planning Commission will listen to input from Citizen Advisory Board members, working group members, and others regarding the draft plan. The purpose of this agenda item is to give the Planning Commission an opportunity to listen to the input of groups and individuals who have been involved in the update, and to ask questions of staff in preparation for a public hearing before the planning commission in February.

Eric Young reviewed his staff report dated January 16, 2007. He provided an update on the process of the plan and the anticipated next steps toward adoption of an updated South Valleys Area Plan.

He reviewed the area plan boundaries and spoke to the high level of community engagement. He indicated a draft had been circulated to the three affected Citizen Advisory Boards (East Washoe Valley, West Washoe Valley and Galena-Steamboat), each of which had provide extensive feedback.

He noted a joint meeting of the three Citizen Advisory Boards was scheduled for Saturday, February 3, 2007 and that in Agenda Item 4 the Planning Commission would be asked to provide direction as to their desired level of involvement in that joint meeting.

Chair Weber encouraged those speaking to attend the February 3, 2007 Joint Meeting.

Ginger Pierce, Steamboat/Pleasant Valley Homeowners, voiced concern with the compliance of Goal 22 with the policies identified in the Washoe County Comprehensive Water Management Plan.

William Naylor, 1005 Dunbar Drive; Cindy Schardt, Pleasant-Steamboat Valleys Landowners Association; Jane Countryman, West Washoe Valley Citizens Working Group; Ann York, 280 Flicker Circle; Marilyn Naylor, 1005 Dunbar Drive; and Carol Christensen, 2155 Lakeshore Drive, spoke to the large degree of community involvement in the creation of the draft Area Plan and voiced concern that the draft area plan did not adequately incorporate the recommendations of the South Valleys citizens or reflect community issues and concerns.

Additionally, Ms. Schardt requested a more transparent and orderly process; Mr. Houk expressed concern with development along U.S. 395; and Ms. Countryman requested the rationale be provided for community comments not incorporated into the plan. Ms. Naylor also noted the high degree of community involvement of the South Valley residents in local projects and requested stronger language be used in the Area Plan. Ms. Christensen spoke to the preservation of rural and natural resources, water in particular. She indicated the plan introduced inappropriate and unwanted land uses and provided for an unwanted expanded commercial area.

Gary Schmidt, Gerlach, voiced support for the preservation of the rural character of the South Valleys.

Monika Frank, 1670 South Irving Place, spoke in favor of maintaining the community's rural character and limiting development. She spoke against higher density designations and the search for new water resources.

AGENDA ITEM 4

PLANNING COMMISSION PARTICIPATION – The Planning Commission will be asked for direction as to the level of participation it feels appropriate in regard to the joint Citizen Advisory Board meeting scheduled to review the South Valleys Area Plan Update.

Commissioner Rogers suggested a full meeting of Planning Commission at the joint Citizen Advisory Board meeting; he expressed interest in hearing community concerns and staff responses to those concerns at that time.

Chair Weber agreed and suggested making attendance voluntary.

Commissioner Cobb expressed concern that the meeting was premature and that community issues should be further addressed prior to such a meeting.

Commissioner Hibdon requested the Planning Commission be provided a copy of the community issues and concerns along with the draft Area Plan.

Dr. Young stated the documents submitted by the working groups would be part of presentation on the 3rd with a point by point explanation of why each was either included or left out. Recognizing the passion of the citizens of the South Valley's community, he acknowledged the Area Plan may not be the proper venue to address issues brought forward and that staff may have a professional difference of opinion as to how those issues should be addressed. He

explained how the goals and policies of the plan work together to approach community issues in a way that satisfies the imperatives of staff, Washoe County and the desires of the community, while anticipating the changes and the consequences of those changes over the next 20 years. He stated he would not bring forward a plan that did not aggressively preserve the character of the South Valleys.

Commissioner Frandsen suggested that the best way for the Commission to get a feel for the document, what the community expects and what the County can offer would be to attend the February 3rd meeting.

Chair Weber agreed recognizing the success of the Spanish Springs Area Plan update resulting in part from similar meetings.

It was decided that the Joint Meeting would be advertised to allow for a quorum of the Planning Commission to be in attendance but that the Planning Commission would not take action, and attendance would be optional.

Commissioner Frandsen reminded the Commissioners that the Planning Commission has in the past taken pride in hearing the same information.

Commissioner Magers requested the draft Area Plans and the accompanying documents be made available at locations within the community prior to the joint meeting. She also questioned the number of core participants in the creation of the draft.

Dr. Young stated those documents would be made available prior to the meeting both in hard copy and on the Community Development website. He indicated that a core group of approximately 20 persons had been involved, 12 on a very consistent basis.

PROJECT REVIEW

None

OTHER ITEMS

None

CHAIR AND COMMISSION ITEMS

a. Report on Previous Actions

Director Freund reported two appeals had been received, one concerning Eagle Canyon 6 Subdivision and the other concerning the Sun Valley General Improvement District water tank.

b. Travel and Training

Mr. Harper reviewed his memo dated December 18, 2006, and the revisions since the last review of the Planning Commission Training and Travel Policy which included the addition of a mentoring program and eligibility requirements for County sponsored travel. He noted Washoe County had recently modified its travel policy to follow the federal per diem policy.

The National American Planning Association Conference was discussed; Chair Weber, Commissioner Rogers and Commissioner Hibdon indicated an interest in attending.

Commissioner Rogers moved to approve the Planning Commission Training and Travel Policy as written; Commissioner Frandsen seconded the motion which carried unanimously.

DIRECTOR'S ITEMS

Director Freund reported the Regional Planning Commission had agreed to move forward all of the owner-requested TMSA amendments to the Regional Plan Governing Board for their action. He noted there were a significant number including one that the Planning Commission had not supported.

Mr. Harper encouraged the Commissioners to attend the APA/Lincoln Institute Audio Conference scheduled for Wednesday, January 17, 2007.

ADJOURNMENT

As there was no further business to come before the Planning Commission, the meeting adjourned at 9:28 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on February 20, 2007.

Adrian P. Freund, AICP
Secretary to the Planning Commission