



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney  
Sarah Chvilicek, Vice Chair  
Francine Donshick, Chair  
R. Michael Flick  
Kate S. Nelson  
Larry Peyton  
Patricia Phillips

## Secretary

Trevor Lloyd

Tuesday, June 7, 2022  
6:00 p.m.

Washoe County Administrative Complex  
Commission Chambers  
1001 E 9<sup>th</sup> Street, Building A  
Reno, Nevada 89512

and available via  
Zoom Webinar

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The Washoe County Planning Commission met in a scheduled session on Tuesday, June 7, 2022, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

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## 1. \*Determination of Quorum

Chair Donshick called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney  
Sarah Chvilicek, Vice Chair  
Francine Donshick, Chair  
R. Michael Flick  
Kate S. Nelson  
Larry Peyton  
Pat Phillips

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Roger Pelham, MPA, Senior Planner, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office  
Lacey Kerfoot, Recording Secretary, Planning and Building

## 2. Pledge of Allegiance

Commissioner Peyton led the pledge to the flag.

## 3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

#### 4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

#### 5. General Public Comment and Discussion Thereof

Chair Donshick opened the Public Comment period.

##### Public Comment:

Pat Roberts (Chambers), a resident of the Warms Springs Specific Plan Area (SPA), also known as Palomino Valley. She spoke on item 8E. Palomino Farms wants to relocate commercial acreage within the SPA to land adjacent to Pyramid Highway near Whisky Springs. Ms. Roberts asked the Planning Commission to postpone for two reasons: (1) The Warm Springs Specific Plan Area is currently under review. The community hasn't been invited to participate in the process. (2) TMWA and water feasibility projects connected to this project are not finished. Ms. Roberts believes that both of these things would have an impact on any decision made. She doesn't believe the applicant has adequately sought public input. There is a new procedure with the neighborhood meetings; they notified 30 property owners. Ms. Roberts posted a poll on Nextdoor.com asking if the residents wanted a commercial strip near Whisky Springs. In one day, she received 57 votes; 77% said no, and 23% said yes. She said she was surprised. Ms. Roberts, a retired attorney, and her wife, a retired federal officer, met with the applicant. After having met with the applicant, Ms. Roberts sent an email with further questions and concerns. She didn't receive a response to her email and she wasn't invited to the neighborhood meeting. You would think that interested individuals, like herself, would have been invited. Ms. Roberts reiterated that she would like the decision to be delayed. She said there are only about 1,000 of residents in Palomino Valley. It's rural there's no commercial buildings.

Debbie Struhsacker (Zoom) commented on the Ridges at Hunter Creek item. She said she hopes the Commission considers dust mitigation and control measures, not just while clearing the lots, but after. The lots will continue to be a source of fugitive admissions if there isn't proper dust suppression during windy periods. Those measures could include putting a surfactant, an EPA-approved dust suppressant on the lot, revegetation, mulch or gravel. She lives nearby and is concerned that the lots will continue to be a source of dust emissions, if not adequately controlled. There are concerns over high wildfire risk during construction. Ms. Struhsacker wants to see proper safety measures, and that the builder will have adequate water facilities to address any fires immediately. She also mentioned limiting construction activities during extreme wind conditions and on fire-prone days. She also wants to make sure there is adequate storm water drainage and flood mitigation on those lots.

Eric Struhsacker (Zoom): Eagle's Nest neighbor said he is concerned about Ridges at Hunter Creek. He said he shared the same concerns that Debbie raised.

There was no further response to the call for public comment.

#### 6. Approval of June 7, 2022 Agenda

Commissioner Chvilicek moved to approve the agenda for the June 7, 2022 meeting, including the postponement of item 8A. Commissioner Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

#### 7. Approval of May 3, 2022 Draft Minutes

Commissioner Chesney moved to approve the minutes for the May 3, 2022, Planning Commission meeting as written. Commissioner Peyton seconded the motion, which passed unanimously with a vote of seven for, none against.

## 8. Public Hearings

**A. Abandonment Case Number WAB22-0006 (West Abandonment)** – For hearing, discussion, and possible action to approve the abandonment of Washoe County's interest in 13 feet of an existing 33-foot easement abutting the northern property line of APN 150-221-06 and 13 feet of an existing 33-foot easement abutting the southern property line of APN 150-221-06.

- Applicant: Dustin West
- Location: 15415 Fawn Lane, Reno, NV 89511
- Assessor's Parcel Number(s): 150-221-06
- Parcel Size: 1.177 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest (FO)
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3618
- Email: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

**B. Abandonment Case Number WAB22-0007 (Clasen Quality Chocolate Abandonment)** – For hearing, discussion, and possible action to approve an abandonment and re-offer of dedication of a portion of Hawco Court and public utility (PUE), plowed snow storage (PSE), and traffic control signage easements (TSE). The proposed dedication would relocate the cul-de-sac and utilities. The total area of the right of way to be abandoned is 29,209 square feet; and the total square footage of the PUE, PSE, and TSE easements to be abandoned is 10,008 square feet.

- Applicant: Tectonics Design Group
- Property Owner: Clasen Quality Chocolate, Inc
- Location: 600 Hawco Court
- Assessor's Parcel Number(s): 538-171-11; 538-161-11 (Now APN:538-171-15)
- Parcel Size: 75.42 Acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 4 – Commissioner Hartung
- Staff: Chris Bronczyk, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3612
- Email: [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

Senior Planner Chris Bronczyk provided a presentation. There was no applicant presentation.

There was no response to the call for public comment. There was no discussion from Commissioners.

**MOTION: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB22-0007 for Clasen Quality Chocolate, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.**

- (a) **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan; and
- (b) **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
- (c) **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Peyton seconded the motion, which passed unanimously with a vote of seven for, none against.

**C. Abandonment Case Number WAB22-0008 (Eclipse Dr Abandonment)** – For hearing, discussion, and possible action to approve the abandonment of Washoe County's interest in a 50 foot wide undeveloped roadway and drainage easement between 19 Eclipse Drive and 25 Eclipse Drive. If approved, the easement will be abandoned equally, with 25 feet to each of the abutting property owners.

- Applicant / Property Owners: Steve & Amanda Duncan; Edward & Sherri Koepke
- Location: 19 & 25 Eclipse Drive
- Assessor's Parcel Number(s): 089-401-15 & 16
- Parcel Size: Each parcel is 0.53 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 4 – Commissioner Hartung
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3627
- Email: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

Planner Julee Olander provided a presentation. There was no applicant presentation.

There was no response to the call for public comment. There were no questions or discussion from Commissioners.

**MOTION: Commissioner Peyton moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB22-0008 for Steve & Amanda Duncan and Ed & Sherri Koepke, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:**

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan; and**
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and**
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.**

**Commissioner Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.**

**D. Amendment of Conditions Case Number WAC22-0001 and Special Use Permit Case Number WSUP22-0007 (Ridges at Hunter Creek) –** For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number TM16-005 (Ridges at Hunter Creek) to allow a new and different lot configuration, to add a guardhouse, and to add a clubhouse as a common area amenity. And to approve a special use permit for major grading, including approximately 159,400 cubic yards of excavation to include approximately 93,400 cubic yards of import material and approximately 2,026,890 SF of surface disturbance. As part of the special use permit, the applicant is asking to vary several sections of Washoe County Code Chapter 110, Article 438, specifically sections 110.438.45(a), (b), (c), and (j) and 110.438.50(a).

- Applicant: New Edge Living
- Property Owner: Kia Ora, LLC
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor's Parcel Number(s): 041-661-02 through 05, 08 through 11; 041-662-01,03, 04, 06, 08 through 13;041-671-02 and 014-650-03
- Parcel Size: ±155 acres
- Master Plan Category: Suburban Residential (SR), Rural Residential (RR) and Rural (R)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps, Article 438, Grading
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division

- Phone: 775-328-3627
- Email: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

Planner Julee Olander provided a presentation. Applicant Representative Stacie Huggins with Wood Rodgers provided a presentation.

Public Comment:

Tom Hall (Chambers) provided Commissioners with a photo handout, which was put on record. He is a resident on Woodchuck Circle. Mr. Hall stated that when his house was built, it was the first house in that area; they had no experience with traffic or excess dust. He is concerned about fire, stating that 60 acres of his property burned after something sparked on a rock. Mr. Hall is also concerned with traffic at the Michael D Thompson trailhead, which is very popular. Traffic enters the trailhead, fills up the parking lot, and then parks on both sides of the road. The weekends are particularly bad. Three houses are under construction currently. There are construction trucks, transports and delivery equipment throughout the day and night. Mr. Hall understands that there is a condition regarding working hours, which he said may help. He has spoken with the developers about the need to control the volume and timing of traffic. Mr. Hall also has concerns about access and mail. He wrote a letter to USPS about mail delivery concerns, and now he receives mail. He doesn't know the solution, but believes there will be complaints about dust, traffic and access as this project moves forward.

Jordan Graham (Chambers) provided Commissioners with photos, which were put on record. He is a homeowner adjacent to lot 29. He said he had an issue with the lot setback. He referenced page 2 of the photos that he provided. He met with the project development team regarding the location of the pad. His concern is that even with a 50-foot setback, if the house were two and a half stories, it would look down into my house. Eagle's Nest has high-end homes that respect privacy and preserve views. The prospect of having a large home looking down at his house is very concerning. Mr. Graham said he and the development team walked the property on lot 29 and discussed moving the pad to another location. Mr. Graham stated that the development team would reconsider the location. Referencing the first page of his photos, he spoke about dust control and water concerns. He said that Eagles Nest is downstream, down the valley from Hunters Creek. He is encouraged by the comments made by the development team about mitigating the dust, as it's a large concern for residents with chronic health conditions. Referencing page 3 of his packet, he stated that many residents within Eagles Nest have had both surface and subsurface water issues. The lots indicated on page 3 are the lots that have had either surface or subsurface water problems. Water drainage is a major concern. Mr. Graham indicated that comments provided by Ms. Struhsacker earlier provided some potential mitigations.

Recording Secretary Lacey Kerfoot indicated that Cindy Carano (Chambers) did not wish to speak but was in favor of the project.

Discussion by Commission:

Commissioner Chvilicek said she is looking at statements of condition from the Park Planner. There was no mention of overflow traffic for the trailhead. Ms. Olander said that she spoke with Park Planner Sophia Kirschenman about the issues with parking at the trailhead. Parks is aware of the parking issue, which is made more challenging by the construction vehicles and equipment. It has become a very popular trailhead. Parks has had conversations with the federal government, because they have some property there. Ms. Olander stated she's unsure of where more parking could be added, because there is a steep slope. Parks is encouraging people to walk in. Ms. Olander reiterated that the parking is at the trailhead and there isn't much parking down below. This project will minimize ongoing traffic concerns by

grading the lots all at once. She stated that there is a condition from Engineering that the applicant has to provide information on the haul road.

Chair Donshick said there were comments about water issues, which are normally covered by a tentative map. Chair Donshick stated that those conditions generally stipulate that more water can't come off than what comes off now. Chair Donshick asked for confirmation that those are normally controlled condition when the applicant goes to build. Ms. Olander stated that the old conditions are carried on from the original tentative map to address the drainage and grading.

**MOTION: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC22-0001 for Kia Ora, LLC to amend the tentative map previously approved in TM16-005 (Ridges at Hunter Creek) along with the amended conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:**

- (a) **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- (b) **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) **Type of Development.** That the site is physically suited for the type of development proposed;
- (d) **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) **Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- (f) **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) **Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Commissioner Chesney also moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Special Use Permit Case Number WSUP22-0007 for Kia Ora, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and approve the applicant's request to vary the grading standards set forth in Washoe County Code Sections 110.438.45(a), (b), (c) and (j) and 110.438.50(a) as set forth in this staff report:

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee

**Meadows Area Plan;**

- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for grading., and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Commissioner Peyton seconded the motions, which passed unanimously with a vote of seven for, none against.

- E. Master Plan Amendment Case Number WMPA22-0002 (Palomino Farms)** – For hearing, discussion and possible action to adopt a resolution amending the Washoe County Master Plan, Warm Springs Area Plan and the Warm Springs Specific Plan to reconfigure and adjust the master plan category on several parcels of land from ±890.35 acres of Suburban Residential, ±235.41 acres of Rural and ±18.82 acres of commercial to ±889.08 acres of Suburban Residential, ±240.61 acres of Rural and ±18.78 acres of commercial, which will concentrate all areas of commercial master plan designations near the intersection of Pyramid Highway and Whiskey Springs Road.

**Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms) [For possible action]** – For hearing, discussion and possible action to adopt a resolution recommending an amendment to the Warm Springs Regulatory Zone Map to reconfigure and adjust the regulatory zone on several parcels of land from ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation to ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation, which will concentrate all areas of commercial regulatory zone near the intersection of Pyramid Highway and Whiskey Springs Road and relocate the Public and Semi Public Facilities and Parks and Recreation Regulatory zones adjacent to Whiskey Springs Road, approximately 3/4 mile east of its intersection with Pyramid Highway.

The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities. If approved, authorize the chair to sign resolutions to this effect.

- Applicant/Owner: Palomino Farms, Attn: Michael Benjamin
- Location: On both the north and south sides of Whiskey Springs Road, beginning at Pyramid Highway on the west, and continuing approximately two miles to the east
- APN: 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, 077-340-45

- Parcel Size: ± 1144.6 acres (total)
- Existing Master Plan: Suburban Residential (SR, ±890.35 acres), Rural (R, ±235.41 acres), Commercial (C, ±18.82 acres)
- Existing Regulatory Zone: Low Density Suburban (LDS, 1 dwelling per acre, ±867.83 acres), General Rural (GR, 1 dwelling per 40 acres, ±235.41 acres), General Commercial (GC, ±18.82 acres), Public and Semi Public Facilities (PSP, ±12.29 acres), Parks and Recreation (PR, ±10.24 acres)
- Proposed Master Plan: Suburban Residential (SR, ±889.08 acres), Rural (R, ±240.61 acres), Commercial (C, ±18.78 acres)
- Proposed Regulatory Zone: Low Density Suburban (LDS, 1 dwelling per acre, ±866.28 acres), General Rural (GR, 1 dwelling per 40 acres, ±240.61 acres), General Commercial (GC, ±18.86 acres), Public and Semi Public Facilities (PSP, ±12.63 acres). Parks and Recreation (PR, ±10.09 acres)
- Area Plan: Warm Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone.
- Commission District: 5 – Commissioner Herman
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3622
- Email: [rpelham@washoecounty.gov](mailto:rpelham@washoecounty.gov)

Commissioner Chesney disclosed that he lives in Palomino Valley but does not live in the SPA. Senior Planner Roger Pelham provided a presentation. Applicant Representative Mike Railey addressed the Planning Commission but did not provide a presentation.

Public Comment:

Pam Roberts (Chambers) would like the Commission to consider that on February 14, 2019, the subject area was underwater. She stated that even in a drought, we know how quickly things can change. We don't want another Lemmon Valley disaster. She said it's interesting that nobody showed up to the neighborhood meeting, because when TMWA had community meetings about the same subject property concerning the water feasibility study, it was very well attended. Mr. Benjamin was at those meetings and made a presentation about taking the 1,000 acres in the middle of the rural area and keeping it agricultural in perpetuity. At that time, there was no mention of the commercial rezoning or relocation. Whether or not the commercial property should be out there, the poll showed some were in favor and some were not. Ms. Roberts believes that there should be more opportunity to get input.

Cindy Diep (Zoom), Warm Springs resident, said she supports Pam Robert's request for postponing the decision. Ms. Diep stated that the Nextdoor poll did not indicate that the project was new construction, but it could have been more clear about relocating commercial zoning to a strip mall. The neighborhood doesn't understand the proposal. The neighborhood meeting notices poorly conveyed to residents how this amendment would impact their

neighborhood. The portion of the proposal that would concern local residents the most is the reconfiguration of the location of the commercial zone. The notice of neighborhood meeting implies that the primary purpose of the project was to redesignate 6.8 acres from LDS to GR. This request is negatable, as the site itself is more than 1000 acres. Changing 6.8 acres reduces the number of houses by 6 at most, which is nothing compared to the 900 that the site zoning can support. The notice goes on to say this proposal to rezone requests that commercial, public, semi/public land, parks and recreation land can be reconfigured. It's vague and doesn't convey that they propose to reconfigure the land to create a strip mall at Pyramid Highway and Whiskey Springs. Even though there is a large commercial zone on the SE side of Pyramid Highway and Whiskey Springs, there is no commercial development there. The strip mall would be the first real commercial development. The way the notice was worded gave the impression that this development was to reduce development in the area, which skirted the issues that the residents would have taken pause at. Ms. Diep stated that while she realizes that the amount of land with commercial zoning would remain the same, she believes the residents should have an opportunity to understand the proposed changes of consolidated commercial or scattered commercial. It may end up they want a strip mall, but they weren't given the chance to consider that.

There was no further response to the call for public comment.

Discussion by Commission:

Commissioner Chvilicek inquired about the reference to a strip mall. Mr. Pelham said there is no project associated with this request currently. The request is to change the colors on a map. The commercial area is being consolidated into a node near, but at least 200 feet back from the intersection of Pyramid and Whiskey Springs. Mr. Pelham stated that a project may come forward in the future for commercial development, but it would most likely not require discretionary action. Mr. Lloyd stated that Article 302 of Washoe County Development Code lists uses that are allowed within the commercial designation. A neighborhood commercial center is only one of many uses that could or may happen on that land.

Commissioner Chesney commented that currently, this commercial and neighborhood commercial use is already approved. We are taking it from being spread out through the area to consolidating it near the highway, which takes the traffic off of the GID maintained road (Whiskey Springs) and brings it closer to Pyramid Highway. The thought of the water study or waiting on the area plan to be rewritten is not even a thought. Getting this out by the highway into one spot is a good move.

Commissioner Chvilicek said this is one step of many. We don't have specific plans in front of us.

**MOTION: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0002 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.**

- 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.**
- 2. Compatible Land Uses. 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. **Response to Change Conditions.** 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. **Availability of Facilities.** 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. **Desired Pattern of Growth.** 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.

Commissioner Chesney also moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0002 having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. **Compatible Land Uses.** 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. **Response to Change Conditions; more desirable use.** 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. **Availability of Facilities.** 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. **No Adverse Effects.** The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. **Desired Pattern of Growth.** 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.

Commissioner Peyton seconded the motion, which passed unanimously with a vote of seven for, none against.

Commissioner Chvilicek strongly encouraged the applicant and the applicant's representative to maintain transparent communication with the property owners.

Chair Donshick thanked staff for the quality of their presentations.

**9. Chair and Commission Items**

A. Future agenda items

Secretary Lloyd asked for an item on the July agenda for resolutions of appreciation for departing Commissioners Chesney and Peyton.

B. Requests for information from staff

None.

**10. Director's and Legal Counsel's Items**

A. Report on previous Planning Commission items

Secretary Lloyd indicated that at the May 10, 2022 Board of County Commissioners (BCC) meeting, the BCC adopted the Short Term Rental amendments; they also denied the Master Plan Amendment and Regulatory Zone Amendment request for Highland Village.

B. Legal information and updates

DDA Gustafson did not have any updates but did take a moment to thank the departing Commissioners for their time and service to Washoe County.

**11. \*General Public Comment and Discussion Thereof**

Public Comment:

Commissioner Chvilicek thanked both commissioners, Larry Peyton and Larry Chesney, for your service. She knows and appreciates that you both will continue to be active members of your community. She said she served with Larry Chesney for many years and while holding different political viewpoints, truly appreciates his insight. Commissioner Chvilicek also thanked Commissioner Peyton for the insight that he has brought to the Commission.

Chair Donshick stated that her knowledge and learning has grown thanks to what they have shared. They do it in such a professional manner that helps the entire Commission grow.

There was no further response to the call for public comment.

**12. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 7:25 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on July 5, 2022

*Trevor Lloyd*

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Trevor Lloyd  
Secretary to the Planning Commission