



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Jim Barnes  
R. Michael Flick  
Linda Kennedy  
Daniel Lazzareschi – Vice-Chair  
Kate S. Nelson  
Amy Ownes  
Rob Pierce - Chair  
**Secretary**  
Trevor Lloyd

Tuesday, December 3, 2024  
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**

---

The Washoe County Planning Commission met in a scheduled session on Tuesday, December 3, 2024, 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>

---

## 1. Determination of Quorum

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

Commissioners present: Jim Barnes  
Daniel Lazzareschi, Vice Chair  
Kate S. Nelson  
Amy Owens (via Zoom)  
Rob Pierce, Chair

Commissioners absent: R. Michael Flick (unexcused absence)  
Linda Kennedy (sick)

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Julee Olander, Planner, Planning and Building  
Courtney Weiche, Senior Planner, Planning and Building  
Tim Evans, Planner, Planning and Building  
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office  
Adriana Albarran, Office Support Specialist, Planning and Building  
Brandon Roman, Recording Secretary, Planning and Building

## 2. Pledge of Allegiance

Chair Pierce led the pledge to the flag.

**3. Ethics Law Announcement**

Deputy District Attorney Jennifer Gustafson provided the ethics procedure for disclosures and Zoom meeting instructions.

**4. Appeal Procedure**

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

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

Chair Pierce opened the Public Comment period.

Mr. Lou Christensen spoke regarding the two regulatory zone amendments pertaining to Silver Knolls, which he said would triple the number of dwelling units allowed on those parcels. He believed approving those amendments could set a precedent, and other property owners could then triple the number of units on their parcels. He urged the Commission to consider the wishes of existing residents.

Via Zoom, Mr. Keith Deforest spoke about a petition with 24 signatures opposing Agenda Item 8.A., saying those who signed wanted the area to remain residential. He spoke about the need for residential zoning in the area and the inability for residents to connect to Washoe County's website.

**6. Approval of December 3, 2024, Agenda**

Vice Chair Lazzareschi moved to approve the agenda for the December 3, 2024, meeting as written. Commissioner Nelson seconded the motion, which passed with a vote of five for, none against, with Commissioners Flick and Kennedy absent.

**7. Approval of September 3, 2024, Draft Minutes**

Vice Chair Lazzareschi moved to approve the minutes for the September 3, 2024, Planning Commission meeting as written. Commissioner Barnes seconded the motion, which passed with a vote of five for, none against, with Commissioners Flick and Kennedy absent.

**8. Public Hearings**

**A. Master Plan Amendment Case Number WMPA24-0004 and Regulatory Zone Amendment Case Number WRZA24-0006 (Empire)** – For hearing, discussion, and possible action to:

- (1) Adopt an amendment to the Washoe County Master Plan, High Desert Master Plan Land Use Map, to change the master plan land use designation on an ±11.55-acre parcel (APN: 071-120-11) from Suburban Residential (SR) to Commercial (C); and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.
- (2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the High Desert Regulatory Zone Map to change the regulatory zone for an ±11.55-acre parcel (APN: 071-120-11) from Low Density Suburban (LDS) to General Commercial (GC); and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Joseph Rutski
- Location: 70200 State Route 447
- APN: 071-120-11
- Parcel Size: 11.55 acres
- Existing Master Plan: Suburban Residential (SR)
- Proposed Master Plan: Commercial (C)
- Existing Regulatory Zone: Low Density Suburban (LDS)
- Proposed Regulatory Zone: General Commercial (GC)
- Area Plan: High Desert
- Development Code: Authorized in Article 820, Amendment of Master Plan, Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: Jolander@washoecounty.gov

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Vicinity Map; MPA Request; RZA Request; Evaluation; Availability of Facilities; Neighborhood Meetings & Public Comment; Noticing; Reviewing Agencies & Findings; and Possible Motions.

AnneMarie Lain, representing the Applicant, conducted a slideshow presentation and reviewed slides with the following titles or descriptions: Table of Contents; About Us (2 slides); Location; Project Background (2 slides); Project Request; Request; Current Master Plan; Current Zoning; Low Density Suburban Regulatory Zone; map; TMRPA letter; neighborhood meeting documents; Concerns; Acreage Analysis; Letter of Support; Opposition; Economic Trends; High Desert Master Plan Policy; and Joe Rustski.

Ms. Lain pointed out the subject lot was a vacant lot devoid of permanent structures. Before the current owner purchased it, the lot was used as an unpermitted outdoor storage facility. The Applicant, she continued, was using 11 storage containers and 2 Conex boxes to support seasonal bike rental operations and was committed to regulatory compliance and property revitalization. The purpose of the amendment request was to eliminate the need for temporary use permits and contribute to the local economy. She said the request was consistent with the Washoe County Master Plan and the Truckee Meadows Regional Plan. She provided examples of commercial uses for the property.

Ms. Lain explained the timing of the neighborhood meeting was dictated by the County's policy of only accepting Master Plan applications three times a year, and there had been no requests for individual meetings with the applicant's representative. 23 percent of the noticed residents attended the meeting. She mentioned the individual concerns about the project and how the applicant intended to address each one. She pointed out that approval of the amendments would only reduce residential capacity by around 11 units. Not only was there a reduction in demand for residential properties since the 1950s, she said, but the local economy was shifting towards tourism, requiring more robust commercial infrastructure.

Ms. Lain claimed the owner of the commercial property west of the subject site was operating an outdoor storage business without a business license or special use permit. She listed some of the other outdoor recreational activities which took place in the area, including rocket launching events, land speed trials, commercial filming, and photography. She summarized that approval of the request would align with the community's vision for visual improvements and increased commercial services, as well as encouraging economic activity and enhancing the overall quality of the area. She requested that the Planning Commission (PC) approve the item.

Public Comment:

Via Zoom, Mr. Keith Deforest stated he did not run an illegal storage facility on his property and was in the process of trying to evict Empire Storage and Rental, which he had not realized was operating such a business.

Ms. Elizabeth Gambrel agreed Gerlach needed more residential development, but this request was for Empire, not Gerlach. She praised Mr. Rustski's work on the property, saying his business brought revenue to Gerlach. Regarding sewage, she thought a septic tank was feasible but given that this would not be for a residence, she did not see the need for one. She supported approval of the item.

Discussion by Commission:

Commissioner Lazzareschi noted it was not in the PC's purview to address allegations of wrongdoing; that was for Code Enforcement to handle. He emphasized the applicant's attempt to bring his property in compliance and move forward with proper zoning.

**MOTION: Vice Chair Lazzareschi moved that the resolution contained at Attachment A, amending the Master Plan as set forth in Master Plan Amendment Case Number WMPA24-0004, be approved, having made at least three of the five findings in accordance with Washoe County Code Section 110.820.15(d). He further moved that the resolution and the proposed Master Plan Amendments in WMPA-240004 as set forth in the staff report be certified for submission to the Washoe County Board of County Commissioners and the Chair be authorized to sign the resolution on behalf of the Planning Commission.**

**Chair Pierce seconded the motion, which passed with a vote of five for, zero against, with Commissioners Flick and Kennedy absent.**

**MOTION: Vice Chair Lazzareschi moved that the resolution included as Attachment B, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0006 be adopted, having made all of the findings set forth in Washoe County Code Section 110.821.15(d). He further moved that the resolution and the proposed Regulatory Zone Amendment in WRZA24-0006 as set forth in the staff report be certified for submission to the Washoe County Board of Commissioners and the Chair be authorized to sign the resolution on behalf of the Washoe County Planning Commission.**

**Chair Pierce seconded the motion, which passed with a vote of five for, zero against, with Commissioners Flick and Kennedy absent.**

**B. Tentative Subdivision Map Case Number WTM24-002 (Donovan Ranch Estates) [For possible action]** – For hearing, discussion, and possible action to approve a Tentative Subdivision Map for a proposed Common Open Space Development, on 4 parcels (APNs 534-591-01, 534-591-02, 534-591-03, 534-591-05) totaling 144.83 acres, with current Low Density Suburban (LDS) zoning that allows one (1) dwelling unit per acre for a maximum of 144 dwelling units and 70.8 acres of open space with lots ranging in size from 14,500 square feet to 5 acres; and for major grading of  $\pm 756,594$  cubic yards of excavated material and  $\pm 715,797$  cubic yards of fill material, with  $\pm 40,797$  cubic yards of that fill material imported.

- Applicant/Property Owner: Rubix One, LLC
- Location: R.T. Donovan Company Inc.
- APN: 11500 Pyramid Highway
- Parcel Size: 534-591-01 (49.49 acres)  
534-591-02 (45.34 acres)  
534-591-03 (5 acres)  
534-591-05 (45 acres)
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Andriola
- Staff: Courtney Weiche, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

Senior Planner Courtney Weiche conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: Request; Background; Tentative Map; Typical Interior Lots; Landscaping; Trail Connectivity and Parks; subdivision map; Grading; Facilities: Sewer & Water; Facilities: Roads; photos (2 slides); parcel maps; Neighborhood Meeting; Public Noticing; Public Comment (2 slides); Findings; and Possible Motion for Approval.

Ms. Weiche explained the zoning allowed for a maximum density of 144 dwelling units, for which various lot sizes and density-transferred subdivisions were permitted. The proposal would protect natural resources, achieve more efficient use of land, and encourage a sense of community. The smaller requested lot sizes, she continued, would allow for open space and community amenities. She indicated the sides of the basin would consist of 3 to 1 slopes stabilized by riprap.

Ms. Weiche stated water would be provided by the Truckee Meadows Water Authority (TMWA) and sewer service by Washoe County. She informed the Commission that the Nevada Division of Environmental Protection recommended denial, citing water pollution and sewage disposal, which she described as a standard practice that would be resolved with a Notice of Intent to Serve. She said emergency access would be provided via the Donovan Pit haul road, and there was a requirement that the applicant install a traffic signal at Pyramid Way and Horizon View Avenue before the 50th certificate of occupancy was issued.

Ms. Weiche noted stop signs, traffic calming measures, the dedication of a right-of-way, and construction of roadway improvements would also be required. Additionally, she reviewed the

easement dedications that would be required before completion of the project. She stated it was inappropriate for the County to insert itself into disputes regarding the interpretation of enforcement of homeowners associations (HOAs).

John Krmpotic with KLS Planning conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: Donovan Ranch Estates; Notice of Neighborhood Meeting; Noticing List for Community Meeting; maps (3 slides); Common Open Space Development; aerial map; Horizon View Ave facing Donovan Ranch; parcel map; Sugarloaf Trails; Conclusions; letters (2 slides); and Section 110.608.25 Findings (3 slides).

Mr. Krmpotic commented the original Master Plan proposed by the applicant 20 years ago included the entire area, not just the Donovan Ranch phase. He noted the applicant accepted all conditions of approval presented in the staff report. He believed the applicant met the International Fire Code requirement for remoteness and fire access.

Public Comment:

Mr. Damon Booth with Hyatt West Law, on behalf of Shadow Ridge Coalition (SRC), referenced a letter expressing concern about the access through Horizon View Avenue and the use of Hacienda Way. He believed approval of this item would violate several sections of County Code, and a separate appeal would likely take place regarding the HOA. Additionally, there were still fire access concerns, so he urged the Commission to reconsider approval of the plan; additional time was needed to address access and easement issues.

Mr. Kent Knoblauch, president of the SRC, said they strongly opposed the extension of Horizon View Avenue and Hacienda Ridge. He had been told nothing would be built behind his house, and he expressed concern about a reduction in property values. Approval would set a terrible precedent that would lead to endless litigation. He cited sections of Nevada Revised Statute (NRS) and County building standards about common open areas, adding that there were no legal opinions in the staff report addressing these alleged violations. Should the Planning Commission (PC) approve the development, he requested that all conditions stated in agency letters be included as conditions of approval.

Mr. Michael Craig said he had documentation showing 42 violations of City or County ordinances, about which he requested a response from the County's legal department. He expressed frustration that the proposed motorized vehicle access route would be within five feet of his fence line. He wondered why staff said portions of NRS did not apply when other portions which did apply referenced those other portions. He implored the PC to come up with better solutions, even if it meant delaying the development.

Ms. Diane Craig was called but opted not to speak.

Mr. Tim Cipriani also said he was told nothing would ever be built behind his home. He displayed a series of pictures showing traffic and safety concerns at Horizon View Avenue and Pyramid Highway. He thought the traffic light should be installed immediately as opposed to waiting until after the project was complete.

Via Zoom, Ms. Priscilla Tarr agreed with the need for an immediate traffic light at that dangerous intersection. She opposed the use of Horizon View Avenue as it was often used as a communal space for gatherings. She spoke about sometimes needing to wait 20 minutes to turn onto Pyramid Highway. She thought it would be appropriate to delay the item to work out all the safety issues.



Discussion by Commission:

Vice Chair Lazzareschi asked whether the applicant would be willing to move up installation of the traffic light as it would help benefit construction as well.

Scott Christy with Christy Corporation said they were willing to have the light installed before the first property received its certificate of occupancy if the Commission wished.

Member Nelson inquired about plans for the easement.

County Engineer Dwayne Smith responded that one of the conditions of approval was that roadway improvements and the land underneath be dedicated to Washoe County before acceptance by the County.

Chair Pierce asked how the HOA land would be deeded to the County if the developer did not own the land.

Mr. Smith pointed out that was a required condition agreed to by the developer in order to receive tentative map approval.

In response to Chair Pierce's query about the land transfer, Josh Hicks with McDonald Carano said a detailed analysis he submitted laid out how the rights, including the right to grant the roadway to the County, had been preserved.

Mr. Loren Chilson with Headway Transportation explained the traffic study cited the 51st certificate of occupancy as the trigger point for installation because that was the point at which the Nevada Department of Transportation (NDOT) will permit the signal. Even though the applicants were willing to move that forward in the process, NDOT might not approve it at that point. He wanted to make sure that the PC did not insist on a requirement that might not be able to be satisfied.

Mr. Smith added that staff was happy to work with NDOT.

**MOTION: Vice Chair Lazzareschi moved that Tentative Subdivision Map Case Number WTM24-002 for R.T. Donovan Company Inc. be approved with the conditions included as Exhibit A to this matter, amended such that installation of the traffic light take place with NDOT agreement upon issuance of the first certificate of occupancy, having made all ten findings in accordance with Washoe County Code Section 110.608.25.**

**Commissioner Nelson seconded the motion, which passed with a vote of five for, zero against, with Commissioners Flick and Kennedy absent.**

**7:38 p.m.      The Commission recessed.**

**7:48 p.m.      The Commission reconvened with Commissioners Flick and Kennedy absent.**

**C. Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl Dr. and Red Rock Rd.)** – For hearing, discussion, and possible action to recommend adoption of a regulatory zone amendment to the North Valleys Regulatory Zone Map to change the regulatory zone on two parcels from Low Density Suburban (LDS- 1 du/acre) to 163.92 acres Medium Density Suburban (MDS- 3 du/acre) and 5.99 acres Open Space (OS); and if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Silver Sky Ranch, LLC
- Location: 10235 White Owl Dr. and 12000 Red Rock Rd.
- APN: 086-250-01 and 086-250-81
- Parcel Size: 80 acres and 89.91 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Tim Evans, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.2314
- E-mail: TEvans@washoecounty.gov

Chair Pierce disclosed he was part of the community organization, and his property was roughly a mile from the subject properties for Agenda Items 8.C. or 8.D., but those facts would not affect his vote. He explained the community organization was a volunteer organization that helped with matters such as cleaning up branches for elderly residents. He did not believe his property would be impacted in any way by the vote on Agenda Items 8.C. or 8.D.

Planner Tim Evans conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Vicinity Map; Site Plan; Existing Conditions; Maximum Density Potential; Availability of Facilities; Public Notice; Findings; and Possible Motion.

Mr. Evans noted that, should the zoning change be approved, sewer service for any development on those parcels would be provided by the City of Reno, and the County would own the piping. He mentioned water service could be provided by the Truckee Meadows Water Authority (TMWA) with annexation into TMWA's retail water service area.

Garrett Gordon with Lifestyle Homes, representing the applicant, conducted a slideshow presentation and reviewed slides with the following titles: Area Map; Change of Regulatory Zoning...; Master Plan – Suburban Residential; Silver Hills East; Traffic; Consistent with the Master Plan; Compatible Land Uses (2 slides); Response to Changed Conditions (2 slides); Site Location Details; Exhibit B; Land Use Plan; Response to Changed Conditions; Availability of Facilities; Findings; Desired Pattern of Growth; and Reno Gazette Journal.

Mr. Gordon indicated the idea to rezone a 50-foot open space buffer was modeled after a similar one used in the Silver Hills Land Use Plan, which was already approved. Since the findings were approved then, he believed they should be approved now. Keeping residential development close to the commercial and industrial areas in the North Valleys would prevent further traffic on Route 395, he commented.



Public Comment:

Mr. Lou Christensen stated his comments pertained to both Agenda Items 8.C. and 8.D. He opposed the introduction of any entry-level home products in the Silver Knolls area, and the proposals were inconsistent with the Master Plan. He did not believe the developments promoted walkable mixed-use communities, created a balance between jobs and housing, or encouraged the use of public transportation. Future development, he said, would diminish the area's scenic resources, and it would increase pollution, flooding, and traffic.

Mr. J. Allen said fire and police response times were currently between 30 and 90 minutes, and all area schools were overcrowded. Bringing in more residents would require the construction of new schools. He felt Red Rock Road could not accommodate increased traffic, and infill development should be pursued before developing any open areas. He expressed concern about groundwater degradation, opining that the proposed changes would be expensive for the County if approved.

Via Zoom, Ms. Lisa Eckerd indicated she purchased her home on Owl Drive because it was in a rural area. Planned developments, she said, had resulted in degradation of the area, and they came with increases in crime and pollution. She expressed concern about overcrowding in schools and people selling and using drugs. She wanted the PC to uphold the integrity of the existing area.

Mr. Doug Haren remarked the ambiance that came with new homes in the area would be diminished if this item were approved. He expressed concerns about potential impacts to his well water, along with traffic, pollution, and waste issues.

Ms. Tami Rougeau stated her comments applied to both Agenda Items 8.C. and 8.D. Despite growth, she said, the character of the community had not changed. She said services in the area were currently insufficient, and additional houses in a medium-density area would create additional stress on services. She expressed concern about emergency response times, as well as increases in light, air, and water pollution. She thought this new community did not fit with the character description of Silver Knolls and was inconsistent with the Master Plan.

Mr. Howard Owens agreed that the necessary infrastructure should be in place before the start of construction. He noted there would be impacts to bobcats, coyotes, and mountain lions, and he expressed concern about the monthly cost of sewer and water services. He spoke about the dangers posed by both lithium and sulfur batteries.

Discussion by Commission:

Chair Pierce commented that Silver Hills, across the street from the proposed development, contained 1,872 homes.

Mr. Evans confirmed that number and said the maximum density that could be developed with this zoning amendment change would be 489 homes. He explained the sewer capacity for 1,081 homes did not include Silver Hills, as there currently was capacity to serve the proposed density.

Senior Licensed Engineer Janelle Thomas added that sewer service was offered on a first come/first serve basis based on the applications for final construction, and that would not be determined until the final map phase. She confirmed the City of Reno, which would provide sewer service, confirmed they had the capacity for these developments and had taken the nine other approved developments into account when making that assessment.

Chair Pierce expressed concern that when he looked through the RTC document he found different project dates for Red Rock Road, one starting from 2026 to 2030 and the other stating 2050, and expressed additional concerns with regard to the two-lane road where it meets the freeway over a six percent grade. In response to Chair Pierce's query about a Reno Transportation Commission (RTC) project, Dylan Axtell with Headway Transportation confirmed the RTC's plan to widen Red Rock Road between Route 395 and Placerville Drive was slated for the 2026 to 2030 time frame.

Mr. Gordon added that a traffic generation letter would be required at the tentative map phase showing levels of surface at many intersections. The map would not be approved if widening had not occurred.

Ms. Thomas explained that staff engineers considered every proposal on a worst-case-scenario basis, and the traffic analysis would demonstrate whether the maximum number of homes after the rezoning would fall within certain thresholds. Staff felt confident they could recommend approval without having problematic traffic.

Chair Pierce expressed frustration that RTC's interactive map showed a decrease in traffic over the next ten years. He said he had difficulty determining whether this development met any of the required findings. He worried about the lack of commercial services in the area to serve neighboring residences and that residents will need to travel to town for most of their services.

Mr. Gordon pointed out the Stead Airport redevelopment included retail and commercial businesses, and he believed the additional residential capacity would help support the approved redevelopment. In response to the Chair's additional concerns, he said he did not believe there was much demand for larger lots, and approving more homes would spread the cost of the necessary infrastructure among more residents, reducing the cost of the homes. He was not able to project the cost of the homes since there was no project at this point.

Chair Pierce said he could not support the proposal as it did not meet the findings, the project would not be good for the area, and it would put a strain on sewer and water services.

Chair Pierce asked if the RTC map was showing out to the year 2026 and if the projected timelines ever change. Their traffic engineer Dylan Axtell responded that it is projected for the 2026 to 2030 timeframe; also Mr. Axtell indicated that the timelines may vary but they're generally consistent. Chair Pierce responded that in his experience, he has seen these timelines change numerous times.

Chair Pierce expressed that he could not support this request because he could not make any finding other than the military finding; that he doesn't believe it's a good fit for the area, likely create a safety issue, that we're overreaching on the sewer and water, that there has been a concern for purchasing water rights.

Should the zoning amendment change be approved, Vice Chair Lazzareschi wondered whether the applicant could still only develop one home per acre if it was determined that some service was inadequate.

Secretary Trevor Lloyd responded there would be that potential, but it would be limited by the criteria laid out by the Health Department.

Chair Pierce added that the Regional Plan did not support the project either.

**MOTION: Chair Pierce moved that the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0003, be denied, having been unable to make the following findings: Consistency with the Master Plan; Compatible Land Uses; Response to Change Conditions, more desirable use; Availability of Facilities; No Adverse Effects; and Desired Pattern of Growth.**

**Commissioner Owens seconded the motion, saying she could not make the following findings: Compatible Land Uses; Availability of Facilities; and No Adverse Effects. The motion failed on a vote of two for, three against, with Commissioners Flick and Kennedy absent, and Vice Chair Lazzareschi and Commissioners Barnes and Nelson voting no.**

**MOTION: Commissioner Nelson moved that the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0003, be approved, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). She further moved that the resolution and the proposed Regulatory Zone Amendment in WRZA24-0003 be certified as set forth in this staff report for submission to the Washoe County Board of Commissioners, and the Chair be authorized to sign the resolution on behalf of the Washoe County Planning Commission.**

**Vice Chair Lazzareschi seconded the motion, which passed on a vote of three for, two against, with Commissioners Flick and Kennedy absent, and Chair Pierce and Commissioner Owens voting no.**

**D. Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Rd.) – For hearing, discussion, and possible action to recommend adoption of a regulatory zone amendment to the North Valleys Regulatory Zone Map to change the regulatory zone on three parcels at 10600, 10100 and 10101 Osage Road from Low Density Suburban (LDS- 1 du/acre) to Medium Density Suburban (MDS- 3 du/acre), and to change the regulatory zone on a portion of Osage Road from Public/Semi-Public Facilities (PSP) to MDS, and if approved, authorize the chair to sign a resolution to this effect.**

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: 10600, 10100 and 10101 Osage Road, and portion of Osage Road
- APN: 086-350-37; 086-370-09; 086-370-18; 086-370-10
- Parcel Size: 8.56 acres; 20.00 acres; 13.20 acres; 5.39 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS) and Public/Semi-Public Facilities (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Tim Evans, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.2314
- E-mail: TEvans@washoecounty.gov

See Agenda Item 8.C. for Chair Pierce's disclosure about this item.

\* \* \* \* \*

Planner Tim Evans conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Vicinity Map; Site Plan; Existing Conditions; Maximum Density Potential; Availability of Facilities; Public Notice; Findings; and Possible Motion. He noted a third public comment was received after the presentation was prepared, and it was also in opposition to the project.

Garrett Gordon with Lifestyle Homes conducted a PowerPoint presentation and reviewed slides with the following titles: Area Map; Change of Regulatory Zoning on Three (3) Parcels; Master Plan - Suburban Residential; Traffic; Consistent with the Master Plan; Compatible Land Uses (2 slides); Response to Changed Conditions (2 slides); Site Location Details; Exhibit B; Land Use Plan; Response to Changed Conditions; Availability of Facilities; Findings; Desired Pattern of Growth; and Reno Gazette Journal.

Mr. Gordon explained this proposal would provide a transition between mixed-use zoning to the east and low-density zoning to the north and west. He reiterated that a traffic impact study would be required at the tentative map phase. He felt staff's recommendation was appropriate.

Public Comment:

Mr. John Range mentioned a portion of his property was rezoning into the flood zone several years prior. He was told he would need an engineered septic system costing \$140,000. He said there were often issues in the area with runoff from large storms, and the system was already overwhelmed. He thought this project site was in a natural drainage area and would require significant engineering.

Mr. Lou Christensen thought the Commission should not consider any possible commercial businesses near the airport when making their decision on this matter. He suspected issues would occur with flooding, citing water that had remained on the Urban Outfitters property for the last six years. He contested this proposal would not be transitional as there was no residential zoning to the southeast.

Mr. J. Allen expressed concern that the answers given by engineers were not straightforward. He wondered about the cost of building a school as the other schools in the area were already at capacity. He said residents wanted the Commission to be fiscally responsible and consider the road and educational services the County would need to provide in the future. He thought sewer issues needed to be addressed before approval of the zoning change.

Via Zoom, Mr. Doug Haren said people on the south side of Osage Road were already impacted by heavy flooding, and this development would result in less soil to absorb moisture. He noted cars often had difficulty in icy conditions making it up the slight hill to the highway, resulting in massive backups. Increasing the density, he said, would also negatively impact homes that were built very close to Red Rock Road.

Ms. Lisa Eckerd concurred that the current infrastructure in the area did not support this type of development. Including other already-approved development, she calculated around 7,200 more people would move into the area, which had only two grocery stores. She wondered how Red Rock Road could be widened since some homes were very close to the street. Approving this would result in more traffic and greater stress on the environment. She expressed concern that property taxes would increase to pay for the necessary infrastructure.

Discussion by Commission:

Commissioner Nelson asked about the location of multi-family zoning.

Mr. Evans explained the area directly to the south of the subject site, which was within the City of Reno, was industrial, and just beyond that was a mix of industrial and multi-family. Regarding the Chair's query about access, he confirmed there would be no direct access to those multi-family homes by Osage Road.

Vice Chair Lazzareschi inquired about the zoning change for the roadway portion of the property.

Mr. Evans replied there was an easement for that road, and the purpose of the rezoning would be to provide the applicant with flexibility to adjust the roadway in the future. The proposal would not remove the public access easement.

With regard to the property being partially in the flood zone, Senior Licensed Engineer Janelle Thomas said all floodplain standards would need to be met before development occurred. The density itself would not prohibit development. Standards included elevating homes, so the finished floors were a foot above base flood elevation. She noted the applicant would need to include a stormwater management plan with their development proposal. Because the property was located in a closed basin, she continued, there was a requirement for mitigation on a 1.3 to 1 ratio before approval was granted. That meant that the applicant would need to provide 30 percent more containment than what was currently occurring.

Chair Pierce asked whether there were plans to improve Osage Road from a dirt road.

Ms. Thomas responded that would not be a consideration for this application.

Vice Chair Lazzareschi said he had difficulty finding that this project met the Desired Pattern of Growth finding, especially if several 100-year storms happened in a row. Upzoning would expose more residents to flooding, he believed.

**MOTION: Vice Chair Lazzareschi moved that the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0004, be denied, being unable to make Finding 6, Desired Pattern of Growth.**

**Chair Pierce seconded the motion, which passed with a vote of five for, zero against, with Commissioners Flick and Kennedy absent.**

Commissioner Nelson stated she could not make the following findings: Compatible Land Uses; Availability of Facilities; and Desired Pattern of Growth.

Chair Pierce stated he could not make the following findings: Consistency with Master Plan; Compatible Land Uses; Response to Change Conditions, more desirable use; Availability of Facilities; No Adverse Effects; and Desired Pattern of Growth.

Commissioner Barnes stated he could not make the following findings: Compatible Land Uses; Availability of Facilities; and Desired Pattern of Growth.

Commissioner Owens stated she could not make the following findings: Compatible Land Uses; Availability of Facilities; No Adverse Effects; and Desired Pattern of Growth.

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

## **9. Chair and Commission Items**

### **A. Future agenda items**

Chair Pierce requested that an item regarding the dark sky initiative be placed on an agenda, particularly in terms of enforcement.

### **B. Requests for information from staff**

Commissioner Nelson asked whether feedback was sought from the Washoe County School District as was the practice in the past.

Secretary Trevor Lloyd said all applications went to the school district, though he observed there had been a noticeable difference in the responses received from them as compared to their responses in the past.

Commissioner Nelson pointed out the school district was not listed as a recipient for the final two hearings today.

Chair Pierce requested a list of all Planning Commission decisions that were reversed by the Board of County Commissioners over the past year.

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

### **A. Report on previous Planning Commission items**

Secretary Trevor Lloyd noted the first readings for the Housing Package 2.5 were heard by the Board of County Commissioners (BCC) on November 19, as was the code amendment changing the process for care of the infirm. The second reading of the former would take place on December 17, while the second reading of the latter would take place on December 10.

He reminded the Commission of a joint training scheduled for Monday, December 9, for the Planning Commission and the Board of Adjustment.

### **B. Legal information and updates**

There were no updates.

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

Via Zoom, Ms. Lisa Eckerd asked about the number to call for an appeal.

Secretary Trevor Lloyd provided a contact number of 328-3610.

Mr. Doug Haren thanked the Commissioners for their service, saying they made the right decisions.

## **12. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 9:33 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor.



Approved by Commission in session on February 4, 2024

*Trevor Lloyd*

---

Trevor Lloyd  
Secretary to the Planning Commission