



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Michael W. Lawson
Trevor Lloyd, Secretary

Tuesday, February 5, 2019
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on **Tuesday, February 5, 2019**, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

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

Commissioners present: Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Michael W. Lawson (By phone)
Philip Horan (By phone)

Staff present: Trevor Lloyd, Secretary, Planning and Building
Kelly Mullin, Senior Planner, Planning and Building
Chad Giesinger, Planning Manager, Planning and Building
Julee Olander, Planner, Planning and Building
Chris Bronczyk, Planner, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
Vahid Behmaram, Water Management Planner Coordinator
Dwayne Smith, Director, Engineering and Capital Projects
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

5. *Public Comment

Pam Roberts said the Citizen Advisory Boards need expansive powers other than plan changes. She said she lives in the SPA in Palomino Valley. She said there were parcel map reviews that did not go through the CAB. She thinks the CAB needs expanded powers other than development plans. It would serve the valley and other parts of the County better.

Susan Ambrose, representing Warm Springs Rural CAB, asked the Commissioners to listen to what the CAB members have to say. Please share the information with the County

Commissioners. She requested a public workshop with all the CABs to discuss restoring the CABs' power. She spoke about an incident where a speaker was not able to get on the agenda. There are many things in our community other than development projects such as fire updates. Sometimes the little things such as tumble weed removal are an important topic to hear. There is no longer a public forum for citizens to be heard.

Greg Dennis said Medium Density Rural is five acres per parcel. General Rural zoning is 40 acres per parcel. If we get into the distinction of zoning changes, we should think about parcels being eight times smaller than the 40 acre parcels we live on. Look to address this in the future. He spoke about Washoe County CAB Article 993, Ordinance 818, which talked about how the CABs were created and what a CAB could do or could not do.

For the record, Commissioners Horan and Lawson confirmed they had joined the meeting via phone. They confirmed they knew they were being recorded.

9. Public Hearings

B. Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek) –

For possible action, hearing, and discussion to amend the Southwest Truckee Meadows Regulatory Zone Map, changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ±140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Park and Recreation (PR) on ±149.06 acres located at 2905 E. Arrowcreek Pkwy, and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lucky Star Golf, LLC
- Location: 2905 E Arrowcreek Pkwy.
- Assessor's Parcel Number: 152-021-03
- Parcel Size: ±149.06
- Master Plan Category: Rural Residential (RR)
- Regulatory Zones: Low Density Suburban (LDS) & High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Lucey
- Prepared by: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: jolander@washoecounty.us

Chair Chvilicek opened the public hearing.

Trevor Lloyd read the agenda item.

Chair Chvilicek called for disclosures. There were no disclosures.

Julee Olander, Planner, provided a staff presentation.

Dave Snelgrove, applicant representative, CFA, provided a PowerPoint presentation:

Mr. Snelgrove provided facts about the Club at ArrowCreek and historical background. Lucky Star Golf purchased it from the Friends of ArrowCreek. The current owners want to diversify the recreational offering to club members. Through the first four years of operation, the club has yet to earn a profit and they look to turn this around. Approval of the RZA will allow for improvements to the club house and pickleball. He spoke about other golf course closures in the area. The pool facility was previously approved – the special use permit went before the Board of Adjustment. The proposed zoning for the parcel is PR (Parks & Recreation) which provides for a better fit with some of the existing and proposed site. There is similar zoning at other golf courses.

He spoke about community outreach. He said they attended the South Truckee Meadows/Washoe Valley Citizen Advisory Board and held two open houses for the community of ArrowCreek.

He spoke about the required RZA findings.

Public Comment:

Gary Pestello, Friends of ArrowCreek, said he sent a letter to Chair Chvilicek to provide background. He said they were successful in paying back Washoe County on back payments. He said they have been unlawfully compliant and the change will make them compliant. He said they are working with and cooperating with the County. He said the community supports this change.

Garry Cramer (ArrowCreek General Manager) submitted a request to speak form, but did not wish to speak. He indicated they are in full support of this project.

Tony Ciorciari, member of ArrowCreek club and Friends of ArrowCreek, thanked the Commissioners. Said he supports what is going forward. He said he looks forward to the potential changes, investments of full service offerings.

With no further public comments or questions from the Commissioners, Chair Chvilicek closed the hearing.

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 recommend adoption of the proposed Regulatory Zone Amendment Case Number WRZA18-0009 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15(d). He further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA18-0009 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 not result in land uses which are incompatible 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 identifies and 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 Donshick seconded the motion to approve Regulatory Zone Amendment Case Number WRZA18-0009. The motion carried unanimously, with a vote of seven for, none against.

12. *General Public Comment and Discussion Thereof

With no request for public comment, the chair closed the public comment item.

13. Adjournment – The meeting adjourned at 9:34 p.m.

Respectfully submitted,

Katy Stark, Recording Secretary

Approved by Commission in session on March 5, 2019.

Trevor Lloyd, Secretary to the Planning Commission