



# 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

Wednesday, January 2, 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 **Wednesday, January 2, 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 (Arrived at 6:36 p.m.)  
Thomas B. Bruce  
Francine Donshick  
Michael W. Lawson  
Philip Horan

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Roger Pelham, MPA, Senior Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
(Arrived at 7:17 p.m.)  
Katy Stark, Recording Secretary, Planning and Building  
Johnna Chism, Office Support Specialist, Planning and Building

## 2. \*Pledge of Allegiance

Commissioner Donshick led the pledge to the flag.

## 3. \*Ethics Law Announcement

Trevor Lloyd, Secretary to the Planning Commission, provided the ethics procedure for disclosures.

## 4. \*Appeal Procedure

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

## 5. \*Public Comment

There were no requests for public comment. Chair Chvilicek closed public comment.

## 9. Public Hearings

**D. Development Code Amendment Case Number WDCA18-0007 (Accessory Structures on Nonconforming Lots)** – For possible action, hearing and discussion to initiate an amendment to Washoe County Code Chapter 110 (Development Code) within Article 306, Accessory Uses and Structures, Detached Accessory Structures 110.306.10(a), Lot Coverage, to add a requirement regulating lot coverage limitations for accessory structures, by specifying that on legal non-conforming lots, when the lot size does not meet the minimum lot size for the actual regulatory zone applicable to the lot, the allowed lot coverage for accessory structures will be based on the regulatory zone thresholds for the next densest regulatory zone for which the actual lot size does meet the minimum lot size requirements; and for other matters necessarily connected therewith and pertaining thereto.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Chair Chvilicek opened the public hearing. Trevor Lloyd read the agenda item.

There were no disclosures.

Julee Olander, Planner, provided a staff presentation.

Commissioner Lawson asked how Ms. Olander responded to the public citizen who asked why we don't have nonconforming lots. Ms. Olander said we have nonconforming lots for several different reasons. We have properties that are zoned General Rural. General Rural requires the parcel to be a minimum of 40 acres. There are parcels smaller than 40 acres that are zoned General Rural, which came about because of changes in zoning in the late 90s. When we update the zoning code, we can change the density requirements on lots. That happens over time, so there are lots that have been created over 20 or 30 years, and the density has since been changed to something else. The zoning remains, but the size requirement of the lot has been changed. So there are a variety of reasons, including the common open space development.

No further questions or discussion.

### **MOTION:**

**Initiation:** Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code

Chapter 110 within Article 306, *Accessory Uses and Structures*, as described in the staff report for WDCA18-0007.

**Amendment:** Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA18-0007, to amend Washoe County Code Chapter 110 within Article 306, *Accessory Uses and Structures*, as described in the staff report for this matter. She further moved to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

- 1) **Consistency with Master Plan.** The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
- 2) **Promotes the Purpose of the Development Code.** The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
- 3) **Response to Changed Conditions.** The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
- 4) **No Adverse Affects.** The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Commissioner Horan seconded the motion to approve. The motion carried unanimously, with a vote of seven for, none against.

## 12. \*General Public Comment

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

## 13. Adjournment – The meeting adjourned at 7:57 p.m.

Respectfully submitted,

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Katy Stark, Recording Secretary

Approved by Commission in session on February 5, 2019.

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Trevor Lloyd, Secretary to the Planning Commission