



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

2. *Pledge of Allegiance

Commissioner Donshick led the pledge to the flag.

3. *Ethics Law Announcement

Nathan Edwards, Deputy District Attorney, provided the ethics procedure for disclosures.

4. *Appeal Procedure

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

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

C. Master Plan Amendment Case Number WMPA18-0009 and Regulatory Zone Amendment Case Number WRZA18-0008 (1015 US Highway 395 S) – For possible action, hearing, and discussion to initiate and adopt an amendment to:

- (1) To adopt an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to add the Master Plan Category of Rural (R) on a ± 2.56 acre parcel that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Master Plan Category, and, if approved, authorize the chair to sign a resolution to this effect; and
- (2) Subject to final approval of the associated Master Plan Amendment change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to add the Regulatory Zone of General Rural (GR) on a ± 2.56 acre parcel that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Regulatory Zone, and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County
- Property Owners: Michael D & Penny L Sayan
- Location: 1015 US Highway 395 S
- Assessor's Parcel Number: 046-051-49
- Parcel Size: ± 2.56 acres

- Master Plan Category: Not Assigned
- Regulatory Zone: Not Assigned
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan;
and 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.

Public Comment:

Dennis Sayan said he is asking for flexibility on the zoning. It is not your normal property. There is 800 feet of frontage. He would like to do a nursery.

With no further public comments, Chair Chvilicek closed the public comment period.

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 at Exhibit A of the staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0009 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the findings required by South Valleys Area Plan Policy SV.29.1 and SV.29.3. He further moved to certify the resolution and the proposed Master Plan Amendments in WMPA18-0009 as set forth in the 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.

He moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommend adoption of Regulatory Zone Amendment Case number WRZA18-0008 to the Washoe County Board of Commissioners, having made all the appropriate findings in accordance with Washoe County Code Section 110.821.15(d). He further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA18-0008 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution included as Exhibit B for this matter on behalf of the Planning Commission.

Commissioner Donshick seconded the motion to approve Master Plan Amendment Case Number WMPA18-0009 and Regulatory Zone Amendment Case Number WRZA18-0008. The motion passed 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