



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, June 4, 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, June 4, 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
Francine Donshick
James Barnes
Philip Horan
Thomas B. Bruce
Michael W. Lawson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Jacob Parker, Planner, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building

9. Public Hearings

A. Development Code Amendment Case Number WDCA19-0003 (Parking Requirements for Personal Storage) – For possible action, hearing and discussion on an ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 410, *Parking and Loading* Table 110.410.10.3, Off-Street Parking Space Requirements (Commercial Use Types), to reduce the requirement for one parking space per storage unit to one parking space per 2,000 square feet of building footprint; 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.

- Applicant: Washoe County
- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Jacob Parker, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: jparker@washoecounty.us

Chair Chvilicek opened the public hearing.

Chair Chvilicek called for member disclosures. There were no Commissioner disclosures.

Jacob Parker, Washoe County Planner, provided a staff presentation.

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

MOTION: Development Code Amendment Case Number WDCA19-0003

Initiation:

Commissioner Chesney 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 410, Parking and Loading, as described in the staff report for WDCA19-0003.

Commissioner Donshick seconded the motion to initiate the amendment to Washoe County Code Chapter 110 within Article 410. The motion carried unanimously with a vote of seven for, none against.

Amendment:

Commissioner Chesney 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 WDCA19-0003, to amend Washoe County Code Chapter 110 within Article 410, Parking and Loading, as described in the staff report for this matter. He 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 Donshick seconded the motion to approve the amendment. The motion carried unanimously with a vote of seven for, none against.

13. Adjournment – The meeting adjourned at 7:40 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on July 2, 2019.

Trevor Lloyd, Secretary to the Planning Commission