



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek  
Philip Horan  
Kate S. Nelson  
Trevor Lloyd, Secretary

Tuesday, December 3, 2019  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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The Washoe County Planning Commission met in a scheduled session on Tuesday, December 3, 2019, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

### 1. \*Determination of Quorum

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

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek  
Philip Horan (Telephonic attendance)  
Kate S. Nelson

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

### 2. \*Pledge of Allegiance

Commissioner Nelson led the pledge to the flag.

Commissioner Horan acknowledged that the phone call was being recorded per DDA Edwards' request.

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

With no requests for public comment, Chair Chesney closed the public comment period.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the December 3, 2019, meeting as written. Vice Chair Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

## 7. Possible Action to Approve October 21, 2019 Draft Minutes and November 5, 2019 Draft Minutes

Vice Chair Donshick moved to approve the minutes for the October 21, 2019, Planning Commission meeting as written. The motion was seconded by Commissioner Nelson. Commissioner Chvilicek abstained. The motion passed unanimously with a vote of six for, none against.

Vice Chair Donshick moved to approve the minutes for the November 5, 2019, Planning Commission meeting as written. Commissioner Nelson seconded the motion, which passed unanimously with a vote of seven for, none against.

## 8. Public Hearings

**A. Regulatory Zone Amendment Case Number WRZA19-0006 (Lifestyle Homes)** – For possible action, hearing, and discussion to approve a regulatory zone amendment from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling unit/acre maximum) on two parcels of land, totaling approximately 14.05 acres and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lifestyle Homes TND LLC
- Location: 0 & 18020 Cold Springs Dr.
- Assessor's Parcel Numbers: 566-041-01 & 02
- Parcel Sizes: 9.05 & 5 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- 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 Chesney opened the public hearing. He asked for disclosures, and there were no Commissioner disclosures.

Julee Olander, Washoe County Planner, provided a staff presentation.

There was no request for public comment.

Eric Hasty, Wood Rodgers, Applicant Representative, provided a PowerPoint presentation.

There were no questions, comments, or discussion by the Commissioners.

**MOTION:** Vice Chair Donshick 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 included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0006 having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and having made the findings in accordance with the Cold Springs Area Plan. Vice Chair Donshick further moved to certify the resolution and the proposed regulatory zone amendment in WRZA19-0006 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment 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. 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. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

#### Findings for the Cold Springs Area Plan

1. The amendment will further implement and preserve the Vision and Character Statement.
2. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
3. The amendment will not conflict with the public's health, safety or welfare.

Commissioner Chvilicek seconded the motion to adopt Regulatory Zone Amendment Case Number WRZA19-0006. The motion carried unanimously, with a vote of seven for, none against.

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

- \*A.** Future agenda items - None

\*B. Requests for information from staff - None

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

\*A. Report on previous Planning Commission items –

Mr. Lloyd reported the Buck Drive Master Plan Amendment and Regulatory Zone Amendment was adopted on November 5, 2019 at the joint meeting of the Board of County Commissioners and Reno City Council.

At the October 22, 2019 Board of County Commissioners Meeting, the Village Green Master Plan Amendment was adopted. Additionally, the RRIF fees were adopted.

The Short-Term Rental topic will be heard at the January 7, 2020 Planning Commission meeting; he noted it will be a packed meeting. Commissioner Chvilicek requested light agenda items be placed on the agenda in the beginning to expedite the meeting. She requested to have the meeting start earlier. Mr. Lloyd stated he will follow up with the Commissioners on the meeting start time.

\*B. Legal information and updates – None

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

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

## **12. Adjournment – The meeting adjourned at 6:47 p.m.**

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on January 7, 2020.

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Trevor Lloyd, Secretary to the Planning Commission