



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

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

Tuesday, January 7, 2020  
6:00 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, January 7, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

## 1. \*Determination of Quorum

Chair Chesney called the meeting to order at 6:00 p.m.

Mr. Lloyd stated that Commissioner Horan has resigned from this Planning Commission. He has moved out of the unincorporated part of the County and into the City and is no longer eligible to serve on this Commission. He was a valuable member of this Commission. Mr. Lloyd added that he will be presenting a resolution to this Commission at a future date.

The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Kelly Mullin, AICP, Senior Planner, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Dan Cahalane, Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Chad Giesinger, Planning Manager, Planning and Building  
Dan Holly, Plans Examiner Supervisor, Planning and Building  
Mojra Hauenstein, Director of Planning and Building  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building  
Johnna Chism, Office Support Specialist, Planning and Building

## 2. \*Pledge of Allegiance

Commissioner Bruce led the pledge to the flag.

## 3. \*Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

## 4. \*Appeal Procedure

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

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the Tuesday, January 7, 2020 meeting as written. Commissioner Bruce seconded the motion, which passed unanimously with a vote of six for, none against.

## 7. Approval of December 3, 2019 Draft Minutes

Vice Chair Donshick moved to approve the minutes for the December 3, 2019 Planning Commission meeting as written. Commissioner Bruce seconded the motion, which passed unanimously with a vote of six for, none against.

## 8. Public Hearings

**D. Development Code Amendment Case Number WDCA19-0006 (110.406)** – For possible action, hearing and discussion to initiate an amendment to Washoe County Code at Chapter 110 (Development Code), within Article 406, Building Placement Standards, to add a new section to allow for variance or modification of the building placement standards including setbacks, minimum lot size, or minimum lot width for commercial and industrial regulatory zone parcels in conjunction with the approval of a special use permit or tentative subdivision map applicable to the subject property and without the need to file a separate application for a variance or modification, provided that the standards to be varied or modified are included in the notice for the hearing on the special use permit or tentative map application; and 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: 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)

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

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

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

## **MOTION:**

### ***Initiation***

Vice Chair 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 406, *Building Placement Standards*, as described in the staff report for WDCA19-0006.

### ***Amendment***

Vice Chair 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 WDCA19-0006, to amend Washoe County Code Chapter 110 within Article 406, *Building Placement Standards*, as described in the staff report for this matter. Vice Chair Donshick 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 Chvilicek seconded the motions, which passed unanimously with a vote of six for, none against.

## **12. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 7:45 p.m.