



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

Monday, April 20, 2020
5:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Monday, April 20, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

No members of the public were allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Chesney called the meeting to order at 5:30 p.m. He provided Zoom instructions for Public Comment. The following Commissioners and staff were present:

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

Staff present: Trevor Lloyd, Secretary, Planning and Building
Eric Young, Senior Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office (Remote via Zoom)
Michael Large, 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

Chair Chesney led the pledge of allegiance.

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.

5. *General Public Comment and Discussion Thereof

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

6. Approval of Agenda

Chair Chesney noted item 8B would be moved and heard before item 8A. In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the April 20, 2020, meeting as amended. Commissioner Donshick seconded the motion, which passed unanimously with a vote of six for, none against.

7. Approval of March 3, 2020 Draft Minutes

Commissioner Donshick moved to approve the minutes for the March 3, 2020, Planning Commission meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of five for, none against. Commissioner Nelson abstained as she was not in attendance at the March 3, 2020 meeting.

8. Public Hearings

B. Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) – For possible action, hearing, and discussion to approve a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum- allowing up to 36 units) for Reno Christian Fellowship Inc. The parcels are located adjacent to and west of the church. If approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Reno Christian Fellowship Inc.
- Location: Terminus of Zolezzi Ln. on the southside
- Assessor's Parcel Numbers: 049-153-10, 11 & 12
- Parcel Sizes: 3.19, 4.67 & 4.68 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 821, Amendments 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

Item 8B was heard before Item 8A. Chair Chesney opened the public hearing and called for any member disclosures. DDA Edwards recused himself and left the meeting. DDA Large represented General Counsel for this item. There were no Commissioners' disclosures.

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

Mike Railey, Applicant Representative with Christy Corporation, provided a presentation.

Commissioner Nelson asked about a vicinity map that identifies the lot sizes. She referenced Mr. Railey's presentation. Ms. Olander showed a map with parcels of ½ acres (22,000 ft). Commissioner Nelson said she is not seeing the 9,000 square foot lot sizes to which Mr. Railey was referring. Ms. Olander said they are north in Southwest Vistas. She noted they had to do parcel matching and that's why those in the vicinity are larger.

Commissioner Bruce referenced Exhibit G, page 8, yellow box. He stated Mr. Railey stated that this was most compliant, and it appears to be next to LDS, LDS2 designation opposed to MDS designation.

Public comment via email was read into the record:

From Ann Marie and Hal Craddock: Planning Commission, we are writing to adamantly oppose the proposed plan to change the present LDS (Low Density Suburban) zoning of the Reno Christian Fellowship parcel to MDS. We strongly oppose a zoning of three houses per acre. The county approval of two houses per acre would be in line with the existing adjacent neighborhoods. Our property would be greatly impacted by any change since we back up to the proposed site. Our entire Southwest Vista neighborhood would be negatively impacted by increased traffic and the decrease in our home value with three or more homes per acre. If the seller (RCF) wants to be "good neighbors", they should be transparent with the proposed building of their school and also be transparent in the sale of the property being contingent on it remaining one to two single family homes per acre. Our next-door neighbor just closed on the sale of his house on April 10, 2020. It was on .75 acre. It sold for full asking price (\$975,000) on the first day. There is a demand for luxury homes in this area. We are in favor of quality over quantity of homes. What is the need for RCF to make it any more than one to two houses per acre? The County Commission zoned this area for the present lot size. People like ourselves sought out this neighborhood for that exact reason. This neighborhood and surrounding ones have existed for 25 plus years. It is not "neighborly" to sell out to the highest bidder and change precisely what was so desirable to us 22 years ago! Why would surrounding neighbors concern themselves with RCF's proposed school plans? How much money does RCF need for their project? We understand that RCF would want to get the cost of their project covered with the purchase of their land, so do they really need to sell it at three homes per acre to do that? Can they not do that at the existing zoning? They are proposing to build a K - 8th grade school. This alone will add a ton more traffic to Zolezzi Lane during the week, added to possible new residents. Sunday service traffic entering and existing the parking lot is very busy! Many near accidents as church members roll through the stop sign coming out of the parking lot to turn onto Zolezzi Lane. The MDS regulatory zoning was selected because it was consistent with the size of the surrounding lots and has the potential to assist with the current housing shortage while not overburdening the infrastructure in the area. According to the proposed county plans, the illustrations on page six show pink/peach-colored (LDS) zoning for all surrounding neighborhoods. Therefore, any change in lot sizes would not.

Public Comment via Zoom:

Matt said he lives on Welcome Way and in full transparency, he stated he is a developer as well and we've got an office here in 1990. He said he has a lot of respect for Christy Corporation, Scott

and Mike Railey. In this particular instance, he said he thinks calling this zoning change a moderate change by tripling the existing zoning all around this property, I don't think that's the definition of moderate. Obviously, we can condition the approval. He said he was just before the Reno Council and Planning Commission for a case. He said the neighboring lots were 9,000 sq. ft. and we had to go up to 15,000 sq. ft. to get it approved. He said they couldn't match density. He said they had to do flat roofs and make it look modern. He said this is a suburban project and technically an in-fill project, but it's far south of town, not in the middle of town where raising the density is commonplace. In this case, you are tripling the density from everything around it. He said he thinks it's too much. He said when you are talking about net lot sizes, this is 12 acres, but by the time you put the open space and roads in there, it's going to come down to 10 acres. The density is going to be more extreme. You aren't talking about 20,000 sq. ft. lots, you are talking 12,000 sq. ft. It will be congested in there and won't look like the rest of the neighborhood. He apologized to Mr. Railey. He couldn't see the slides that were posted. It's not right to go down to MDS. Thank you for your time.

Chair Chesney announced live-streaming and YouTube have the presentations.

Adam Auerbach stated he has two properties directly adjacent to the subject property on Rock Haven Drive, which is on the south side of the property in question. He asked if they've already designated the area low density, why would we even need to change it to medium density. He said dividing that into smaller parcels are just going to take away from the aesthetic beauty of the area. He invites you to come up and look and see for yourself the spaciousness. He said putting that many homes in that spot there is just going to be stand out like a sore thumb. He said he is opposed to this. He said the other option would be if the church is willing to sell the land, perhaps he and other neighbors could make an offer and just buy land and not develop and leave it as open space. He asked if this gets approved, what is our recourse if it becomes a civil matter, class action suit to prevent this. He said this is his first time. Thank you.

Steve Urger said he and his wife live north of the property. He said he lived there 22 years. Every one of the neighbors is vehemently opposed to the density, not necessarily the fact they want to sell to build, as that's their right to do that. He said the opposition is how many units will be squeezed into that space. Realistically, 1/3 acre maximum, once you put in streets, curbs, gutters, and common area, you will have lots sizes between 9,000-11,000 sq. ft. which is quite different than the surrounding homes. When you look at the entire area, there is a plateau, and all of the developments are larger. The vast majority of the homes are larger. New areas are larger as well. He said there was a comment in their presentation that newer home buyers are wanting smaller lot sizes for maintenance and environmental friendliness. He disagreed with that statement. It may be true in the city, but people live in the county to get out of the city. They want to get out of congestion and noise and that is why they move to the county. He said he can see if you are doing a higher density in neighborhood, you transition into it. You don't put it in the middle of it. He said we have had one neighbor who sold his house because he was afraid of what the property values might do if this project went through. He said he doesn't blame him. At lot of people showed up for the Citizen Advisory Board to express their displeasure. It's concerning the church is taking advantage of a crisis and making sure we can't show up but to make a comment through email or by zoom. He said he is opposed to the density.

Cheryl Jordan said she and her husband have been homeowners in the area for around 20 years. She said they live on Acoma Road which borders the property directly to the North. She said they are opposing this zoning proposal. Their argument of the compatibility with lot sizes is not possible. The Citizen Advisory Board denied the zoning change. She said they thought that that was something that should be recognized and looked at and valued for the concerns that the Citizens Advisory Board did voice at that meeting. Those are still valid concerns and we still have those concerns also as far as the compatibility. Therefore, argument is based on that our lot here

is 28,000 square feet; all of our neighbors have equal sized lots which does not even come close to what they're talking about with 11,000 sq. ft. lots including roads. She said we refute that compatibility issue. The other thing mentioned was property values based on these small lots. It just seems like a small area that they're trying to squeeze into. She said they refuted the spot zoning claim. If you look at the surrounding area, to put medium density housing in that little area, it looks like spot zoning. The access is a concern. They talked about the views. She said we bought here with views. Homeowners rules in place state one level only to preserve and protect those views. She said it goes along with our property values. She said we oppose zoning change, and we refute the compatibility issue. Thank you.

Dr. Gerald Lent said he resides on Acoma Rd in Southwest Vistas, directly to the north of the project. He said he has lived in Reno since 1950 and in Southwest Vistas since 1988. He said he is opposed to this regulatory zone change from low density suburban to medium density suburban by Reno Christian fellowship. This is not a compatible use of this land. This is an island of Low Density Suburban which completely surrounds this property. It's been zoned low density suburban for over 20 years now. And now someone wants to put an island of Medium Density Suburban in this area with no possibility of a barrier between the two different zones. This land was given to Reno Christen Fellowship for church activities, not to make money by selling it for Medium Density suburban subdivision. He said he couldn't see the presentation by Mike Railey. This is not compatible. They are going to be ½ the size of the lots to the west and surrounding it. It's spot zoning. He said he strongly opposes this.

Zach Dayton said he lives on Rock Haven which is south of the property. He said he wanted to echo the opposition that has been stated. He said his parcel is ½ acre and the other side has larger parcels. It's not a smooth transition by any means. It doesn't match and doesn't make sense.

DK Green thanked the board. He said he echoes what has been said. He said we own the property to the north. He said he agrees with what has been said regarding the property size. It's inconsistent with surrounding environment and lot sizes. He said ingress and egress was unclear other than coming in from the roundabout. He asked if it's one-way in and one-way out of this property. Along the roundabout, which is at an odd angle, they will need to come in along the existing Zolezzi. He said he cannot tell from the schematic if access from Welcome Way is intended from the north side. It looks like spot zoning. It's seems odd to deviate from LDS on the property. It's disingenuous to move away from the current zoning.

Mike Jordan said his wife spoke earlier. He said they reside on Acoma Rd which is one of the properties on the northern border to the properties in question. He said he echoes what Matt said about lot sizes. He said he did some research and there are 37 homes that directly border the Reno Christian fellowship property; the develop property and the undeveloped property that we're discussing. When you look at those 37 homes, the average is .78 acres. When you look at the proposed 36 homes to be squeezed in there. It's a dramatic reduction of square footage per lot. It's out of place for the neighborhood. He said keep it at LDS.

Michael Black said there seemed tremendous amount of change in 40 years. He said he moved over a block away from the subject property over 20 years ago. He said he looked at the lots contiguous and they are .9 acres. He said he looked at the County map and cannot find anything less than less than ½ acre. He said he has seen nothing in this whole area to what they want to change to. He was having issues with Zoom and livestreaming.

Dave said he isn't affected by this but live in the county, and usually attend the meeting in person. He requested to table this until the technology works. He has been kicked off zoom a few times and appreciates their service.

With no further public comment, Chair Chesney closed the public comment period.

Chair Chesney asked about technology and open meeting law requirements. DDA Large said there is no issue with this. He stated we have complied with the open meeting law. It's been vetted. All the materials have been available online prior to the meeting.

Commissioner Chvilicek clarified it's just for zone change, but not tentative map.

Commissioner Bruce asked about LDS 2 as an alternative. Mr. Lloyd said that question was raised; there is a list of allowed regulatory zones within the subject character management area of the Southwest Truckee Meadows area plan, but unfortunately LDS 2 is not one of them. He said when the area plan was written, he didn't believe LDS 2 was an available option. It would require an amendment to the area plan.

Commissioner Bruce said the CAB voted to pass it with LDS 2 recommendation. Commissioner Chvilicek noted their action is on page 9.

Commissioner Nelson stated she is familiar with the area. MDS is a transition down by South Virginia. They just did a development by the Montessori. She said she doesn't believe 3 dwellings per acre is appropriate. Chair Chesney agreed. He said the density is out of character for the area. Going from 1 to the acre to 3 to the acre is a big leap.

MOTION – Regulatory Zone Amendment Case Number WRZA20-0003: Commissioner Bruce 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 **DENY** the resolution included as Exhibit A, Regulatory Zone Amendment Case Number WRZA20-0003 having not made all of the following findings in accordance with Washoe County Code Section 110.821.15 (d) and deny the resolution and regulatory zone amendment as set forth by staff. It's not:

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.

The motion for denial was seconded by Commissioner Nelson and passed unanimously, six in favor, none against.

11. *General Public Comment and Discussion Thereof

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

12. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 7:03 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on June 2, 2020.

Trevor Lloyd
Secretary to the Planning Commission