



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips  
Trevor Lloyd, Secretary

Tuesday, August 4, 2020  
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, August 4, 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 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Eric Young, Senior Planner, Planning and Building  
Roger Pelham, MPA, Senior Planner, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Dan Cahalane, Planner, 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  
Donna Fagan, 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.

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

Chair Chesney opened the Public Comment period.

Email from Jack Equine. He said he was unable to attend the zoom workshop on 7/22/2020; however, my family wishes to express our concerns regarding the proposed amendments. Your choices and approvals determine the future of our home and region. You're quite honestly caving in to big developer money and allowing open space to be gobbled up quite frankly, ruining our environment, vistas, and open spaces with over development, creating more pollution, more traffic and lack of water resources. South Reno - Curti, Veterans, Toll Road developments are hideous and forever gone. He said he is sorry there are no wildlife easements or crossings and barely open space. All these clustered homes are unsustainable and destroying the ecosystems. Think globally, but not locally. Build up, not out and create the green open space. Thanks for your time.

Email from Pam Roberts, resident of Warm Springs area of unincorporated Washoe County. She said I believe agenda items 9C, 9D, 9E and 9F cannot be heard or acted upon. The agenda for Planning Commission as an NRS 278.210 subsection two, provides that before a public hearing can be held pursuant to subsection one of NRS 278.210. The applicant in this instance, Washoe County, must hold a neighborhood meeting to provide an explanation of the proposed amendments. Furthermore, the notice must be sent by Mail at least 10 days before the neighborhood meeting and include the date, time, place and purpose of the neighborhood meeting. The statute does not create an exception that states that the applicant does not need to hold a neighborhood meeting if it involves all the neighborhoods. It is my understanding that there was a public workshop held on July 22<sup>nd</sup>; however, as a property owner located within the area to which the proposed amendments pertain, I received no notice regarding the public workshop held on June July 22<sup>nd</sup>. I did learn from our area CAB chairwoman that she received an email notice of the public workshop on July 21<sup>st</sup>. I raised my concerns about the lack of notice via email to Eric Brown our County Manager last week and he directed Trevor Lloyd to address my concerns. Mr. Lloyd has been responsive to my questions about the land use and transportation element. If I had been noticed about the public workshop, I would have had the opportunity to read through all the relevant documents and had a meaningful discussion on July 22<sup>nd</sup>; however, I was not properly noticed and did not have the benefit of the applicant, the County, explaining the proposed amendments. Mr. Lloyd pointed to Washoe County code 110.8.0.20 to justify the applicant, the County's, failure to properly notice the public workshop held on July 22<sup>nd</sup> which would have served as the neighborhood meeting required pursuant NRS 278.210 subsection two; however, Washoe County code cannot create an exemption to a State law. Since the County did not comply with the note requirements of NRS 278.210 subsection 2, agenda items should not be action items.

Susan Ambrose spoke about upcoming master plan amendments that are being heard tonight. She said when we question planning staff after the workshop about the short notice received that this meeting was not an all CAB meeting and the amendments were not site specific to anyone location. Additionally, staff said the notice of the workshop was a courtesy to all of the CAB chairs

and was sent out three days prior to the meeting. Myself and other chairs received an email from the CAB secretary at 3:42 PM on July 21st which was 24 hours before the meeting and not enough time to really prepare ahead of time for the workshop or adjust our schedules. Thank you

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the August 4, 2020 meeting as written. Commissioner Bruce seconded the motion, which passed unanimously with a vote of seven for, none against.

## 7. Approval of June 2, 2020 Draft Minutes

Commissioner Chvilick moved to approve the minutes for the June 2, 2020 Draft Minutes, 2020, Planning Commission meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

## 9. Public Hearings

**B. Development Code Amendment Case Number WDCA20-0001 (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 addressing industrial uses on properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels with specific requirements concerning setback, walls, lighting and loading and service areas; and other matters necessarily connected therewith and pertaining thereto. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot solid walls required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment will occur and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- 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)

Chair Chesney opened the public hearing.

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

Commissioner Bruce asked about 8-foot screening element and if there is there a maximum. Mr. Lloyd said a wall or fence maximum is 8 feet.

Chair Chesney opened the public comment period.

Tray Abney said we support this item and effort. He thanked staff. He said they worked with the staff on draft language. He thanked staff for their willingness to work with us.

Hearing no further request for public comment, Chair Chesney closed the public comment period.

**MOTION:** Development Code Amendment Case Number WDCA20-0001 (110.406)

### ***Initiation***

Commissioner 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 WDCA20-0001.

### ***Amendment***

Commissioner 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 WDCA20-0001, to amend Washoe County Code Chapter 110 within Article 406, *Building Placement Standards*, as described in the staff report for this matter. I further move 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 Bruce seconded the motion which passed unanimously with a vote of seven for, none against.

## **14. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 9:26 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on September 1, 2020

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Trevor Lloyd  
Secretary to the Planning Commission