



Joint Meeting Minutes

Washoe County Planning Commission Reno City Planning Commission

Wednesday, May 18, 2016 • 6:00 p.m.

Reno City Council Chambers
One East First Street, Reno, NV 89501

Washoe County Planning Commissioners

James Barnes, Chair
Sarah Chvilicek, Vice Chair
Larry Chesney
Thomas Daly
Roger Edwards
Philip Horan
Greg Prough
Carl R. Webb, Jr., AICP, Secretary

Reno City Planning Commissioners

Kevin Weiske, Chair
Peter Gower, Vice Chair
Mark Johnson
Paul Olivas
Charles Reno
Troy Schneider
Jason Woosley

The Washoe County Planning Commission and the Reno City Planning Commission met in a scheduled joint session on Wednesday, May 18, 2016, in the Reno City Council Chamber, One East First Street, Reno, Nevada.

1. *Pledge of Allegiance

Chairman Weiske led the Pledge of Allegiance.

2. *Call to Order/Determination of Quorum

Attendee Name	Title	Status	Arrived
Jason Woosley	Commissioner	Present	
Charles Reno	Commissioner	Present	
Kevin Weiske	Chairman	Present	
Peter Gower	Vice Chairman	Present	
Mark Johnson	Commissioner	Present	
Troy Schneider	Commissioner	Present	
Paul Olivas	Commissioner	Absent	
James Barnes	Chair	Present	
Sarah Chvilicek	Vice Chair	Present	
Larry Chesney	Commissioner	Present	
Thomas Daly	Commissioner	Present	
Roger Edwards	Commissioner	Present	
Philip Horan	Commissioner	Absent	
Greg Prough	Commissioner	Present	

The meeting was called to order at 6:00 p.m.

3. *General Public Comment

None

4. Public Hearings

A. Sky Vista Master Plan Amendment. Hearing, discussion and possible action on a request filed by Chuck Bluth for a resolution by the City of Reno and the Washoe County Planning Commissions to recommend to their respective governing bodies an amendment to the Reno-Stead Corridor Joint Plan (RSCJP) by removing the subject property (APN 086-380-15) from the RSCJP. The subject property consists of a ±55.5 acre site that is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. Amending a joint plan requires a joint hearing before the City of Reno and Washoe County Planning Commissions pursuant to NRS 278.02786. The subject property currently has a master plan designation of High Density Suburban/Low Density Residential (3-7 dwelling units per acre) under the RSCJP, and the applicant is requesting further action, if the subject property is removed from the RSCJP, of the City of Reno Planning Commission to re-designate the property as Mixed Residential (3-21 dwelling units per acre) under the City of Reno's master plan.

Angela Fuss, CFA, representing the applicant, presented the master plan amendment request.

The Reno Commissioners present disclosed that they spoke with applicant's representative.

Washoe County Commissioners Edwards, Prough, Barnes, and Chesney had no disclosures. Commissioner Chvilicek disclosed that she met with the applicant's representative. Commissioner Daly disclosed that he made an inquiry of staff and Truckee Meadows Fire regarding the closest fire station.

Vern Kloos, City of Reno Senior Planner, presented the staff report and recommended approval.

Bill Whitney, Washoe County Planning Development, stated that his letter to the City of Reno was included in the staff report.

At this time Chairman Weiske opened public comment for this item. Hearing and seeing no public comment requests, Chairman Weiske closed public comment.

Washoe County Commissioner Edwards stated he will support this but expressed concern that the applicant's representative thinks the project will be a buffer.

Washoe County Commissioner Chvilicek discussed emergency response stating that this under Automatic Aid and the closest station responds.

Washoe County Commissioner Daly discussed his concerns regarding the service burden and the current financial burden on Truckee Meadows tax payers to subsidize the City of Reno under Automatic Aid and stated that he will not support this item.

Reno Commissioner Woosley asked Reno staff if they agree with the applicant's comments.

Mr. Kloos confirmed that staff does agree with the points that were made. The primary

difference is it will allow a higher density on the site. Policy issues are addressed and backed up with Code at the time of development.

Reno Commissioner Woosley asked what density is allowed if it is rezoned commercial.

Mr. Kloos explained that residential is an allowed use in the City's commercial zones and there is no density. It is based on meeting the development standards of the zone.

It was moved by Washoe County Commissioner Edwards, seconded by Washoe County Commissioner Prough, to certify the resolution for the proposed amendment to the Reno-Stead Corridor Joint Plan for submission to the Washoe County Board of Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission. The motion carried with five (5) in favor and one (1) opposition by Washoe County Commissioner Daly.

It was moved by Commissioner Woosley, seconded by Commissioner Reno, in the case of LDC16-00025 (Sky Vista Master Plan Amendment), based upon compliance with the applicable considerations, to adopt the amendment to the Master Plan by resolution and recommend City Council do the same, subject to conformance review by the Regional Planning Agency. The motion carried unanimously with six (6) members present.

5. *General Public Comment

None

6. Adjournment

It was moved by Washoe County Commissioner Edwards, seconded by Washoe County Commissioner Chesney, to adjourn at 7:20 p.m. The motion carried unanimously with six (6) members present.

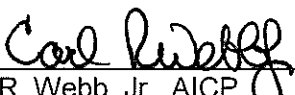
It was moved by Commissioner Reno, seconded by Commissioner Gower, to adjourn at 7:20 p.m. The motion carried unanimously with six (6) members present.

Respectfully submitted,



Katy Stark, Recording Secretary

Approved by Washoe County Planning Commission in session on July 5, 2016.



Carl R. Webb, Jr., AICP
Secretary to the Planning Commission