



WASHOE COUNTY PLANNING COMMISSION Draft Meeting Minutes

Planning Commission Members

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

Tuesday, May 4, 2021
6:00 p.m.

Secretary

Trevor Lloyd, Secretary

Zoom Teleconference Only

The Washoe County Planning Commission met in a scheduled session on Tuesday, May 4, 2021, via teleconference.

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 6:00 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

Commissioners absent:

Staff present: Trevor Lloyd, Secretary, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
Courtney Weiche, Planner, Planning and Building
Dan Cahalane, Planner, Planning and Building
Julee Olander, Planner, Planning and Building

Jenn Gustafson, Deputy District Attorney, District Attorney's Office
Lacey Kerfoot, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Gustafson 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.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the May 4, 2021 meeting as written. Commissioner Peyton seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Approval of April 6, 2021 Draft Minutes

Commissioner Chvilicek moved to approve the minutes for the April 6, 2021, Planning Commission meeting as written. Commissioner Bruce seconded the motion, which passed unanimously with a vote of seven for, none against.

8. Public Hearings

A. Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar) [For possible action] – For hearing, discussion and possible action to approve a special use permit for 1) the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use type; 2) major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation; and 3) requests to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall, waiving all landscaping requirements, and waiving the paved parking requirement. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation and will require conformance review by the Regional Planning Commission. The substation will be located on APN 074-040-25. This project also requires an amendment to the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan.

- Applicant: CED Rock Springs Solar LLC
- Property Owner: Linda & Terry Bell; Cedar Lindsley Anderson; Luicinda Johnson; Robin & Randall Skipper; Ragnar Kuehnert Trust; Sam Lindsley; Julie Skeen & Peter LaBarge; and Pattee Williams
- Location: Approximately 45 miles northwest of Reno, near Flannigan.
- Assessor's Parcel Numbers: 074-061-21; 074-061-29; 074-061-30; 074-061-36; 074-061-37; 074-061-39; 074-040-20; 074-040-22; 074-040-25

- Parcel Size: Total Project – 660 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach\Empire
- Development Code: Authorized in Article 302,810,812
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

Trevor Lloyd introduced the item and reminded the Commission this item was continued from the previous meeting.

Dan Cahalane, Washoe County Planner, provided a brief PowerPoint highlighting the projects and the updates since the previous meeting.

Joan Heredia, Rock Springs Solar applicant representative with conEdison, introduced Lisa Briggs. Ms. Briggs provided a brief PowerPoint slideshow.

There was no response to the request for public comment.

Commissioner Chvilicek stated her passion for getting citizen involvement is important. She implored staff to make effort to get it agendaized for CAB feedback. Mr. Cahalane stated it was within 10 days; therefore, it couldn't make it on the CAB agenda. Commissioner Chvilicek noted the schedule for publishing is just as it is for Planning Commission. She said she would like to see the effort made. It's less intimidating for people to provide feedback at a CAB then the Planning Commission meeting.

MOTION: Chair Chesney moved after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP21-0001 for Applicant CED Rock Springs Solar LLC for the following requests:

- 1) The establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system, which is an Energy Production, Renewable Use type;
- 2) Major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation;
- 3) Requests to vary height, landscaping and parking requirements;

having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an

adequate public facilities determination has been made in accordance with Division Seven;

3. **Site Suitability.** That the site is physically suitable for an energy production, renewable use and major grading permit and for the intensity of such a development;
4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

And having made the additional findings per 110.810.35:

6. **Environment.** That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
7. **Impact on Scenic Resources.** That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
8. **Reclamation.** That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Commissioner Bruce seconded the motion which carried unanimously.

B. Abandonment Case Number AB21-0004 (Yasord Property) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of 33-foot wide government patent easements for access and utilities on the west, east and north side of a parcel (APN: 142-241-26) at 14437 Raider Run Road.

- Applicant/Property Owner: Kristen and James Yasord
- Location: 14437 Raider Run Rd.
- Assessor's Parcel Number: 142-241-26
- Parcel Size: ±2.5 acres
- Master Plan: Rural (R) & Residential Rural (RR)
- Regulatory Zone: General Rural (GR) & High Density Rural (HDR)
- Area Plan: South Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

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

Derek Wilson, applicant representative with Rubicon Group, provided a PowerPoint presentation.

Public Comment:

Bill Trigerio stated he is the property owner due north of this subject property. He said he had concerns because he had heard conflicting stories. He said there is a utility line over the property line of the property owner due west. He said there is a pole mounted transformer that is shared by the 4 parcels. He said his main concern is despite no plan for a house, there is the right to build a second home. He said he was concerned with expanding the building apron so the house could be closer to the property line. His preference is to leave the building apron the same. Secondly, the property easement should be abandoned on both sides of the property or not at all. The abandonment leaves the easement on both sides of property for benefit of one and should be removed on both sides. That was our primary concern. We would like to get all the easements abandoned. He said he is in favor of that. He asked about removing property easement from our property 142-241-23 as long as this application is there. Evidence shows there is no use of the easement. He said he can work with Yasord's about placement of their home. That is their right.

MOTION: Commissioner Chvilicek Abandonment Case Number AB21-0004 (Yasord Property) I move 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 approve, with conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0004 for Kristen and James Yasord, having made all three findings in accordance with Washoe County Code Section 110.806.20.

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Donshick seconded the motion which passed unanimously.

C. Tentative Subdivision Map Case Number WTM21-008 (Braesview Subdivision) [For possible action] - For hearing, discussion, and possible action to approve a tentative subdivision map to allow the division of 4 parcels totaling 75.88 acres located off Foothill Rd. into 24 lots, with lot sizes ranging from 2.5 to 4.89 acres. The western portion of the site abuts Thomas Creek and will be subject to all requirements of Article 418, Significant Hydrologic Resources. Also, the proposal exceeds the threshold for major grading and will result in ±7.43 acres of disturbance including ±11,543 CY of excavation and ±6,674 CY of imported material.

- Applicant: Thomas Foothill, LLC
- Property Owner: Thomas Foothill, LLC & Casazza Ranch Estates, LLC
- Location: 1455 Foothill Rd. & parcels north of Foothill Rd. to west of Eli Drive
- Assessor's Parcel Number: 044-391-26, 28, 29 & 162-240-01

- Parcel Size: ±17.2, ±15.4, ±15.7 & ±27.5 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR) & General Rural (GR)
- Area Plan: South Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 418, Significant, Hydrological Resources; Article 438, Grading Standards; & Article 608, Tentative Subdivision Maps

- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

Julee Olander, Washoe County Planner, provided a Staff report presentation.

Dave Snelgrove, applicant representative, provided a PowerPoint slideshow. He introduced other representatives (Roger Davidson, Adam Giodano, Ed Thomas, project engineer with Lumos & Associates).

Public Comment:

Bill Erlach. asked about the intended access off of Mallory. He said he realized traffic on Foothill doesn't meet threshold for upgrades. He said there is another 54 acres next to this that will be developed that will add to the traffic. 2011 RTC Bike Plan shows that Foothill was supposed to have a bike lane in it. He said lots 1 and 24 have enough room to have a bike lane on their side. They have the space. He said Lot 17 shows a 40 ft drainage easement pointing at his property. He said in heaving rain years, we have had water shed off of that property.

Lisa Mays/Robert Mays said they are on Pickens, across from the proposed development. Mr. Mays stated where the proposed access is located on a curve with an elevation change. There is numerous times during the evening when motorcycles and cars like to speed and it's a blind spot. He said our second concern is what is going to happen to Steamboat water rights. The water comes down through the property and being used for irrigation; it has been that way for 35 years. He heard the developer is trying to change that from surface water rights to ground water rights for agricultural wells to irrigate. He said we have domestic wells. The problem with years like these, service water gets cut off in August because of lack of snowpack. For someone with unlimited access to wells, it may draw down our wells.

Commissioner Phillips asked if the developer changes the surface water rights to accommodate agricultural wells, will that come before the County before it happens. Ms. Olander, read an email from the Water Rights Manager, who said the conversion from Truckee Meadow surface water rights to ground water to be pumped and diverted to wells is not possible. TMWA does not typically allow you to have TMWA water and a well. Its either one or the other. The concerns about the water rights and irrigation wells and also TMWA water service for their house is not possible. Commissioner Phillips asked if they will try to have agricultural wells and TMWA water. Ms.

Olander, states that her understanding is that it is not possible. TMWA wants you to use their water. She said certain places have both, but TMWA is trying to phase those places out.

MOTION: Commissioner Nelson 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 approve Tentative Subdivision Map Case Number WTM21-008 for Thomas Foothill, LLC, with the condition included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30:

- 1) **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- 2) **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) **Type of Development.** That the site is physically suited for the type of development proposed;
- 4) **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) **Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) **Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Section 110.418.30, Special Review Considerations:

- (a) Conservation of topsoil;
- (b) Protection of surface water quality;
- (c) Conservation of natural vegetation, wildlife habitats and fisheries;

- (d) Control of erosion;
- (e) Control of drainage and sedimentation;
- (f) Provision for restoration of the project site to predevelopment conditions;
- (g) Provision of a bonding program to secure performance of requirements imposed; and
- (h) Preservation of the hydrologic resources, character of the area and other conditions, as necessary.

Commissioner Donshick seconded the motion which passed unanimously by roll call.

D. Special Use Permit Case Number WSUP21-0006 (Moore DAD) [For possible action] – For hearing, discussion and possible action to approve a special use permit to allow a detached accessory dwelling at 315 Valparaiso Court (APN 534-132-11) within the Low Density Suburban (LDS) regulatory zone, as required by the Spanish Springs Area Plan, Appendix C, Table C-1.

- Applicant/Property Owner: Linda & Sean Moore
- Location: 315 Valparaiso Ct.
- Assessor’s Parcel Number: 534-132-11
- Parcel Size: 1 ac / 43,560 sf
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; and Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Staff: Courtney Weiche, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3608
- E-mail: cweiche@washoecounty.us

Courtney Weiche, Washoe County Planner, provided a Staff report presentation.

Commissioner Bruce said he assumed this DAD is not in a Homeowners Association. Ms. Weiche said it is not in an HOA.

There was no response to the request for public comment.

MOTION: 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 approve with conditions Special Use Permit Case Number WSUP21-0006 for Linda and Sean Moore, with the conditions, as included as Exhibit A, as amended, to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. Conditions made by

Environmental Health include: 1) Project as proposed will abandon septic and tie both dwellings into sewer. Abandonment permit from EHS and inspection of abandonment is required. 2) All building permits shall be submitted prior to abandoning septic and hooking into municipal sewer and are required to be routed for approval through EHS. Certificate of Occupancy will not be released until septic is properly abandoned. Courtney Weiche noted Exhibit A was sent after the packet went out. DDA Gustafson said the information sent after or provided during the hearing is appropriate.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** That the site is physically suitable for a detached accessory dwelling unit and for the intensity of such a development;
4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and,
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Commissioner Phillips seconded the motion which passed unanimously.

E. Development Code Amendment Case Number WDCA21-0003 (Continuum of Care Facilities) [For possible action] – For hearing, discussion and possible action to amend Washoe County Chapter 110 (Development Code) within Articles 304 and 902 by amending various definitions in order to better define the Continuum of Care Facility use type as a commercial use type; clarify that the application of residential density does not apply to May 4, 2021 Washoe County Planning Commission Notice of Meeting and Agenda Page 6 of 7 Continuum of Care Facilities; specifically exempt Continuum of Care Facilities from the definition of “dwelling” and “dwelling unit”; and create a definition for Continuum of Care Unit. If the proposed amendment is initiated, a 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 821
- Commission District: All Commissioners
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628

- E-mail: dcahalane@washoecounty.us

Dan Cahalane, Washoe County Planner, provided a Staff report presentation.

Commissioner Bruce asked a procedural question. He asked if we are considering what was included in the packet, or what was revised in the email received last night. DDA Gustafson said the revised documentation sent to board was also posted to the website to be available to the public at the same time. The revisions are to ensure the title of the ordinance matches the agenda language that was noticed and provided to the public, which also matches the case description. Revisions were for consistency with the title of the ordinance, the case description and what is posted. Commissioner Bruce asked if we should not deliberate on what we had and make changes in a public manner instead of slide under the table, without the revision having been posted when the previous material was posted. He asked if there is a fixed time period before the meeting when this information is available to the public. DDA Gustafson said there is no requirement under the Open Meeting Law that supporting materials be available prior to the meeting. DDA Gustafson said information can be provided at any time. Commissioner Bruce said any additional material should be included as an amendment to the original information. DDA Gustafson said an amendment isn't necessary because only the title of the ordinance was changed to match the language of the agenda item.

Dan Cahalane, Washoe County Planner, provided a Staff report presentation.

There was no response to the requests for public comment.

MOTION: Commissioner 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 recommend approval of WDCA21-0003, to amend Washoe County Chapter 110 (Development Code) within Articles 304 and 902; and, to update these sections with Articles 304 and 902. Commissioner Donshick further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County 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 the following four findings in accordance with Washoe County Code Section 11.818.15(e).

Commissioner Chvilicek seconded the motion which passed unanimously.

F. Development Code Amendment Case Number WDCA21-0002 (Washoe County Development Code Amendment to Articles 606 Parcel Maps and 916 Establishment of Committees) [For possible action] – For hearing discussion and possible action to: Initiate an amendment to Washoe County Code Chapter 110 (Development Code), Article 606, Parcel Maps. The amendment updates references to the current name of the Community Services Department, Planning and Building Division; clarifies language by removing the term "subdivision"; requires approval of a Tentative Subdivision Map, in accordance with WCC 110.608, for division of a lot or lots created within five (5) years of the recording of a

map creating the original parcel; and removes noticing requirements for subsequent tentative parcel maps; and other matters necessarily connected therewith and pertaining there to.

AND

Initiate an amendment to Washoe County Code Chapter 110 (Development Code), Article 916, Establishment of Committees, Section 110.916.05 Parcel Map Review Committee. The amendment clarifies the members of the Parcel Map Review Committee; defines the process of appointment of those members; provides for the appointment of alternate members and sets the terms for the members of that committee.

AND

If the proposed amendments are initiated, hold a public hearing and further possible action to deny or recommend approval of the proposed amendments 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
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- Email: rpelham@washoecounty.us

Roger Pelham, Washoe County Senior Planner, provided a Staff report presentation.

Chair Chesney asked if he should recuse himself from voting on this matter since he sits on the Parcel Map Review Committee. DDA Gustafson stated she doesn't believe it's necessary since his reason doesn't meet the statutory criterial for abstention.

Chair Chesney said these changes are long overdue. This cleans up the process for the Parcel Map Review Committee. It is a good process. We have had developers use and abuse the system, which is resolved with this process.

Commissioner Donshick asked about the reasoning for noticing requirement being removed. Mr. Pelham explained that the notices were for subsequent parcel maps. There will be no more subsequent parcel maps. Therefore, the noticing is irrelevant. The noticing will be in accordance with the subdivision regulations.

MOTION Initiation

Commissioner Chvilicek 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 Articles 606 Parcel Maps and 916 Establishment of Committees, Section 110.916.05 Parcel Map Review Committee, as described in the staff report for WDCA21-0002.

Amendment

Commissioner Chvilicek 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 WDCA21-0002, to amend Washoe County Code Chapter 110 within Articles 606 Parcel Maps and 916 Establishment of Committees, Section 110.916.05 Parcel Map Review Committee, 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 the date of action by the Planning Commission. 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 Donshick seconded the initiation and amendment motion which passed unanimously.

10. Chair and Commission Items

*A. Future agenda items

Commissioner Chvilicek stated she received an email earlier today from Wendy Boreal, a developer from Woodland Village requesting to meet with Commissioner Chvilicek. She said it's not my practice to meet with a developer prior to the item to come before the Commission. She asked for advice from District Counsel. Multiple Commissioners confirmed they received the email. They confirmed they also didn't respond. Mr. Lloyd noted you are under no obligation to meet with a developer. DDA Gustafson stated she will review and provide guidance. She reminded Commissioners not to 'reply all.'

*B. Requests for information from staff

Chair Chesney asked when will the Election of Officers occur. Mr. Lloyd noted he will check but believes it will be July. Commissioner Bruce noted it happens in July. Chair Chesney inquired about meeting in person. Mr. Lloyd stated due to the recent directive from the Governor, we will meet in the chambers and provide a hybrid approach with in-person and zoom. Chair Chesney asked if staff will be coming back into the office. Mr. Lloyd stated we haven't nailed down all the details. He said he expects a hybrid approach.

11. Director's and Legal Counsel's Items

***A. Report on previous Planning Commission items**

Mr. Lloyd reported that the Master Plan Amendment and Regulatory Zone Amendment for Woodland Village Master Plan Amendment went to the Board of County Commissioners on April 13, 2021 and was approved.

***B. Legal information and updates**

DDA Gustafson said she is look forward to meeting everyone at the meeting in June. She said she will be attending the meeting in-person

12. *General Public Comment and Discussion Thereof

Commissioner Chvilicek spoke about the recent passing of Bob Webb.

Mr. Lloyd introduced Lacey Kerfoot, new recording secretary.

Commissioner Chvilicek noted we received a public comment from Bill E.

There were no further requests for public comment.

13. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:07 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on _____, 2021

Trevor Lloyd
Secretary to the Planning Commission