



# 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  
Patricia Phillips

Tuesday, March 2, 2021  
6:30 p.m.

## Secretary

Trevor Lloyd

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The Washoe County Planning Commission met in a scheduled session on Tuesday, March 2, 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>

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## 1. Call to Order and 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  
Pat Phillips  
Larry Peyton

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Roger Pelham, Senior Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Jen Gustafson, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building

## 2. Pledge of Allegiance - Chair Chesney led the pledge.

### 3. Ethics Law Announcement

DDA Gustafson read the ethics law announcement.

### 4. Appeal Procedure

Trevor Lloyd, Secretary, read the appeal procedure.

### 5. Public Comment

There were no requests for public comment.

### 6. Approval of the Agenda

Commissioner Donshick moved to approve the agenda for the March 2, 2021 meeting as written. Commission Chvilicek seconded the motion to approve the agenda. The motion carried unanimously.

### 7. Approval of the February 2, 2021 Draft Minutes

Commissioner Chvilicek moved to approve the minutes for the February 2, 2021 Planning Commission meeting as written. Commissioner Bruce seconded the motion to approve the minutes. The motion carried unanimously.

### 8. Public Hearings [For possible action]

#### C. Master Plan Amendment Case Number WMPA21-0001 and Regulatory Zone Amendment WRZA21-0001 (Woodland Village) [For possible action] - For hearing, discussion and possible action to:

- (1) Adopt an amendment to the Cold Springs Area Plan, which is a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Rural (R) to Suburban Residential (SR) master plan designation on ±6 acres of an 18.5 acre parcel (APN: 556-290-35) and Suburban Residential (SR) to Rural Residential (RR) master plan designation on 2 parcels (APN:087-520-01 & 02) totaling ±10.13 acres;  
and
- (2) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Medium Density Suburban (MDS) regulatory zone to the High Density Rural (HDR) regulatory zone for 2 parcels (APN:087-520-01 & 02) totaling ±10.13 acres; to approve a Regulatory Zone Amendment from the General Rural (GR) to MDS for ±6 acres of an ±18.5 acre parcel (APN: 556-290-35); and re-establish MDS density on ±3 acres of a ±171 acre parcel (APN:556-290-24). And, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Woodland Village North, LLC
- Property Owner: WWC Commercial LLC
- Location: various locations within or adjacent to Woodland Village
- Assessor's Parcel Numbers: 087-520-01 & 02 and portions of 556-290-35 & 24

- Parcel Sizes: ±9.52, ± 0.61, ±6, & 3± acres
- Master Plan Categories: Suburban Residential (SR) & Rural (R)
- Regulatory Zones: Medium Density Suburban (MDS) & General Rural (GR)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: 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 Planner, provided a staff presentation. Ms. Olander noted Woodland Village North LLC is the owner. She apologized for the typo.

Chair Chesney noted for the record that this meeting was properly noticed.

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

Commissioner Phillips noted there are connection issues. The Recording Secretary confirmed the rest of the Commissioners were still connected.

Public Comment:

Alan Burland said he is a resident of Cold Springs and lives on one of the adjacent properties to Azurite. He said his main concern is the growth. He said the present development has impacted that area quite drastically. There has been three to four fatal accidents on White Lake Parkway just this last year. The roads are cracking in the area along the magnetite subdivision which runs right up against the hill. He said there has been three water lines break within the last year. He said he lives on a property with an easement and has had no support from the other property owners to help prevent flooding. He said he experienced flooding in 2016 or 17. He said the valley was flooded. It flooded the majority of our backyards. He said the council should ask the developer if he is going to invest in the infrastructure necessary to support his development before he proceeds to overwhelm the community with homeowners. Thank you.

Ruth Broos said she is new to the community. She said she was confused about the proposal and thought apartments and condos were being built. She said through the presentation she learned about the density transitioning in my neighborhood (inaudible feedback). She said another concern she has, just like the other gentleman stated, is the traffic in the area. She said she has been overcome by multiple speeders. She said she does not know whether they live in the neighborhood or are visitors to the neighborhood, but it is very scary. She said it is dangerous especially in the 25 mph and 35 mph zones. She said she would like to know how the builder is going to remedy things like that within our neighborhood. Thank you.

Roland Zimmerli said he has concerns and asked about three homes at the end of Azure, behind the Magnetite. He asked if there is still going to be access to BLM land for the families to access nature. He said the infrastructure is concerning especially the crack roads. It has been like this

for last 3-4 years. He said he is asking the County to take action on their part as well. He said he will have more question if there will be more than three homes at the end of Azurite and behind magnetite.

Kenji Otto said his property is just south the two parcels off Azurite. He said he is in favor of this change. He said he has the largest property other than the Woodland Village boundaries. He said he has an acre that borders that property and is very much in favor of this change. He said he has checked with the roads department about the speeding. He said the individual he contacted said there has to be five deaths on the road in order for the County to do anything unless the County Commissioners get involved. He said he lives off of the Crystal Canyon Blvd where 25 mph is the speed limit, but people do usually get 45-50. He said the cars access the property which is private property. The neighbors cannot dictate to another property owner how they are going to use their land or allow others to use their land. He said it has been open, and we should thank Woodland Village for allowing us the access to that property up until this time or any future time. He said he is in favor of this proposal.

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

**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 adopt the resolution included as Exhibit A to this staff report, to amend the master plan as set forth in the Master Plan Amendment Case Number WMPA21-0001, having made all the findings in accordance with Washoe County code section 110.820.15(d) and the required Cold Springs area plan finding. Commissioner Donshick further moved to certify the resolution and proposed Master Plan Amendment in WMPA21-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. 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. Response to Changed Conditions. 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.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### ***Cold Springs Area Plan Required Finding***

Goal Twenty: Amendments to the Cold Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Cold Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Commissioner Chvilicek seconded the motion to approve Master Plan Amendment Case Number WMPA 21-0001. The motion carried unanimously.

## **AND**

**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 adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0001 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. She further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

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.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Commissioner Bruce seconded the motion to adopt Regulatory Zone Amendment Case Number WRZA21-0001. The motion carried unanimously.

## **9. Chair and Commission Items**

**A.** Future agenda items – Commissioner Bruce inquired about an in-person meeting. Mr. Lloyd said the Board of County Commissioners is back to having their meeting in chambers and will discuss and bring that back to this Commission.

Chair Chesney requested to change the meeting times from 6:30 p.m. to 6:00 p.m. He requested to have this on the next agenda. He said it is within coordination with other public meetings that occur in the evenings. He said 6:30 p.m. is too late to start these meetings.

**B.** Requests for information from staff – None

## **10. Director's and Legal Counsel's Items**

**A.** Report on previous Planning Commission items – Mr. Lloyd noted the Board of County Commissioners approved Pahute abandonment in Incline Village. He stated the Short Term Rental Ordinance went through the first reading on February 23, 2021, and the second reading will be on March 23, 2021. He said if it is approved, then it will be quite the implementation for staff, but we look forward to it.

**B.** Legal information and updates – None

## **11. Public Comment**

Kenji Otto said the notice for the meeting is not clear that it is going to be a zoom only. He said it indicated that there would be a public hearing at the County Commissioners chambers at the top of the notice. It is not obvious that it is going to be a zoom only. He suggested looking at that in the future. He said if you were not aware, Texas is opening up and they aren't wearing masks. They are opening up for business. He said as an individual taxpayer, and involved in government, he would appreciate all meetings being open and available to the public again. He said he will be raising that at the Board of County Commissioners meeting as well. Thank you for your time.

## **12. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 7:39 p.m.

Respectfully submitted by Misty Moga, Independent Contractor

Approved by Commission in session on April 6, 2020

*Trevor Lloyd*

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Trevor Lloyd

Secretary to the Planning Commission