



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Francine Donshick
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi, Vice-Chair
Kate S. Nelson
Rob Pierce, Chair
Patricia Phillips
Secretary
Trevor Lloyd

Tuesday, August 1, 2023
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

The Washoe County Planning Commission met in a scheduled session on Tuesday, August 1, 2023, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the 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 Pierce called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Francine Donshick
R. Michael Flick
Daniel Lazzareschi, Vice-Chair
Linda Kennedy
Kate S. Nelson
Rob Pierce, Chair
Pat Phillips

Commissioners absent: none

Staff present: Trevor Lloyd, Secretary, Planning and Building
Chris Bronczyk, Senior Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Eric Young, Senior Planner, Planning and Building
Katherine Oakley, Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Adriana Albarran, Office Support Specialist, Planning and Building
Brandon Roman, Recording Secretary, Planning and Building

2. Pledge of Allegiance

Chair Pierce led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Jennifer Gustafson provided the ethics procedure for disclosures.

4. Appeal Procedure

Secretary Trevor Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. General Public Comment and Discussion Thereof

Chair Pierce opened the Public Comment period.

Public Comment:

Mr. Gary Schmidt stated he was a longtime property owner in Washoe County, providing background on his education, his real estate interests, and boards and commissions on which he sat. He added he was a lecturer for legal counsels and legal organizations on the Open Meeting Law (OML). He said this meeting had an OML violation because he was not provided the documentation for the Gerlach item despite requesting it several times. Board of County Commissioner meetings, he noted, had been continued in the past when materials were not readily available. He requested that the item be continued because of numerous OML violations.

Mr. Brian Beffort, Washoe County's Sustainability Manager, introduced himself. His job was to lead the initiative for the County to achieve net-zero gas emissions by 2050. He looked forward to working with the Commission.

6. Approval of August 1, 2023, Agenda

Commissioner Donshick moved to approve the agenda for the August 1, 2023, meeting as written. Commissioner Nelson seconded the motion, which passed with a vote of seven for, zero against.

7. Approval of July 5, 2023, Draft Minutes

Vice-Chair Lazzareschi moved to approve the minutes for the July 5, 2023, Planning Commission meeting as written. Commissioner Donshick seconded the motion, which passed with a vote of six for, zero against, with Commissioner Nelson abstaining.

8. Envision Washoe 2040 Master Plan presentation on status of Master Plan draft and planned Summer Public Engagement Calendar [Non-action item].

Senior Planner Eric Young stated this presentation was the beginning of the first public release for the project, and it would be similar to the ones which would be presented to the Technical Advisory Committee, the Citizens Advisory Committee, and the Steering Committee later in the week. In deference to the Open Meeting Law, he said, the Planning Commissioners were not able to comment or read other Commissioners' comments on the draft plan they had received. He sought feedback from the Commission on potential changes they wanted before the plan was released publicly, and he anticipated getting feedback from those other committees. The goal was to reveal the plan, including modifications based on that feedback, to the public on August 11, 2023.

Megan Moore, Project Manager with Logan Simpson, conducted a PowerPoint presentation and reviewed slides with the following titles: Agenda; Schedule Review; 2023 Updated Timeline; Envision Washoe 2040 Public Outreach; Plan Structure (4 slides); Area Plans; Chapter 1 | Foundation; Chapter 2 | Vision (4 slides); Chapter 3 | Implementation (3 slides); Upcoming Public Outreach & Next Steps; and Next Steps & Upcoming Events (2 slides).

Ms. Moore stated one of the main goals of the project was to align with the regional plan, condense, and then integrate the area plans. She stressed the area plans would not go away; rather, key aspects of each area plan would be integrated in a more succinct manner in Chapter 2 of the plan. Chapter 3, which dealt with implementation, outlined a work plan for County staff and leadership over the next 10 to 20 years.

Commissioner Phillips requested a copy of the upcoming outreach dates.

Mr. Young said staff was working to finalize outreach materials, including a flyer of all dates, which would be emailed to many County mailing lists. It would also include Zoom links. Flyers would also be posted in libraries and on some trailheads. Most of the noticing, he indicated, would include an interactive QR code, allowing members of the public to submit comments directly. Staff would help constituents with this at in-person engagements, as well as showing them any areas of interest. Two Spanish-outreach events were also planned, one at Tegli Paradise Park on August 5 and one at North Valleys Regional Park on August 28.

Mr. Young admitted attendance was low at events specially designed to get feedback on the plan, and they had more success having tables at pre-existing events like the Lazy 5 music series. He anticipated receiving robust public feedback and adjusting the plan accordingly before returning to the Planning Commission (PC) on October 16. He invited both residents and users of the plan to participate. Staff planned to host a neighborhood meeting in the lobby outside Chambers prior to the PC's September meeting, and advertising for that event would begin once the District Attorney's office researched potential special noticing requirements.

Chair Pierce asked how that information would be disseminated.

Mr. Young replied the information would be sent to seven email lists managed by the Manager's Office, including a Citizen Advisory Board (CAB) email list, and information would be posted on Facebook. Additionally, they planned to visit each CAB. He mentioned the possibility of showing a video in the Administrative Complex lobby, adding they were working with the County's Communications team on the broadest outreach possible.

There was no public comment or action taken on this item.

9. Planning Items [For possible action]

A. Regional Planning Commission (RPC) Alternate List - For review and possible action to recommend that the Board of County Commissioners set the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve. The existing Washoe County Planning Commissioners serving on the Regional Planning Commission are Kate Nelson, Francine Donshick, and Pat Phillips. The currently proposed order of alternates is as follows: First Alternate, Michael Flick; Second Alternate, Daniel Lazzareschi; Third Alternate, Rob Pierce; and Fourth Alternate, Linda Kennedy. Once reviewed and a recommendation is made, to direct the Planning Commission Secretary to transmit the ordered list of recommended alternates to the Washoe County Board of Commissioners (Board) for its decision. After the Board's decision, the Planning Commission Secretary shall transmit the ordered list to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA).

Vice-Chair Lazzareschi moved to recommend the order of alternates as follows: Michael Flick, Daniel Lazzareschi, Rob Pierce, and Linda Kennedy. He further moved to direct the PC Secretary to submit the recommended list of alternates to the Board of County Commissioners for its approval. Commissioner Donshick seconded the motion, which passed with a vote of seven for, zero against.

10. Public Hearings

A. Amendment of Conditions Case Number WAC23-0009 (Boulder Bay Building A / Granite Place) for WTM16-004 (Boulder Bay) [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Case Number TM16-004 (Boulder Bay) to reduce the amount of open space area associated with Building A to 1.25 acres and to transfer open space acreage to the adjacent Boulder Bay resort project.

- Applicant/Property Owner: Big Water Investments, LLC.
- Location: 1 Big Water Drive
- APN: 123-291-01
- Parcel Size: 2.77 Acres
- Master Plan: Crystal Bay Tourist
- Regulatory Zone: Crystal Bay Tourist
- Area Plan: Tahoe
- Development Code: Authorized in Article 608 Tentative Subdivision Map
- Commission District: 1 – Commissioner Hill
- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3612
- E-mail: cbronczyk@washoecounty.gov
- Applicant/Property Owner: Big Water Investments, LLC.

Commissioner Nelson disclosed she was the engineering manager for the Incline Village General Improvement District, and she had worked with the developer and engineers on the project for the last 2.5 years to review and approve sewer and infrastructure plans. She recused herself on Agenda Item 10A.

6:33 p.m. Commissioner Nelson left the meeting.

Senior Planner Chris Bronczyk conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Vicinity Map; Background (2 slides); Evaluation of Request; Original 2016 TRPA Approved Site Plan; Evaluation of Request; April 2023 TRPA Approved Site Plan; Evaluation of Request; CC&R's Recorded October 5, 2018; Neighborhood Meeting; Noticing; Reviewing Agencies & Findings; and Possible Motion.

Mr. Bronczyk indicated the intent of the request was to reduce and relocate the common open space area, and the project was specific to the Granite Place Condominiums. He noted the special use permit request for grading was not part of this amendment of conditions. He said the project had always been part of a resort redevelopment project dating back to 2007. Even though the map had been finalized, the Planning Commission (PC) was the body who made the ultimate decision, which was why they were considering the amendment.

Vice-Chair Lazzareschi asked why the boundary line adjustment was not addressed during the tentative and final map processes.

Tom Jacobson with EKN Development Group responded he did not know why, but they planned to submit an application for the boundary line adjustment as soon as approval was given by the PC. He added they might wait until August 10 at the Planning Department's recommendation.

Vice-Chair Lazzareschi said Mr. Bronczyk made a convincing case that this was what had always been envisioned for the property. He inquired about any feedback received from attendees at the neighborhood meeting.

Mr. Bronczyk said some comments pertained to adjacent parking, which was unrelated to the amendment of conditions. Other comments were about naming the roadway behind the condominiums, which was also not relevant to the request.

Commissioner Flick asked about the acreage that would be lost if the amendment passed.

Mr. Bronczyk answered that the plan started with 2.53 acres of open space, and the request would reduce it to 1.25 acres. He did not anticipate further problems within the open space area based off this request.

Mr. Jacobson remarked that Mr. Bronczyk made a great presentation and he had no additional comments. He offered to answer any of the Commissioners' questions.

Public Comment:

There was no response to the call for public comment.

Discussion by Commission:

There was no additional discussion by the Commission.

MOTION: Commissioner Donshick moved that Amendment of Conditions Case Number WAC23-0009 for Big Water Investments, LLC be approved with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25.

Commissioner Kennedy seconded the motion, which passed with a vote of six for, zero against with Commissioner Nelson having recused.

6:48 p.m. Commissioner Nelson returned.

B. Master Plan Amendment Case Number WMPA23-0004 and Regulatory Zone Amendment Case Number WRZA23-0005 (Diablo Drive and Main Street) [For possible action] – For hearing, discussion, and possible action to:

- (1) Approve an amendment to the High Desert Area Plan, a component of the Washoe County Master Plan, to change the Master Plan land use designation for a ±17.99-acre parcel (APN: 071-240-16) from Suburban Residential (SR) to ±4.0 acres (22%) Commercial (C), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) SR; and
- (2) Subject to final approval of the associated Master Plan Amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, recommend adoption of an

amendment to the High Desert Regulatory Zone Map, to change the regulatory zone for a ±17.99-acre parcel (APN: 071-240-16) from Medium Density Suburban (MDS- 3 units per acre) to ±4.0 acres (22%) Neighborhood Commercial (NC), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) High Density Suburban (HDS- 7 units per acre);

(3) And, if approved, authorize the chair to sign resolutions to this effect.

- Applicant/ Property Owner: Gerlach General Improvement District (GID)
- Location: Off Diablo Drive & Main Street
- APN: 071-240-16
- Parcel Size: ±17.99 acres
- Existing Master Plan: Suburban Residential (SR)
- Proposed Master Plan: ±4.0 acres (22%) Commercial (C), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) SR
- Existing Regulatory Zone: Medium Density Suburban (MDS- 3 units per acre)
- Proposed Regulatory Zone: ±4.0 acres (22%) Neighborhood Commercial (NC), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) High Density Suburban (HDS- 7 units per acre)
- Area Plan: High Desert
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles: Request; parcel map; Background; MPA Request; RZA Request; Gerlach Hot Springs Park; Request; Availability of Finances; Fire & Policing; Traffic/Roadways; Change of Conditions; Neighborhood Meetings & Public Comment; Noticing; Reviewing Agencies & Findings; and Possible Motions.

Commissioner Kennedy inquired about the source of the utility information.

Ms. Olander said the applicant provided it in their application, and they were present to provide additional information.

Eric Hasty with Wood Rogers, representing the Gerlach General Improvement District (GGID), conducted a PowerPoint presentation and reviewed slides with the following titles: Project Location (2 slides); Existing Master Plan; Project Request; Project Background; Proposed Master Plan; Proposed Zoning (2 slides); and Proposed Request.

Mr. Hasty explained the GGID already installed utilities within Diablo Drive in anticipation of development of this site. Some of the public comment received was about a lack of public housing, and there was interest in not only single-family detached houses, but also apartments and townhomes. He estimated that 40 or 50 people attended the April 13 public neighborhood

meeting, not just the 18 who signed up. He noted they originally planned to allocate four acres for industrial but shrunk it to two based on feedback from the public and the GGID Board.

Mr. Hasty mentioned the General Rural designation allowed non-residential uses, and the hot springs park would be adjacent to the proposed industrial area. The HDS designation would allow the flexibility to provide different types of housing; though HDS zoning could have up to seven units per acre, that did not mean that was what would happen. They chose NC zoning because it was the only type which allowed multi-family units. He stressed the importance of the industrial zoning because that would be the only zoning which could accommodate auto repair and custom manufacturing, which were wanted by many members of the community.

Commissioner Donshick pointed out the applicant had requested this item to be pulled from a prior agenda for further consideration. She asked what changes had been made since then.

Mr. Hasty responded they needed to understand what the GGID wanted to do. Unfortunately, they did not have that meeting, so nothing had changed in the interim.

Vice-Chair Lazzareschi asked whether anyone from the GGID was available to discuss their process.

Gerlach Public Works Supervisor Russell Bierle said he was available to answer any technical questions, adding some members of the GGID Board were available via Zoom.

Vice-Chair Lazzareschi stated there were concerns about resource adequacy, and the GGID was both the applicant and the agency which provided those resources. He wondered whether the GGID would have an obligation to serve whatever was proposed or whether they could deny a subsequent landowner's proposal.

Mr. Bierle said it would need to be handled on a case-by-case basis as various uses would have different needs. Gerlach had limited water and wastewater capacity and those limits were being approached. However, bids were underway to increase both. He anticipated those increases would happen before this project's needs were determined. He believed the GGID had some discretion, adding they were not required to provide resources they did not have.

Public Comment:

Mr. Kristopher Swanson asked why a general improvement district was getting involved with land development. He felt their job should be to sell off the land to a land developer and then service that development. He expressed concern about approving the proposal if there was not sufficient water.

Mr. Gary Schmidt said the GGID did not have adequate water. Four years prior, he said, the GGID came before the Board of County Commissioners to change the zoning from General Rural to MDS, increasing the residency from one to 57. He said the GGID sold off three 1/3-acre lots, only one of which had been developed. He felt providing more parcels would not alleviate a housing shortage. He did not believe the goal of having livable units for \$500 or \$600 a month was possible; construction costs would result in units costing more than \$1,000. He wanted to see the 54 available lots developed and on the market. He noted more than 20 Gerlach residents signed a petition against the project, especially the industrial zoning. He explained he owned 1/3rd of the land in Gerlach and there was not enough water to service the current zoning, never mind any increases.

Mr. Pete Dronkers, the Community Relations and Permitting Specialist for the Burning Man Project (BMP), said he appreciated the County's efforts to develop this parcel in a way that

contributed to economic development and community resilience in Gerlach. The BMP supported the GGID's intention to alleviate the housing shortage while creating opportunities for commercial businesses. He said the lack of housing and a general store impacted the entire community. The BMP supported amending the High Desert Area Plan and a phased approach to developing the parcel with a focus on housing and businesses as long as they did not draw investment away from existing Main Street businesses. He noted the BMP could support giving locals the first opportunity to obtain properties that were for sale as long as non-locals were also afforded an opportunity in the same phase. He thought the character of Gerlach should be preserved while addressing the housing situation.

Via Zoom, Ms. Elisabeth Gambrel expressed concern about the industrial portion of the project. She stated a preference for MDS zoning, so the area was less likely to see a developer who wanted to develop many houses in a small space. She said she supported commercial zoning but expressed concern that there were no areas of open space in the proposal. She recognized this could be a three- or four-year process.

Via Zoom, Ms. Kristy Evans expressed support for the master plan amendment, citing a serious lack of housing and commercial properties. She noted the school district, the fire department, and the Washoe County roads department did not have sufficient housing for their own staff. She brought up nine commercial parcels which were unused, saying new options were needed. She expressed frustration that many who opposed the amendment did not attend any of the GGID's meetings, all of which she attended. She said the GGID needed to take input from residents, so the result was in the best interest of those who lived and worked in Gerlach. She recognized concerns over industrial junkyards and large apartment complexes, but she felt the GGID addressed them at their June meeting. She urged the Commission to approve the amendment.

Discussion by Commission:

Deputy District Attorney Jennifer Gustafson said Mr. Schmidt informed her earlier of a potential Open Meeting Law (OML) violation because the paper copy of the meeting materials in Chambers did not contain any exhibits, which was an oversight by staff. She said the OML required that at least one copy of the agenda, the proposed ordinance or regulation, and any other supporting materials. She noted the statute did not specify it had to be a physical, paper copy, though it had been interpreted that way in the past. She added the physical copy in Chambers was supplemented with the additional information at 6:57 p.m. She recommended the Commission consider those facts, and she had no issue with the Commission continuing the item in light of a potential OML violation.

Mr. Hasty indicated the applicant was fine continuing the item.

MOTION: Commissioner Donshick moved to continue Agenda Item 10B until next month. Commissioner Phillips seconded the motion, which passed with a vote of seven for, zero against.

7:30 p.m. The Commission recessed.

7:36 p.m. The Commission reconvened with all Commissioners present.

C. Master Plan Amendment Case Number WMPA23-0006 and Regulatory Zone Amendment Case Number WRZA23-0006 (Learner Lemmon) – For hearing, discussion, and possible action to:

- (1) Approve an amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to redesignate 8.566 acres of a 19.926-acre parcel from Rural (R) to Suburban Residential (SR); and
- (2) Recommend adoption of an amendment to the North Valleys Regulatory Zone Map, to redesignate 5 acres of a 19.926-acre parcel from Medium Density Suburban (MDS) to High Density Suburban (HDS), to redesignate 3.27 acres of the same parcel from Medium Density Suburban (MDS) to Open Space (OS), to redesignate 2.35 acres of the same parcel from General Rural (GR) to Medium Density Suburban (MDS), to redesignate 5.59 acres of the same parcel from General Rural (GR) to High Density Suburban (HDS), and to redesignate .53 acres of the same parcel from General Rural (GR) to Open Space (OS). Approximately 3.18 acres of Medium Density Suburban (MDS) will retain its current zoning. The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities; and

(3) If approved, authorize the chair to sign resolutions to this effect.

- Applicant: Krater Consulting Group, PC
- Property Owner: Learner, Brett H & Learner, Bryan A
- Location: 0 Pan American Dr
- APN: 080-461-08
- Parcel Size: 19.926 acres
- Existing Master Plan: Suburban Residential (SR) and Rural (R)
- Proposed Master Plan: Suburban Residential (SR)
- Existing Regulatory Zone: Medium Density Suburban (MDS) and General Rural (GR)
- Proposed Regulatory Zone: High Density Suburban (HDS), Medium Density Suburban (MDS), and Open Space (OS)
- Area Plan: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- Email: koakley@washoecounty.gov

Planner Katherine Oakley conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Project Area (2 slides); Background; MPA Request; RZA Request; Density; Floodplain; Cultural Resources; Traffic; Availability of Facilities; Neighborhood Meeting; Noticing; Reviewing Agencies & Findings; Possible Motion – MPA; and Possible Motion – RZA. She noted the proposal would provide a transition from the County's existing density to the east and the City of Reno's higher density to the west.

Ms. Oakley said a letter of map revision for the floodplain was performed, which was reflected in the small portion of open space in the upper-right corner of the parcel. Additionally, engineering staff intended to pursue a letter of map revision to reflect a change in the flood elevation due to some known improvements. She remarked the request in this item was only for the zoning and the master plan, not for the map included in the materials.

Ms. Oakley pointed out the engineering department determined any additional traffic would mostly impact local roads because it was a small development, which was why the study stopped Lemmon Drive. Additionally, the Reno-Stead Wastewater Treatment Facility had recently increased its capacity from 2 million to 4 million gallons.

Ken Krater of the Krater Consulting Group conducted a PowerPoint presentation and reviewed slides with the following titles: Vicinity Map; Division of Land Map #79; Existing Master Plan; Existing Regulatory Zoning; City of Reno Zoning; parcel map (2 slides); FEMA Flood Zone; color parcel map; Tentative Subdivision Map; Entitlement Process; and Summary.

Mr. Krater said the project was created by determining what made the most sense for this property considering the land use and zoning regulations of the adjacent County and City parcels. The parcel was within walking distance of both Lemmon Valley Park and Lemmon Valley Elementary School. He noted the parcel only had a one percent slope across the entire site. He admitted many current County residents had gates accessing a path on the subject parcel, and the applicant needed to respect the fact that those residents would lose that access. He noted that the small portion of the parcel would be removed from the floodplain permanently once the letter of map revision was submitted.

Mr. Krater commented trees would be planted in the open space area, but they would be smaller trees like redbuds to preserve the views of existing homes. He said a tentative map was already submitted, but he wanted to explain their long-term plans; assuming they got approval on the master plan and regulatory zone amendments, they would then begin processing the tentative map. The project was designed to be sensitive to the surrounding development.

Mr. Krater indicated they just signed an agreement with the Truckee Meadows Water Authority annexing the land into the Truckee Meadows water service territory. He emphasized the importance of providing good land use patterns to address some of the residents' concerns.

Public Comment:

Ms. Gaye Hollenberger displayed a picture of her property and said she asked Mr. Krater to not build two-story houses which would block her view of the mountains. She expressed concern about how long it would take to replace her fence since she had two large dogs. Though Mr. Krater responded to her emailed concerns, she was still worried about flood retention issues given the amount of standing water in nearby areas. She expressed further concern about mayflies and a possible increase to her property taxes. She praised Mr. Krater for his communication.

Discussion by Commission:

Vice-Chair Lazzareschi said it was wonderful to hear a member of the public compliment the amount of outreach made by a developer.

MOTION: Commissioner Donshick moved that the resolution to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0006 be adopted, having made at least three of the five findings set forth in Washoe County Code Section 110.820.15(d)(1)-(5), the additional finding in Section 110.820.15(d)(6), and having made three findings in accordance with North Valleys Area Plan policy NV.21.1. It was further moved that the resolution and the proposed Master Plan Amendments in WMPA23-0006 be certified as set forth in this staff report for submission to the Washoe County Board of County Commissioners, and that the chair be authorized to sign the resolution on behalf of the Planning Commission.

Additionally, Commissioner Donshick moved that the resolution recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0006 be adopted, having made all of the findings set forth in Washoe County Code Section 110.821.15(d) and having made all relevant findings of North Valleys Area Plan Policy NV.21.3. It was further moved that the resolution and the proposed Regulatory Zone Amendment in WRZA23-0006 be certified as set forth in this staff report for submission to the Washoe County Board of Commissioners, and that the chair be authorized to sign the resolution on behalf of the Washoe County Planning Commission.

Commissioner Flick seconded the motions, which passed with a vote of seven for, zero against.

11. Chair and Commission Items

A. Future agenda items

There were no requests for future agenda items.

B. Requests for information from staff

There were no requests for information from staff.

12. Director's and Legal Counsel's Items

A. Report on previous Planning Commission items

There were no reports.

B. Legal information and updates

There were no legal updates.

13. *General Public Comment and Discussion Thereof

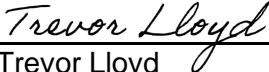
Mr. Gary Schmidt thanked the Commission for continuing Agenda Item 10B, believing there would be a more complete package to review the following month. He noted he still had a part-time residence in Gerlach. He wondered whether the County would continue increasing zoning beyond the capacity to be served with existing water. He suggested staff research future water availability, which he felt could be compromised with industrial uses. Citing a reference made earlier by the applicant, he said there were gas stations in both Gerlach and Empire with auto repair facilities, but they could never make any money. He questioned adding another garage.

14. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 08:09 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor.

Approved by Commission in session on August 1, 2023



Trevor Lloyd
Secretary to the Planning Commission