



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

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

Tuesday, September 16, 2014
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a rescheduled session on Tuesday, September 16, 2014, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Chair Edwards called the meeting to order at 6:32 p.m. The following Commissioners and staff were present:

Commissioners present: Roger Edwards, Chair
James Barnes
Larry Chesney
Sarah Chvilicek
Philip Horan
Greg Prough

Commissioners absent: D.J. Whittemore, Vice Chair

Staff present: William Whitney, Division Director, Planning and Development
Sandra Monsalve, AICP, Senior Planner, Planning and Development
Trevor Lloyd, Senior Planner, Planning and Development
Greg Salter, Esq., Deputy District Attorney
Donna Fagan, Office Assistant III, Community Services Department

2. Pledge of Allegiance

Commissioner Prough led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Salter provided the ethics procedure for disclosures.

4. Appeal Procedure

Mr. Whitney recited the appeal procedure for items heard before the Planning Commission.

5. Public Comment

Chair Edwards asked if there was any public comment.

Rich Lewis spoke regarding Item 9C, Village at the Peak. He said that he had recently bought a home in the area. He has concerns about traffic, density and thinks, if approved would encourage additional projects such as the proposed. He is opposed to the Master Plan Amendment.

Chair Edwards closed the public comment period.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the September 16, 2014 meeting as written. Commissioner Chesney seconded the motion, which carried unanimously.

Chair Edwards introduced new Commissioner Greg Prough.

Chair Edwards asked if there were any disclosures.

Commissioner Prough disclosed that he had met Mr. House, applicant for Village at the Peak, about a year ago at a fundraiser. When Mr. House found out Commissioner Prough was previously Chair and Vice Chair of the Spanish Springs Citizens Advisory Board, they had a lengthy discussion regarding the proposed Master Plan Amendment. Mr. House invited Commissioner Prough to tour one of his similar projects. Commissioner Prough did tour the project. Commissioner Prough also disclosed that he lives in the Spanish Springs area close to where the project is being proposed. He has no prejudice one way or the other.

7. Consent Items

- A. **Extension of Time Request (Fish Springs Ranch, LLC)** – To extend the deadline to submit Phase 1 construction plans and obtain building permits on Special Use Permit Case Number SW09-002 (Fish Springs Ranch, LLC) from January 5, 2015 (5 years from special use permit approval) to January 5, 2020.
- B. **Resolution Initiating a Sign Code Amendment** – Initiating an amendment to Washoe County Code, Chapter 110, Development Code, Article 500 (signs: title and contents), Article 502 (billboard regulations), and Article 504 (sign regulations) to combine articles 502 and 504 into a new Article 505 (Sign Regulations) in order to consolidate all Washoe County sign regulations and to provide comprehensive changes to those sign regulations.

Chair Edwards asked if anyone had anything they wanted to take off of the Consent Items. No one wanted anything removed. Chair Edwards asked for a motion to accept both Consent Items. Commissioner Chvilicek made a motion to accept both Consent Items. Commissioner Chesney seconded the motion which carried unanimously.

8. Planning Items and Public Hearings

Agenda Item 8A

PUBLIC HEARING: Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center) – To consider a request to amend Appendix D, Village Green Commerce Center Specific Plan, within the Spanish Springs Area Plan to (1) remove APN: 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN: 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata
Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green
Commerce Center
- Proposed Master Plan Designation: Rural Residential (RR)
- Current Regulatory Zone: Industrial (I) within the Village Green Commerce
Center Specific Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master
Plan
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26,
T21N, R20E, MDM, Washoe County, NV
- Staff Representative: Sandra Monsalve, AICP, Senior Planner
- Phone: 775-328-3608
- Email: smonsalve@washoecounty.us

Sandra Monsalve reviewed her staff report dated September 10, 2014. Commissioner Chvilicek asked how feathering and adjacency would be addressed as this one ±10 acre parcel zoned Medium Density Rural is adjacent to Industrial zoned property. Ms. Monsalve said that Appendix D of the Spanish Springs Area Plan is a specific plan called Village Green Commerce Center Specific Plan, a development agreement with Washoe County Board of County Commissioners and lays out the whole project. The applicant had amended Appendix D by removing this property and changing the buffering and landscaping as the rest of the properties, if any, build out. Chair Edwards asked if this would put a burden on the surrounding Industrial parcels. Ms. Monsalve said the house will remain on the parcel but will not be zoned Industrial or be under the Master Plan designation of Industrial.

Chair Edwards opened public comment. There were two requests for public comment. Dan Herman lives three or four lots away from this parcel. He is for the zone change but thinks the property was zoned General Rural before it was changed to Industrial. He would prefer the zoning be changed back to General Rural as this would only allow for one house on 10 acres instead of Medium Density Rural which would allow the property to become two – five acre parcels. John Bradbury supports the change in zoning of the property. Chair Edwards asked Ms. Monsalve if changing back to General Rural zoning was one of the considerations of the applicant or does it not fit with the overall plan for that area. Ms. Monsalve said that before 1993 the parcels were zoned as 10 acre lots. Under the new development code they were changed to General Rural which is a 40 acre lot size. Due to development code changes this property is a “legal nonconforming lot” and the best zoning to fit would be the Medium Density

Rural which is five acre zoning. This property, in the future, could be subdivided into two – five acre parcels. Chair Edwards asked the applicant’s representative, Chris Coombs, if the applicant planned to subdivide the property. Mr. Coombs said, no, the owners got the property back due to a foreclosure and would like to sell the property, not develop it. They are going through this process so buyers would have bank financing available. Chair Edwards closed public comment.

Chair Edwards asked each Commissioner to state which findings they could or couldn’t make.

Commissioner Barnes said he could make all findings to adopt.

Commissioner Chesney said he could make all findings to adopt.

Commissioner Prough said he could make all findings to adopt.

Commissioner Chvilicek said she could make all findings to adopt.

Commissioner Horan said he could make all findings to adopt.

Chair Edwards said he could make all findings to adopt.

Chair Edwards moved that after giving reasoned consideration to the information in the staff report and testimony and evidence produced at the public hearing, the Washoe County Planning Commission make the following findings and based on those findings approve Resolution Number 14-18 adopting amendments to Washoe County Master Plan Spanish Springs Area Plan (MPA14-002) attached as Exhibits B and C to the Staff Report.

I move to make the following findings as numbered and listed on pages 24-26 of the Staff Report as they are applicable to the proposed amendments:

- Findings 1 through 6 as required by Washoe County Code Article 820; and,
- Findings 7 through 18 as required by the Spanish Springs Area Plan.

#	Reference	Finding	Notes
Findings required by Washoe County Code, 110.820.15(d) (indicate at least three)			
1.	110.820.15(d)(1)	The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan	
2.	110.820.15(d)(2)	<u>Compatible Land Uses.</u> 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.	110.820.15(d)(3)	<u>Response to Changed Conditions.</u> 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.	110.820.15(d)(4)	<u>Availability of Facilities.</u> 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.	110.820.15(d)(5)	<u>Desired Pattern of Growth.</u> 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.	
6.	110.820.15(d)(6)	<u>Effect on Military Installation.</u> The proposed amendment will not affect the location, purpose and mission of any military installation.	
#	Reference	Finding	Notes
<i>Findings required by Spanish Springs Area Plan (all findings must be made)</i>			
7.	SS 17.1.a	The amendment will further implement and preserve the Vision and Character Statement.	
8.	SS.17.1.b	The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.	
9.	SS17.1.c	The amendment will not conflict with the public's health, safety or welfare.	
10.	SS17.2.a	A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.	
11.	SS17.2.b	A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the unincorporated Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.	
12.	SS.17.2.c	Not applicable.	
13.	SS.17.2.d	For residential land use intensifications the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS 1.2.	
14.	SS.17.2.e	If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to	

		regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.	
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#	Reference	Finding	Notes
15.	SS.17.2.f	If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.	
16.	SS.17.2.g	Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2	
17.	SS.17.2.h	If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.	
18.	SS.17.2.i	Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue with the conditions of the special use permit or otherwise to continue operation of its permitted activities.	

Commissioner Horan seconded the motion to approve which carried unanimously.

Agenda Item 8B

PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-003 (Village Green Commerce Center) – To consider a request to amend the Spanish Springs Regulatory Zone map. The amendment request would re-designate APN: 534-561-09 from the Industrial (I) regulatory zone to the Medium Density Rural (MDR) regulatory zone on a ±10.45 acre property. The proposed regulatory zone amendment would decrease the overall development intensity on the property from industrial to large-lot residential. The subject property is located at 365 Calle De La Plata, approximately 1,500 feet east of the intersection of Pyramid Lake Highway and Calle De La Plata.

To reflect changes requested within this application and to maintain currency of general area plan data and planning area data, administrative changes are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata
Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green
Commerce Center
- Proposed Master Plan Designation: Rural Residential (RR) (as requested under
Master Plan Amendment Case Number MPA14-002, Village Green Commerce Center Specific
Plan)
- Current Regulatory Zone: Industrial (I)
- Proposed Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of
Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26,
T21N, R20E, MDM,
Washoe County, NV
- Staff Representative: Sandra Monsalve, AICP, Senior Planner
- Phone: 775-328-3608
- Email: smonsalve@washoecounty.us

Sandra Monsalve reviewed her staff report dated September 9, 2014. Chair Edwards opened public comment. There were two requests for public comments. John Bradbury attended the CAB meeting and supports zoning change. Dan Herman would like zoning to stay at 10 acre parcels. Chair Edwards closed public comment.

Commissioner Chvilicek moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of Regulatory Zone Amendment Case No. RZA14-003 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15 and having made the findings in accordance with the Spanish Springs Area Plan, Policy SS.17.1 for Plan Maintenance:

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.

AND,

Findings of Policy SS.17.1 (a)(b)(c) of the Spanish Springs Area Plan

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Commissioner Chesney seconded the motion to approve which carried unanimously.

Agenda Item 8C

PUBLIC HEARING: Master Plan Amendment Case Number MPA12-001 (Village at the Peak) – To consider an amended application for Village at the Peak, to amend the Spanish Springs Area Plan, being a part of the Washoe County Master Plan. The amendment request involves the creation of a new character management area on a 39.83 acre parcel to be named the Village Residential Character Management Area (VRCMA) and the re-designation of the 39.83 acre parcel from a mix of Industrial (I), Commercial (C) and Open Space (OS) to Suburban Residential (SR) and to amend the Character Management Plan map to identify the new VRCMA. The amendment request also includes a change to the Character Statement in the Spanish Springs Area Plan to identify the new VRCMA and to allow for multi-family uses within the VRCMA up to nine dwelling units per acre; amend policies SS.1.1, SS.1.2, SS.1.3(d), SS.4.1, SS.15.1, SS.16.1, SS.17.5, SS.17.5.1; to add new policies SS.1.5 (a) thru (g); to amend table C-1 to allow High Density Suburban (HDS) to the allowable use table and to adopt a new appendix (Appendix E- "Village Residential Design Guidelines"). To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan are proposed. These administrative changes include: a revised map series with updated parcel base, and updated applicable text.

- Property Location: North of Calle De La Plata, several hundred feet to the northeast of the intersection of Pyramid Highway and Calle De La Plata

- Citizen Advisory Board: Spanish Springs
- Area Plan: Spanish Springs
- TMSA: Within the Truckee Meadows Service Area
- Parcel Size: ±39.83
- Existing Master Plan: Commercial (C)
Industrial (I)
Open Space (OS)
- Existing Regulatory Zone: Neighborhood Commercial (NC)
Industrial (I)
Open Space (OS)
- Assessor's Parcel Numbers: 534-562-07
- Section/Township/Range: Within Sections 23 & 24, T21N, R20E, MDM
- Washoe County, NV
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Vaughn Hartung
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775-328-3620
- Email: tlloyd@washoecounty.us

Trevor Lloyd reviewed his staff report dated September 11, 2014. Chair Edwards asked if the applicant would like to speak. John Krmpotic spoke on behalf of Sugarloaf Peak, LLC and Mr. House. Mr. Krmpotic's presentation included maps of the project, location, existing character management plan and projected character management plan. He compared area maps to show that in 2003 the area was all rural residential and today's maps show the area has changed to include industrial, commercial and an "giant" employment park across Pyramid Highway. Mr. Krmpotic and his group got a third party analysis conducted by University of Nevada Center for Regional Studies. The study found that there is a huge demand for housing within Spanish Springs Valley but there is only one house type available; single family homes. There is no multi-family or diversity of housing available. They have also done studies on sewer, water and traffic. Their studies have found sufficient sewer and water capacity to handle this project. And, RTCs capital improvement plan shows the widening of Pyramid Highway to four lanes to this intersection in the next ten years. Mr. Krmpotic believes RTC is seeing the future need of widening the road due to the employment in the business park. He also stated that when the first unit was constructed, the project would install a traffic light at Pyramid and Calle de la Plata.

Mr. Garrett Gordon, Attorney with Lewis, Roca Rothgerber, on behalf of Sugarloaf Peak, LLC. His clients believe in the project and think it is right for both the area and for the time. Mr. Gordon gave the UNR Center for Regional Studies group a complete record, i.e., staff reports, applications, findings, of what they've encountered over the last year and a half. They were asked to concentrate on four elements; housing demand, jobs/housing balance, transit and affordability. The UNR group put together a map showing, within two miles of the project, there are 10-12 million square feet of industrial use space. Across the highway from the project there is 1.5 million square feet of under construction. This shows a need for a jobs/housing balance. With the amount of industrial space that could lead to 7,000 – 8,000 employees who would and could work within two miles of their proposed 40 acre, 360 units proposed project. Their study shows a need and demand for multi-family homes. Mr. Gordon provided more bullet points of the analysis. He concluded saying the most important point was the "Staff Recommendation of Approval".

Commissioner Chvilicek asked about the availability of the Regional Study. Mr Lloyd indicated that it was included with the application on the County website.

Commissioner Chvilicek requested clarification on the traffic levels with the traffic study being over two-years old. Mr. Krmptotic stated that the study used reasonable assumptions to come to the conclusions.

Commissioner Chvilicek indicated they did not address the feathering of like properties to like properties. Mr. Krmptotic said that feathering was addressed in the Matrix of the Washoe County Code.

Commissioner Prough asked the applicant how there can be a reduction in traffic with an increase in housing. Mr. Krmptotic said "it's all based on land use". Mr. Prough said he didn't understand the logic of how an empty 40 acre parcel would produce more traffic than a 40 acre 360 unit parcel. Mr. Gordon explained the engineering calculations as, if that parcel was zoned for commercial, and a store was built there, there would be more traffic than if the proposed multi-family units were built there.

Commissioner Chesney asked, with the petition turned in tonight and the opposition at the CAB meeting, what does Mr. Gordon have to say to the community. Mr. Gordon said the petition was signed at the time of the old application. He thinks with the new application and staff's recommendation of approval, those objections have been addressed.

Commissioner Chesney stated the general plan is for the whole community and how they want it to look. He said multi-family housing wouldn't fit in at that corner. He asks how the applicant can come in and ask for a special agreement. He doesn't understand the rationale. Mr. Gordon answered that with the changes over time he feels the location is more compatible now more than ever.

Commissioner Barnes asked Mr. Lloyd if there were any plans for transportation or bus service to the area. Mr. Lloyd said RTC had no current plans. Only the four lane upgrade but that will be done when financing permits. Mr. Gordon showed an RTC "vision" map showing a park and ride in the area.

Chair Edwards called for public comment.

Sandra Theiss submitted an updated petition to the Commissioners. She is opposed to the project and indicated that she lives 700 feet from the proposed project. She moved to Spanish Springs for the rural atmosphere. The proposed plan doesn't fit in with the "rural atmosphere".

Ralph H. C. Theiss lives one parcel to the East. He says the developer started with this about five years ago with multiple changes along the way. The only people who are for the project is the developer. The project doesn't belong here. He is opposed.

Matthew Chutter stated wrong project, wrong time, wrong place. A huge number of industrial doesn't mean a huge number of employees. He moved to Spanish Springs to get away from this. He feels if the project goes through it will set a precedent and will encourage more projects like this. He is opposed.

Thomas Bruce asked about the two parcels next to the project. Who will be developing on those properties if this project is approved? He is opposed.

Melody Chutter observed the many job vacancies, along with vacant apartments and condos. Why do we need more multi-family housing when we can't take care of existing properties? She is opposed.

John Bradbury stated that Tanamera is building 4,500 units behind Spanish Springs High School. RTC has no transportation to proposed site. Multi-family units bring crime. He is opposed.

Dan Herman said that the citizens don't want the project. He believes the developers "talk down to the citizens". He's afraid the project will start a precedent. He is opposed.

Chair Edwards said he was impressed how the developer has amended his original plan. He believes that Mr. House has the right to develop his property and the neighbors have a right, within limits, to make sure how this proceeds. While impressive, he is still opposed to the project.

Commissioner Horan said he had difficulty getting past the findings first statement which seemed contradictory.

Chair Edwards stated that there were motions and findings to adopt. He requested that each Commissioner address each finding in the motion to deny.

Commissioner Prough could not make findings 1, 3, 5, 6, 9, 10 he felt they were not compatible. And agreed with 12, 13, 14, 15, 16.

Commissioner Chesney could not make findings 1, 3, 5, 6, 9, agreed with 12, 13, 14, 15, 16.

Commissioner Barnes could not make findings 1, 3, 5, 6, 9, 10, agreed with 12, 13, 14, 15, 16.

Chair Edwards could not make findings 1, 2, 3, 5, 6, 7, 8, 9, 10, agreed with 12, 13, 15, 16. Disagreed with 14.

Commissioner Horan could not make findings 1, 2, 3, 5, 6, 10, agreed with 12, 13, 14, 15, 16

Commissioner Chvilicek could not make findings 1, 3, 5, 6, 8, 9, agreed with 12, 13, 14, 15, 16.

Chair Edwards moved that after giving reasoned consideration to the information in the staff report and testimony and evidence produced at the public hearing, the Washoe County Planning Commission make the following findings and based on those findings **DENY** the proposed amendments to the Washoe County Master Plan Spanish Springs Area Plan (MPA 12-001).

This denial is based on the findings numbered and discussed in Exhibit B to the Staff Report as follows:

#	Reference	Finding	Notes
Findings required by Spanish Springs Area Plan (indicate which findings cannot be made)			
1.	SS 17.1.a	The amendment will further implement and preserve the Vision Character Statement.	

2.	SS.17.1.b	The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.	
3.	SS17.1.c	The amendment will not conflict with the public's health, safety or welfare.	
4.	SS17.2.a	A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.	
5.	SS17.2.b	A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the unincorporated Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.	
	SS.17.2.c	Not applicable	
6.	SS.17.2.d	For residential land use intensifications the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS 1.2.	
7.	SS.17.2.e	If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.	
8.	SS.17.2.f	If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.	
9.	SS.17.2.g	Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2	

10.	SS.17.2.h	If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.	
11	SS.17.2.i	Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue with the conditions of the special use permit or otherwise to continue operation of its permitted activities.	
Findings required by WCC 110.820.15 (indicate at least three).			
12.	820.15.(d)(1)	<u>Consistency with Master Plan.</u> The proposed amendment is not in substantial compliance with the policies and action programs of the Master Plan.	
13.	820.15(d)(2)	<u>Compatible Land Uses.</u> The proposed amendment would result in land uses which are incompatible with (existing or planned) adjacent land uses, and would adversely impact the public health, safety or welfare.	
14.	820.15(d)(3)	<u>Response to Changed Conditions.</u> The proposed amendment does not identify and respond to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment does not represent a more desirable utilization of land.	
15.	820.15(d)(4)	<u>Availability of Facilities.</u> There are not nor are there planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.	
16.	820.15(d)(5)	<u>Desired Pattern of Growth.</u> The proposed amendment does not promote the desired pattern for the orderly physical growth of the County. The proposed amendment does not guide 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.	
17.	820.15(d)(6)	<u>Effect on Military Installation.</u> The proposed amendment will affect the location, purpose and mission of any military installation.	

Chair Edwards opened the item for Commissioners' discussion. Commissioner Chvilicek stated the reason she could not make the findings was primarily in finding one. She has grave concern that one CAB meeting does not address that the character management plan has had sufficient community review. She said area plans are community management plans which are community driven, trump everything else. It's the community's vision.

Chair Edwards said he thinks a project like this is needed in Spanish Springs but this project is too big and in the wrong place. He said growth is inevitable and developments like this are a necessity.

Commissioner Prough seconded the denial motion which was supported by all six members present.

Following the decision by the Planning Commission on item MPA12-001, Chair Edwards moved to instruct the Planning Commission Secretary and Council to prepare a report for the Board of County Commission about the action taken by the Planning Commission with respect to case number MPA12-001 to qualify as a report contemplated by NRS278.220 in the event that the County Commission desires to adopt the proposed amendment that was denied by the Planning Commission. The report is to include: 1) a summary of the discussion and action taken, 2) an excerpt of the draft minutes of the Planning Commission meeting, 3) a copy of the record for the meeting, 4) the staff report with the proposed amendment that was reviewed by this Commission and 5) any additional comments made by the individual Commissioners.

Commissioner Chesney seconded the motion which was approved by all six members present.

Agenda Item 8D

PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-005 (Reno SOI Rollback – North Valleys) – Consideration and possible action to approve the regulatory zone map and the associated regulatory zoning within the North Valleys planning area; and, if approved, forward to the Washoe County Board of County Commissioners for approval. The amendment request will re-designate the regulatory zoning on 152 parcels on ±88.08 acres from Mixed Use as designated by the City of Reno to Medium Density Suburban (MDS) and Parks and Recreation (PR). The proposed regulatory zone amendment is required to accommodate the City of Reno’s action to revert these properties from the City of Reno’s Sphere of Influence back to Washoe County’s jurisdiction. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County Planning and Development Division
- Property Owners: Numerous
- Location: Grand View Terrace in the North Valleys Area Plan
- Parcel Size: ±330 acres
- Existing Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: Mixed Use (Reno) – North Valleys (Reno SOI)
- Area Plans: North Valleys
- Citizen Advisory Boards: North Valleys
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission Districts: 5 – Commissioner Weber
- Section/Township/Range: Sec 9 & 16, T20N, R19E; MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775-328-3620
- Email: tlloyd@washoecounty.us

Assessor's Parcel Numbers Subject to the Master Plan Amendment Request:

82-650-01, 02, 03, 04, 05, 06, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23
82-660-01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 23, 26
82-262-01, 02, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24
82-263-02, 08, 09, 10, 15, 17, 22, 26, 39, 42, 43, 45, 46, 50, 51, 52, 54, 55, 56
82-270- 26, 36, 37, 38
570-241-01, 02, 03, 04, 05, 06
570-242-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14
570-243-01, 02, 03, 04, 05, 06, 07
570-251-01, 02, 03, 04
570-252-01, 02, 03, 04, 05, 06, 07, 08, 09
570-253-01, 02, 03, 04
570-261-01, 02, 03, 04, 05
570-262-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11
570-263-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17
570-281-01

Trevor Lloyd reviewed his staff report dated September 10, 2014. Commissioner Prough asked if the Reno Police Department, Washoe County Sheriff's and Fire were going to be a seamless transition. Mr. Lloyd answered that the 330 acres was never annexed by the City of Reno.

Commissioner Chvilicek moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of Regulatory Zone Amendment RZA14-005 to the Washoe County Board of County Commissioners having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15. I further move to adopt the resolution attached to this staff report at Exhibit A recommending adoption of the Regulatory Zone Amendment and authorize the Chair to sign the resolution on behalf of the Planning Commission. Commissioner Horan seconded the motion which carried unanimously.

The motion was based on the following findings:

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.

Chair Edwards called for public comment. There was none.

With no response to the call for public comment, Chair Edwards closed the public hearing.

9. Chair and Commission Items

A. Report on previous Planning Commission items

None

B. Future agenda items and staff reports

None

C. Review and confirm the order of alternates to the Regional Planning Commission

Acting Secretary Whitney reviewed the proposed order of alternates for the Regional Planning Commission in the event there was a vacancy at future meetings.

Commissioner Chvilicek moved to confirm the order of alternates to the Regional Planning Commission as follows: First alternate Sarah Chvilicek, Second alternate Larry Chesney, Third alternate Philip Horan, Fourth alternate Greg Prough. I further move to direct the Planning Commission Secretary to transmit the confirmed list of alternates to the Washoe County Board of County Commissioners and the Executive Director of the Truckee Meadows Regional Planning Agency. Commissioner Horan seconded the motion which carried unanimously.

10. *Director's Items

Acting Secretary Whitney requested all Planning Commission members meet under the Washoe County logo for a group picture to be published in a future edition of Planning Board Briefs.

A.*Legal information and updates

None

11. *Public Comment

None

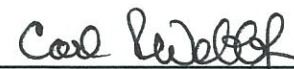
12. Adjournment

The meeting adjourned at 8:59 p.m.

Respectfully submitted,


for Sara DeLozier, Recording Secretary

Approved by Commission in session on May 5, 2014.


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