



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney, Chair

Francine Donshick, Vice Chair

James Barnes

Thomas B. Bruce

Sarah Chvilicek

Philip Horan

Kate S. Nelson

Trevor Lloyd, Secretary

Tuesday, October 1, 2019

6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on **Tuesday, October 1, 2019**, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *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
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Philip Horan
Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Julee Olander, Planner, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
Daniel Cahalane, Planner, Planning and Building
Dwayne Smith, Director, Engineering and Capital Projects
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Commissioner Horan led the pledge to the flag.

3. *Ethics Law Announcement

Nathan Edwards, Deputy District Attorney, 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

Sarah Chvilicek thanked Staff and Regional Planning Commission for their support with the Regional Plan Update. The Regional Planning Commission recommended adoption of the 2019 Regional Plan update.

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

6. Approval of Agenda

In accordance with the Open Meeting Law, Vice Chair Donshick moved to approve the agenda for the October 1, 2019 meeting as written. Commissioner Bruce seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Approval of September 3, 2019 Draft Minutes

Vice Chair Donshick moved to approve the minutes for the September 3, 2019 Planning Commission meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of seven for, none against.

8. Planning Items

A. Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment Case Number WRZA19-0003 (Bennington Court) – For possible action, hearing, and discussion:

(1) To adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to change the Master Plan Category on five parcels (APN: 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09), totaling ±8.34 acres, from Open Space (OS) to Suburban Residential (SR), and, if approved, authorize the chair to sign a resolution to this effect; and

(2) Subject to final approval of the associated Master Plan Amendment change and a finding of conformance with the Truckee Meadows Regional Plan, to recommend adoption of an amendment to the Forest Regulatory Zone Map, to change the Regulatory Zone on five parcels (APN: 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09), totaling ±8.34 acres, from Open Space (OS) to Low Density Suburban (LDS) (1 dwelling unit/acre max), and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County
- Property Owners: David Houston and St. James Village, Inc.
- Location: Bennington Court
- Assessor's Parcel Numbers/Sizes: 046-151-05 (±2.23 ac); 046-153-08 (±1.46 ac); 046-153-09 (±1.63 ac); 046-153-10 (±1.66 ac); and 046-161-09 (± 1.36 ac)
- Master Plan Category: Open Space (OS)
- Regulatory Zone: Open Space (OS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Lucey

- Prepared by: Julee Olander, Planner, and Sophia Kirschenman, Park Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627 (Julee) and 775.328.3623 (Sophia)
- E-Mail: jolander@washoecounty.us and skirschenman@washoecounty.us

Chair Chesney opened the Planning Item. He called for any disclosures by the Commissioners. There were no disclosures by the Commissioners.

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

No public comment was requested. Chair Chesney closed the public comment period.

There were no questions from the Commission. Chair Chesney closed the public hearing.

MOTION: Master Plan Amendment Case Number WMPA19-0004 (Bennington Court). Commissioner Chvilicek 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 contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0004 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required Forest Area Plan finding. She further moved to certify the resolution and the proposed Master Plan Amendments in WMPA19-0004 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 Planning Commission.

Washoe County Development Code Section 110.820.15(d) Master Plan Amendment Findings

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 Change 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.

Forest Area Plan Required Finding

Goal Twenty-two: Amendments to the Forest 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 Forest 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.

Vice Chair Donshick seconded the motion to approve Master Plan Amendment Case Number WMPA19-0004 (Bennington Court). The motion carried unanimously, with a vote of seven for, none against.

MOTION: Regulatory Zone Amendment Case Number WRZA19-0003 (Bennington Court). Vice Chair 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 WRZA19-0003, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). She further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0003 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.

Washoe County Development Code Section 110.821.35 Regulatory Zone Amendment Findings

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 Change Conditions; more desirable use. 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 amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

Commissioner Bruce seconded the motion to approve Regulatory Zone Amendment Case Number WRZA19-0003 (Bennington Court), which passed unanimously with a vote of seven for, none against.

B. Tentative Subdivision Map Case Number WTM19-004 (Falcon Ridge North) – For possible action, hearing, and discussion to approve a tentative map to allow the subdivision

of 6.19 acres into a 52 lot common open space development. The overall density of the project would be 8.4 dwelling units per acre.

- Applicant/Property Owner: Falcon Ridge by Desert Wind LP
- Location: at terminus of Falcon Rock Lane
- Assessor's Parcel Number: 035-721-02
- Parcel Size: 6.19 acres
- Master Plan Category: Urban Residential (UR)
- Regulatory Zone: Low Density Urban (LDU) (maximum density of 10 units per acre)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission Districts: 3 – Commissioner Jung & 5 – Commissioner Herman
- Prepared by: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: jolander@washoecounty.us

Chair Chesney opened the Planning Item. He called for any disclosures. There were no disclosures.

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

Derek Wilson, Rubicon Design Group, applicant's representative, provided a PowerPoint presentation.

Commissioner Horan asked if the traffic light has been approved. Ms. Olander confirmed it's been approved with the first phase of Falcon Ridge.

Public Comment:

Carol Burns, Sun Valley Citizen Advisory Board (CAB) member, she said she didn't receive notification of this project. She said it's not appropriate since we should have had a public discussion at the CAB. She said there are a lot changes out there in Sun Valley. She spoke about Wildcreek High School going in at El Rancho. She spoke about concerns with traffic and accidents in Sun Valley. She said this will make them landlocked. More homes and a traffic light won't allow them to move. Let the CAB do their jobs. She said El Rancho Drive is four lanes now. She said we need more homes, but these are being crammed in. She spoke about other developments. She said they are stuck.

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

There were no questions or comments from the Commissioners.

MOTION: Tentative Subdivision Map Case Number WTM19-004 (Falcon Ridge North): Vice Chair 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 approve, with the conditions included as Exhibit A to this matter and with an additional condition for the HOA, Tentative Subdivision Map Case Number WTM19-004 for

Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 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.

Secretary Lloyd asked if the motion included the removal of Condition 1.j. and the additional condition. Vice Chair Donshick confirmed that her motion included the amended conditions.

Commissioner Chvilicek seconded the motion to approve Tentative Subdivision Map Case Number WTM19-004 (Falcon Ridge North). The motion carried unanimously, with a vote of seven for, none against.

C. Tentative Subdivision Map Case Number WTM19-001 (Pleasant Valley Estates) –

For possible action, hearing, and discussion to approve a 58-lot single-family residential, common-open-space tentative subdivision map, with lots ranging in size from 12,507 to 74,591 square feet. The subject site includes slopes greater than 15% on 20% or more of the site and is subject to Hillside Development standards. The maximum allowable number of dwelling is 58.

- Applicant/Property Owner: Pleasant Valley Estates, LLC.
- Location: Between the eastern terminus of Chance Lane and the southern terminus of Rocky Vista Road
- Assessor's Parcel Numbers: 017-410-39, 017-410-38 and 017-200-30
- Parcel Sizes: ±19.67, ±19.67 and ±2.0 acres
- Master Plan Categories: Suburban Residential (SR) and Rural Residential (RR)

- Regulatory Zones: Medium Density Suburban (MDS 3du/ac), Low Density Suburban (LDS 1du/ac) and Medium Density Rural (MDR1du/2.5ac)
- Area Plans: Southeast Truckee Meadows and South Valleys
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Article 608, Tentative Subdivision Maps and Article 424, Hillside Development
- Commission District: 2 – Commissioner Lucey
- Prepared by: Roger Pelham, MPA, Senior Planner
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- Phone: 775.328.3622
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Chair Chesney opened the planning Item. He called for any disclosures by the Commissioners. Commissioner Barnes noted he received a phone call and an email and provided copies of a letter from John B. Rhodes who is a neighbor who raised issues of why this project should be denied. DDA Edwards asked that the clerks confirm copies of the letters have been provided to the public. Commissioner Nelson stated her brother lives on the western end of Chance Lane. DDA Edwards asked her questions to determine her disclosures. DDA Edward said the disclosure was appropriate, the four categories of a disclosure. The statutes provided a lower threshold for disclosures and a higher threshold for recusal. He asked if she can make an impartial decision with the evidence provided in the record. DDA Edwards doesn't believe the threshold of recusal has been met. He said he believes she can participate.

Roger Pelham, Washoe County Planner, provided a staff presentation.

Commissioner Bruce asked who will maintain Rocky Vista Road. Mr. Pelham said only the portion on the project site will be maintained by the HOA, and the rest would be maintained by those who live on Rocky Vista. Mr. Pelham said it's not emergency access; it's additional access. He said the required emergency access goes to the east onto Star Point.

Commissioner Nelson said Rhodes Road is narrow by the bridge. She asked if the County has plans to widen Rhodes Road, or only the bridge. Dwayne Smith, Washoe County Engineering, said Rhodes Road bridge needs to be addressed even without this project. He said the second inspection is the basis for their recommendation of a repair or other alternatives. He said it's important to replace the bridge. He said they had a conversation with TMFPD about options and needs. Andrew Lane is currently access for emergency access. This is an important consideration to the community. He said they don't anticipate widening Rhodes Road other than the bridge, but they are reviewing scope of work. Commissioner Nelson said construction trucks are heavy, and asked if we can ask them not to use that access. Mr. Pelham said that could be part of the conditions. Mr. Smith said developments are required to have an approved haul route, and we could restrict that access.

John Krmptic and Jason Gilles with KLS, applicant representatives, provided a presentation. Mr. Krmptic noted the special conditions. He said they will do a special assessment district. He said they will contribute to the replacement of the bridge. He noted Rocky Vista would be legal access for everyone. He said the development is consistent with zoning on the property.

Commissioner Nelson said primary access on Rocky Vista would have been cheaper and more appropriate; she asked why Chance Lane is the primary access. Jason Gilles said it was chosen because the easements, utilities, and sewer. He said access through Rocky Vista would

have been a maze. He said it's a challenge. He said we proposed 6%-12% grades and worked with County staff. He said they are working on their fourth draft of this proposal. He spoke about different grades with cuts and fills. He said the final draft will meet the 10% grade. Commissioner Nelson asked if they can get to 3:1 slopes with retaining walls. He said the plan worked out with Staff will be acceptable. She asked if there is enough snow storage; he said yes.

Dwayne Smith said the only alternative standard considered for approval for this is the proposed 410 feet, 420 feet of Chance Lane that would allow for up to a 12% grade. Final design requirements will include things such as pavement service treatment, intersection grades must meet Washoe County standards and requirements, the grades for the existing driveways must meet Washoe County standards and requirements, the secondary emergency access roads must also meet Washoe County standards and requirements. In this project, the only alternative standard that staff has looked at has been this 410-420 feet section of Chance Lane. All other conditions will be required to be met as part of the final design submitted to Washoe County.

Chair Chesney asked to hear from Fire. Alex Kukulus, Deputy Chief of Truckee Meadows Fire, TMFPD representative, spoke about the bridge. He said in abundance of caution, we stopped using the bridge for fire access. We have evaluated response times for the area, and suburban and rural areas have different times. Suburban is 10 minutes or less; Rural is 20 minutes or less. He said this project is the mix of the two. GIS shows this is 10 minutes. He said that is long for suburban, but within reach for rural standards. He said the nearby stations can converge onto this area in acceptable time.

Public Comment:

Don Waite said he lives on the west side of this development. He said the development is bordered by one acre homes. This project does not fit in the surrounding community. He said Chance Lane is a narrow, unapproved road. The current traffic is 10 car trips which would increase to 90 car trips daily which would require improvements. The improvements should not be at the expense to the County. Rocky Vista is barely accessible with a 4-wheeler. Chance Lane is primary access to the property. The development includes a historical grave site. It shouldn't be surrounded by 1/3 acre lots. This will lower the values of the nearby homes.

Marye Anne Read said she lives on Rocky Vista. She said she can see the stars at night. She asked about lighting. She asked if the road will be widened. She said we don't have a lot of traffic; we like it like that. She asked about the schools. The schools are over capacity.

Emerson Read reviewed lot A, and asked if that lot have access to Rocky Vista. He asked if this development can slip in a road or cul-de-sac and have access to Rocky Vista road. He spoke about primary and secondary access. He asked if the development will be enclosed by a wall. He said Chance Lane, Rocky Road, and Rhodes Roads are all one lane dirt roads. He spoke about prevailing winds. The fire department has 5.7 minutes to get from the station to this development, but that is if they have a straight shot. He said he is against it.

Ginger Pierce, president of Steamboat association, spoke about the name requested for this development. He isn't in Pleasant Valley; he is in Steamboat. She said the Pleasant Valley Estates have already been established. This develop can't be that name. There are no water rights attached to this property.

Delia Greenhalgh said she is concerned with this development. She said 22 of the homes are less than 1/3 acre. This is not rural preservation. She showed maps and showed how they are not consistent with the surrounding area.

William Naylor spoke about the findings including plan consistency, natural characteristics, and improvements per master plan. He spoke about how the area plan addresses natural characteristics, and minimizes cuts and fills and erosions. He said the developer presented cross sections. He spoke about the fill going into the cross sections. The developer said they are proposing 231,000 cubic yards of fill from the property. He showed where they will be disturbing. It's against development standards. He spoke about hillside standards. They are going into the topography. He said he doesn't believe the findings 1&2 can be met.

Colleen Morissette said she sent an email to Commissioners with photos. She said her main concerns have been expressed by the other speakers. She wanted to show support not in favor. It doesn't maintain the rural characteristics. She understands development needs to happen, but responsibly. She spoke about access. The emergency access hasn't been located. We don't believe this developer will do a good job with the grave site. She asked how it will be protected and how the public can access it. She asked the Commission deny this development.

Elizabeth Schuler asked the Commission not to approve the development. She spoke about the rural impact. Steamboat valley is a rural area. This is the rural agricultural area between Reno and Carson City. Let's do development the right way. Neighbors take care of neighbors. There is plenty of preapproved development on the books. She spoke about hydrology, and showed picture of water flow and flooding. She said the culverts fill up. The traffic will impact in the area.

Richard Mahoney said we moved into the valley and found it was quiet, rural, and pleasant; that is why people move there. He said his concern is with traffic even with connection with Toll Road. He said there is 1,000s of homes going north of Geiger Grade. He said there are bicyclists, equestrians, and wild horses. It's inappropriate to put more pressure on this narrow road. It would change the rural nature of the neighborhood. He asked the Commission to deny this project. He spoke about the transition between rural and suburban. This is a slap in the face for those who have worked on transition. A small subdivision is not appropriate in this location. He requested their denial.

Amie Haskill said she has lived there for a year. She said she bought the house because she liked the area and that the houses are on an acre or more. She said she likes the country, and no subdivisions. She likes to see the wild horses. She said this will be near her house. She doesn't want more traffic down the road. She said it breaks her heart to hear this can go in after she bought the house.

Andrea Nichols said she echoes the reasons of denial made by the CAB: road access, connection, and Chance Lane is used by equestrians and pedestrians. Rhodes Road is very narrow. The bridge goes over the creek. The fire trucks cannot use it at this point. This is a narrow road, and in some spots, it's almost single lane. Andrew Lane access also has a bridge. Both bridges are known to get flooded. Andrew Lane has been evacuated 2 times due to fires. She spoke about equestrian centers. Horses also need to be evacuated too. In order for you to approve this, you have to make 10 findings – Staff cannot make the first 3. Subdivision is not consistent with the area; design improvement standards; site is not suitable for the subdivisions. Please deny it because the findings cannot be made.

John Phenix said he is for this project. He said he knows the developers well; he said he knows they will follow all the standards, grading on the site, quality development, and it will increase home values. He said he is a local. We have to develop and build somewhere. He said he hopes to have this work. The developer will address everything and the concerns expressed. He will follow through.

Kim Burahowski said we would be ok with this development if it was more in-tune with the houses out there. She spoke about the topography. She asked if anyone consulted with the Paiute tribe about the burial site. No archeological study has been done.

Russell James said the residents have done a great job tonight. He said the area plan talks about emergency access. He said these lots do not meet the agricultural feel of the area. He recommends denial.

No further Public Comment was requested. Chair Chesney closed the public comment period.

Commissioner Chvilicek asked Mr. Pelham if anyone has asked the tribe about the authenticity of this burial site. Mr. Pelham said it wasn't sent to the tribes, but it was sent to State Historical Preservation Office. He said the design of the subdivision includes an area around that to be set aside as Common Open Space. She said it's very troubling the tribe was not consulted.

Commissioner Nelson asked for clarification and said she read in the report regarding the approval of the grading plan. Mr. Pelham said yes, a separate SUP for grading is not required because the grading will be reviewed during the tentative map review. He said the slopes are required to be 3:1; they are currently 2:1. Commissioner Nelson asked if we can separate the grading plan from tentative map. DDA Edwards said we cannot split up the application, but you can make conditions.

MOTION: Tentative Subdivision Map Case Number WTM19-001 (Pleasant Valley Estates): Vice Chair 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 deny Tentative Subdivision Map Case Number WTM19-001 for Pleasant Valley Estates, LLC, being unable to make all ten findings in accordance with Washoe County Code Section 110.608.25, specifically Plan Consistency, Design or Improvement, and Type of Development.

- 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.

Commissioner Chvilicek seconded the motion to deny Tentative Subdivision Map Case Number WTM19-001 (Pleasant Valley Estates). Commissioner Horan supports the motion as stated, and agreed the findings are not being met. There are too many issues identified. The motion carried unanimously, with a vote of seven in support of the motion, none against.

10. Chair and Commission Items

***A.** Future agenda items - None

***B.** Requests for information from staff – Commissioner Chvilicek encourage staff to include all tribal entities when discussing tribal sites. Mr. Lloyd said we do include tribal entities when applicable and SHPO was included. The area plan includes language regarding this matter.

11. Director’s and Legal Counsel’s Items – Mr. Lloyd congratulated the Regional Planning Commission on completing the updated Regional Plan. He said we are grateful; it was quite a process. He said it’s a great plan.

***A.** Report on previous Planning Commission items – The BCC approved a DCA that came before this Commission regarding off-street parking spaces. It cleaned up the issue of personal storage spaces.

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

12. *General Public Comment and Discussion Thereof

There were no requests for public comment. Chair Chesney closed the public comment period.

13. Adjournment – The meeting adjourned at 8:23 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on November 5, 2019.

Trevor Lloyd, Secretary to the Planning Commission