



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Michael W. Lawson
Trevor Lloyd, Secretary

Tuesday, September 4, 2018
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, September 4, 2018**, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Chvilicek called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan

Commissioners absent: Michael W. Lawson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building

2. *Pledge of Allegiance

Commissioner Barnes led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

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

5. *Public Comment

Tammy Holt-Still said the water is still there and we are still here. Swan Lake has red algae. The report came back that it's not that toxic. It's a dry lake and turned it into a wet lake without

proper infrastructure. It's deteriorating which will become an environmental health hazard. It will dry out and algae will become air born causing health issues. She recommended going to the GIS; there are 86,000 units planned from tentative map to final process. She asked what is happening with our natural resources; we could be out of water and underwater at the same time. Things need to be addressed before we move forward. Sewer plants have to meet water quality before entering the Truckee River but they are already over processing. There are basics that need to be met. Water, dry lakes, sewers, infrastructure need to be addressed before all other development is approved.

With no more requests for public comment, Chair Chvilicek closed public comment.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chesney moved to approve the agenda for the September 4, 2018, meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with a vote of six for, none against.

7. Possible Action to Approve August 7, 2018 Draft Minutes Draft Minutes

Commissioner Donshick moved to approve the minutes for the August 7, 2018, Planning Commission meeting as written. Commissioner Chesney seconded the motion, which passed unanimously with a vote of six for, none against.

8. Planning Items

***A. Presentation and possible discussion on the 2017/2018 Truckee Meadows Regional Plan (TMRP) update.** Presentation will include an overview of the Truckee Meadows Regional Plan update process, as well as questions for additional information about the presentation from Planning Commissioners. The item will not include any deliberations, actions, or commitments to take any actions by the Planning Commission. Kimberly H. Robinson, Executive Director, or her designee from the Truckee Meadows Regional Planning Agency.

Jeremy Smith, GIS Coordinator with Truckee Meadows Regional Planning Agency, provided a presentation on the Regional Plan update.

Mr. Smith spoke about the process and aspects of the amended plan, including the policies, plan outline, goals, scenarios, survey results, and policy handbook for staff.

Commissioner Donshick asked how affordable housing is being gauged. Mr. Smith said they have partnered with community partner agencies who are conducting a robust study for housing and collecting local data information. Additionally, policies can benefit from understanding methods used elsewhere in the nation. A national firm is helping with census data and tracking. He said local data that overrides census data helps with reporting. He said they are looking at opportunities that have been implemented in other places.

Commissioner Donshick asked about surveys. Mr. Smith said they pull information from the US Census and local sources. Mr. Smith gave an example: some local data comes from the School District student-teacher ratio and free lunch program.

Commissioner Horan said planning can be a black hole with data from surveys, census. He asked how we can address current issues while planning for infrastructure and future changes. It's hard to make things work without infrastructure. Mr. Smith said they are capturing as much local data as possible.

Commissioner Chesney asked about the hexagon model. Mr. Smith said they collect information at the parcel level with data scrubbing within 40 acre parcels. It's a tremendous amount of data.

Chair Chvilicek asked about graphic, land suitability terms. Mr. Smith said he doesn't have a better term. She asked about the hexagon interactive capabilities with the online module. She cautioned some measurements and tools that aren't being used shouldn't be thrown out.

Commissioner Barnes asked about preliminary findings with infrastructure, affordable housing, and preliminary conclusions. Mr. Smith said they are still working on it. He said that will be based on the impact report. He said they will measure and run land use patterns and different scenarios.

9. Chair and Commission Items

***A.** Future agenda items – No future agenda items were requested.

***B.** Requests for information from staff – Commissioner Donshick asked about the elimination of Commissions and Boards. DDA Edwards said the statute requires a Planning Commission. The Board of Adjustment is optional. Mr. Lloyd said it's up to the Board of County Commissioners.

10. Director's and Legal Counsel's Items

***A.** Report on previous Planning Commission items – No updates.

***B.** Legal information and updates – No updates.

11. *General Public Comment

As there was no response to the call for public comment, Chair Chvilicek closed the public comment period.

13. Adjournment – The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Katy Stark, Recording Secretary

Approved by Commission in session on October 29, 2018.

Trevor Lloyd, Secretary to the Planning Commission