



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, June 4, 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, June 4, 2019**, 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
Francine Donshick
James Barnes
Philip Horan
Thomas B. Bruce
Michael W. Lawson

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

2. *Pledge of Allegiance

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

5. *General Public Comment and Discussion Thereof

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

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chesney moved to approve the agenda for the June 4, 2019 meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Possible Action to Approve May 7, 2019 Draft Minutes

Commissioner Lawson said there is a portion of the minutes missing. He said he spoke with Katy and said she will get the minutes amended for the joint portion of the meeting. In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the May 7, 2019 Draft Minutes. DDA Edwards recommended bringing the minutes back with amendments. He said you will approve them now and then approve the amendments at the next meeting. The motion was seconded by Commissioner Lawson and passed unanimously with a vote of seven for, none against.

8. Planning Items

***A. Presentation by Nevada Department of Transportation (NDOT) regarding access management and proposed improvements along Pyramid Highway. Richard Oujevolk, Traffic Engineering Supervisor, NDOT. The presentation will provide:**

- a. A brief overview of access management
- b. A brief overview of SR 445 (Pyramid Highway) proposed improvements for Phase 5 (Delores to LaPasada)
- c. A brief overview of the SR 445 (Pyramid Highway) proposed improvements for the same segment accounting for future development

Chair Chvilicek opened the planning item.

Chair Chvilicek called for member disclosures. There were no Commissioner disclosures.

Richard Oujevolk (OJ), Traffic Engineering Supervisor with NDOT, provided an Access Management PowerPoint presentation.

DDA Edwards stated the agenda item is information only. No deliberation is allowed.

Commissioner Lawson thanked OJ for his presentation. He asked where the AADT came from. OJ said they originated from the EIS. Commissioner Lawson asked about future development and estimates. OJ said the plan is an estimate but includes a fair proportion of the developments in the area. It's a hot area for development. Commissioner Lawson asked if there is some future development that wasn't considered in the access plan. OJ said yes, but the plan helps with growth in the area. Commissioner Lawson spoke about the Mt. Rose Corridor. He said he likes the proactive approach. Proactive access management helps with development in the future. He said the Mt. Rose Corridor got a lot of grief. Development happened in that corridor. Deficiencies can be corrected with collaboration with all the agencies and look at accumulative impacts. OJ said he agrees. OJ provided an illustration of a letter in 2004 between NDOT and the City of Sparks, Reno, and Washoe County. He said we need to work more cooperatively on access management plans and get it approved by all the councils. He said we are behind on the magnitude of studies.

Commissioner Horan asked if there is a specific guide on roundabouts. OJ said there are different designs for different sizes of roundabouts. The most common are two-lane roundabouts. Studies show three-lane roundabouts get too confusing. He said you have to look at future development and capacity. OJ spoke about the roundabout at Highway 88 and

Centerville. He said it has forced people to slow down. Commissioner Horan asked about the factors to determine the design. OJ said the main factors include traffic volume, geometrics, and safety elements.

Commissioner Chesney spoke about further development in the North Valleys, including north of La Posada. OJ said we have been looking at the access plan all the way up at Winnemucca Farms and Iron wood.

Chair Chvilicek asked about the access at Lazy 5. She said it's a right-in and right-out. OJ said they have an access management plan from McCarran to south of Lazy 5. He said this study piece will include north of Dolores. He said he has pulled crash data – 1.44 crashes per million vehicle miles. He said he is working with developers to continue this plan to fill gaps to make these things happen.

Commissioner Bruce asked a question of Trevor. How do we get access plans written in stone for developer applicants? Commissioner Bruce said he has watched it over the years that a lot of developers will promise anything to get the approval. Mr. Lloyd said they coordinate with all applicable agencies and try to involve NDOT early in the process so it's not a surprise when the applicant gets a condition of approval.

Commissioner Chesney gave an example. The developer put money towards a signal light on Calle De La Plata.

***B. Presentation by Nevada Department of Transportation (NDOT) regarding Advance Warning Systems. Sam Ahiamadi, NDOT. The presentation will provide:**

- a. A brief overview of advance warning systems (for traffic signals)
- b. A brief overview of where we are now (concerns) and the direction we (NDOT) are moving towards
- c. A brief overview of the current study NDOT is undertaking to get there

Sam Ahiamadi, NDOT, provided an Advance Warning Systems PowerPoint presentation.

Commissioner Bruce said he drives Pyramid Highway almost every day and turns from Calle De La Plata onto Pyramid. He said he isn't sure of the continuous flashing. He said he has had neighbors comment that it throws them. He said he likes the active flashing. He sometimes doesn't like the timing. He thinks it needs to start flashing one second earlier. A static sign would be appropriate for a less populated area. He said he likes the active sign. Mr. Ahiamadi said states seem to like the active signal.

Commissioner Barnes asked if active warning systems do a better job than passive. Ahiamadi said states report they like the active better. He said we will stay with what works best based on different conditions. It varies based on circumstance.

Chair Chvilicek said north on Disc Drive has a blind hill and needs a flashing signal. Ahiamadi said that is a spot that we considered for active.

Commissioner Chesney said active AWS works. Passive at Calle De La Plata isn't working: people slam on their brakes. He said it's the most confusing signal. There is a consensus.

Commissioner Donshick said active is much more affective. Passive isn't paid attention to. She asked about statistics of where the passive isn't working.

Lacy Coleman provided anecdotal research. When we use active system, the drivers overdrive the active systems. Active systems decrease crashes at six months, but then crashes go up. They use the flasher to determine how fast they should go to get through the signal. She shared percentages of crash reductions when the flashes are removed. The systems need to be reevaluated. There are particular conditions when the active and passive should be used.

Commissioner Lawson spoke about signal warning systems. Anecdotal studies have demonstrated that driver expectation is a huge component of any mitigation. He said he brakes when the lights flash. You will get speed differentials. He appreciates the studies by HDR. He commended them for conducting research. He thanked them for the access management presentation and this one.

Commissioner Bruce said the passive system is useful for Highway 50 or Pyramid Highway up by Gerlach.

9. Public Hearings

A. Development Code Amendment Case Number WDCA19-0003 (Parking Requirements for Personal Storage) – For possible action, hearing and discussion on an ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 410, *Parking and Loading* Table 110.410.10.3, Off-Street Parking Space Requirements (Commercial Use Types), to reduce the requirement for one parking space per storage unit to one parking space per 2,000 square feet of building footprint; and for other matters necessarily connected therewith and pertaining thereto.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Applicant: Washoe County
- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Jacob Parker, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: jparker@washoecounty.us

Chair Chvilicek opened the public hearing.

Chair Chvilicek called for member disclosures. There were no Commissioner disclosures.

Jacob Parker, Washoe County Planner, provided a staff presentation.

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

MOTION: Development Code Amendment Case Number WDCA19-0003

Initiation:

Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the

Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Article 410, Parking and Loading, as described in the staff report for WDCA19-0003.

Commissioner Donshick seconded the motion to initiate the amendment to Washoe County Code Chapter 110 within Article 410. The motion carried unanimously with a vote of seven for, none against.

Amendment:

Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA19-0003, to amend Washoe County Code Chapter 110 within Article 410, Parking and Loading, as described in the staff report for this matter. He further moved to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

- 1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;**
- 2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;**
- 3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,**
- 4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.**

Commissioner Donshick seconded the motion to approve the amendment. The motion carried unanimously with a vote of seven for, none against.

10. Chair and Commission Items

***A.** Future agenda items – No items were discussed.

***B.** Requests for information from staff – Commissioner Donshick said the entire Planning Commission should receive the agendas for the Board of County Commissioners on a regular basis. She said she receives City of Reno notifications. She said we need to receive CAB agendas as well.

11. Director's and Legal Counsel's Items

*A. Report on previous Planning Commission items – There were no updates on previous Planning Commission items. Trevor Lloyd recognized Commissioner Lawson for his service on the Planning Commission. Commissioner Lawson will be invited back next month to be recognized with a resolution.

*B. Legal information and updates – No updates.

12. *General Public Comment and Discussion Thereof

Steve Wolgast read from a prepared statement. I want to thank Mike Lawson for his efforts on this body. He has brought clear-eyed logic to his role. He has learned that the County Staff sees their role as enabling development. When the staff claims a new project is compliant, he will review the applicable documents to confirm that this is true or challenge their assertion when it is not. When a developer-sponsored traffic report was performed on a holiday weekend, he will challenge the result. When a developer-sponsored hydrology report does not include the contribution of water, he will challenge the result. When a developer-sponsored Geotech study does not include known faults he will raise the issue. This body has proven itself capable of skeptical review. Identifying irresponsible projects and denying them as appropriate. I hope this will continue. There appear to be capable applications to fill Mike's seat, this body should be able to continue its work to the highest standards. The old motels are being torn down to make rooms for new projects. I am reminded that many of these motels have lasted over 50 years, and their construction was always close to temporary quality. Homes that are built now will likely be here 100 years from now (barring a disaster). That means that new developments that produce gridlock will likely produce gridlock for generation. New developments that detract from neighborhoods will still be an eyesore for generations. New generations that produce flooding problems will be a hazard for generations. Your decisions and your analytical approach to judging new development plans are vital for the quality of life all over the Truckee Meadows. I hope this body moves forward with his placement in the same spirit of skeptical review of new projects knowingly that these are driven by profit.

Commissioner Donshick stated that Security locked the doors in the lobby, which locked out public members and upset some public members.

Commissioner Horan thanked Commissioner Lawson for his participation. He said this board is enjoyable with members with different skill-sets and expertise.

Commissioner Chesney said Commissioner Lawson has brought a lot of knowledge to the table. He understands traffic and geological studies.

Commissioner Barnes said Commissioner Lawson has been a great addition to the board with his knowledge in hydrology and traffic studies. Commissioner Bruce thanked Commissioner Lawson for his time and conversation and advice.

Commissioner Donshick thanked Commissioner Lawson for his approach. She said it helped her grow as a Commissioner.

13. Adjournment – The meeting adjourned at 7:40 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on August 6, 2019.

Trevor Lloyd, Secretary to the Planning Commission