



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
Kate S. Nelson
Trevor Lloyd, Secretary

Tuesday, August 6, 2019
5:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on **Tuesday, August 6, 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 5:30 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
Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
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 Nelson 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

Russell Earl, Silver Knolls representative, said it's been a long process. He provided traffic

analysis of the traffic study and said it will not work. It would put us at a sublevel 'F' which is not Washoe County standards. He stated he provided a petition with 473 signatures in opposition of this project. He said the impact of \$4,000 per house doesn't come close to expanding Red Rock Road which will come from different coffers from the County. It's not fair to other residents. He said he was a fire fighter in Oakland. He said we don't have adequate fire suppression in our neighborhood. To add more homes is a bad idea. He said this is the urban wildland interface.

Charles Moore, TMFPD Fire Chief, spoke about the amount of calls throughout the County. He spoke about re-aligning service with growth in the North Valleys. In the new response model, Silver Lake volunteer would become a career station to reduce response times. He said Mr. Lissner has been responsive and engaged the Fire District in conversations.

Denise Ross said the roads are D-F grades. She said they have sewer issues that need to be considered. She said the fire chief attended NAB meeting. She said he stated statistics that there are 213 fire fighters; they receive 47,000 calls a year which is 200 calls per fire fighter. She said with these major fires happening in Paradise, firefighting is critical. She said there are no firemen and teachers to run the station and schools. She said we need to slow it down to get infrastructure in place. Let's think about it.

Windy Borelli said she works with Lifestyle homes. She said she is a fourth-generation Reno resident and grew up in North Valleys. Commissioners make decisions on planning. She spoke about growth of population with outdated character management statements. She said amend the master plan to serve the greater good. Lack of housing could change economic growth. This Commission ensures smart economic growth and planning. This Commission gives voice for a walkable community, resources, health, town centers, and quality of life.

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

6. Approval of Agenda

In accordance with the Open Meeting Law, Vice Chair Chesney moved to approve the agenda for the August 6, 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 June 4, 2019 Draft Minutes and to Approve Amended May 7, 2019 Draft Minutes

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the June 4, 2019 Draft Minutes. Vice Chair Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the Amended May 7, 2019 Draft Minutes. Vice Chair Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

8. Public Hearings

A. Master Plan Amendment Case Number WMPA17-0010 (Silver Hills): For possible action, hearing, and discussion to amend the Washoe County Master Plan, North Valleys Area Plan including:

- 1) Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
- 2) Create a "Silver Hills Suburban Character Management Area" (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and

- 3) Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ± 780.32 acres from the SKSCMA and into the SHSCMA; and
- 4) Create a character statement for the SHSCMA.
- 5) Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
- 6) Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
- 7) Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
- 8) Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
- 9) Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
- 10) Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
- 11) Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills): For possible action, hearing, and discussion to amend the regulatory zone on four parcels of land totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as ½ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

- Applicant: Lifestyle Homes TND, LLC, Attn: Peter Lissner

- Property Owner: Lifestyle Homes TND, LLC, Attn: Peter Lissner
- Location: On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard
- Assessor's Parcel Numbers: 087-309-10, 087-390-13, 086-232-31 and 086-203-05
- Parcel Sizes: ±308.6, ±243.02, ±190.03 and ±38.67 acres (total of ±780.32)
- Master Plan Category: Suburban Residential (SR)
- Current Regulatory Zone: Low Density Suburban (LDS: 1 dwelling per acre)
- Proposed Regulatory Zone: Specific Plan (SP: ±2.5 dwellings per acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

Chair Chvilicek opened the public hearing.

Chair Chvilicek called for member disclosures. Chair Chvilicek stated she was on the CAB when this first was introduced by Lissner and she lives in Silver Knolls. DDA Edwards asked her location in Silver Knolls. He said he doesn't believe those disclosures impact this hearing. He said she doesn't meet the recusal standard of the law. Commissioner Donshick said she was part of the CAB when the initial discussions began. Commissioner Bruce said he attended the CAB meeting to listen and made no comments. DDA Edwards said he doesn't see anything problematic with those disclosures.

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

Garrett Gordon, Lifestyle Homes Representative, provided an applicant presentation.

Public Comment:

Rob Pierce spoke about the safety aspect and impact on residents on Red Rock Road. He said that road is not wide enough and is dangerous for bicyclists. He said it's unable to get critical care out there if the road is closed. There is a sign that indicates no trucks on Red Rock Road. RTC doesn't have a timeframe for this project. They are in no hurry to do this. Mr. Lissner already has the approval to build at the current zoning. You are putting our lives at danger if you approve this application. Reno got sued for Lemmon Valley. Silver Lake is full and taking away the embankments. Please consider this when approving or denying more homes. There won't be more infrastructure.

Windy Borelli said she is asking you to support Silver Hills. A planned community ensures a legal document. She said she works with Lifestyle Homes and growth is happening. This project has checks and balances. She said we are hearing about safety issues. There isn't a large enough tax base. Please vote for this project.

Mark Thyer expressed support for Silver Hills. He said he understands what growth does on the resources. Growth will continue. Allow development in a reasonable fashion. If denied, the outcome will get annexed into Reno and permit at a greater density. This will compound the congestion and pressure on services. He spoke about Bella Vista and other higher density units per acre in City of Reno. He said TMFPD can effectively handle it. It would be served out of station 44.

Lou Christensen said he is a long time resident of Silver Knolls. He said fire protection is imminent. He expressed his displeasure with this project. He said he has attended several meetings. CAB was against this project and the Planning Department doesn't support it. He said this is the applicant's second bite of the apple. They had a chance to do this before. New character management will change the character of the area and wouldn't change it in a positive way. This board acts in the benefit of the community. There are 1000s of people in our community. Help the existing community.

Betty Schmidt said she has lived out there for 30 years and has been comfortable with the current character management plan and the density. Everyone would be happy if they moved forward with the current character management plan. Density development would impact Highway 395. There is huge development already happening. The growth in the city is off of I-80. Fernley is growing. This area wouldn't meet the lifestyle needs.

Ray Lake, previous North Valleys Chair, said he was concerned the CAB minutes weren't included in the staff report. He said the CAB denied recommendation of this project due to compatibility and exceeded the resources including roads, water, and sewer. The developer didn't take into account the people who live there now. They will be importing TMWA water. The water comes into the basin, but never leaves. If they use the effluent water, that's fine, but the water still never leaves the basin. He suggested rejecting the development project.

Sean Shay said if you approve this amendment and opens the door for other developers. They don't consider the community out there. He said he is against this project.

Roger Edwards, chair of North Valleys CAB, said he heard this project for 10 years. The original request of 760 homes was reasonable. Tripling homes is not a good idea. Get it back down to 760 homes. There are a lot of developments that are already planned for the area. It's a bad idea at a bad time.

Marshal Riley said he bought out there because we wanted to live with low density. Everyone feels the same way. Please disallow these cases.

Russell Earl said it's not compatible with current zoning. He did the math. There are corrections – there are military in the area. The sheriff service levels will increase. He said he had issue with Chief Moore's comment. It's 12-14 minute response time currently. He said Chief Moore has a skewed opinion because he will get a new station paid for by the Lifestyle Homes. New Character Management Area plan will not be a service to a community. They tripled their original plan. 42 million dollars has to go into Red Rock Road. They would not have a dialogue with us with Silver Knolls community.

Danny Cleous said there is already development approved in North Valleys. He said there are issues with a closed basin. He said their sewer plant is over capacity. TMWRF is at capacity. He asked where the sewage will go. They have to find another place where effluent will go if it doesn't go into Swan Lake. He said Charley Moore wants this to go through for a new station. He said there was an 18 minutes response time for house fire. There are two rural areas left in

North Valley – leave them alone. We moved out there because there weren't buildings and super markets.

Peter Lissner said he is a small family builder and provides steady work for people that will be impacted. He asked to take a look at the history and good deeds. He said they are local family builders that give back to the community. He said happy to provide the American dream. He said the employees live within the community. He provided his cell phone number. Silver Hills will be a great community. He wants to keep his people working.

Lee Grasseschi, Silver Knolls Mutual Water Company, said he has concerns – concerned they will build over recharge area. Protecting water systems is the biggest concerns. He knew development would happen, but more sensibility. He said since January, commuting has increased 15 minutes. Current response times are 16 minutes which is optimistic. 20 minutes is realistic. Nuisance calls don't get answered. The park has gone downhill with vandalism. He spoke about off-road vehicles. He said we have a safe community and like to keep it that way. The solution for problem is not more people. He questions this development.

Charles Moore, TMFPD, Fire Chief, said he isn't advocating for the development, just that he is here to answer how they will address fire protection if development goes forward. He spoke about the plan – move station 13 into 221. He said we will close a station in the south which is under-utilized and consolidate stations. He said the development might drive that need. Mr. Lissner offered to provide a capital contribution to that station but has not quit pro quo.

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

Vice Chair Chesney said this development flies in the face of the community in North Valleys. You still violate the current area plan. The community took time to develop that area plan. This development won't provide affordable homes. It's not conducive or compatible with Silver Knolls. It's not best practices. It doesn't have the infrastructure to handle it. The expansion of Red Rock Road is not on the immediate wish list. He said he cannot find the findings and does not support it.

Master Plan Amendment Case Number WMPA17-0010 MOTION: Vice Chair Chesney 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 Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan:

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.

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
10. NV.20.3 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 North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area 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. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
14. NV.20.3 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 North Valleys planning area, 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, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
15. NV.20.3 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. NV.20.3 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 1.2.
17. NV.20.3 h. If the proposed intensification results in existing public school 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. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

The motion for denial of Master Plan Amendment Case Number WMPA17-0010 was seconded by Commissioner Donshick. Commissioner Horan supported Vice Chair Chesney. He said staff did a great job. He said he struggles carving it out of the master plan and creating a new plan. He doesn't believe infrastructure is in place. He said he hasn't seen a plan that meets the plan, especially early. He said he cannot make the necessary findings. The motion carried unanimously, with a vote of seven for, none against.

Regulatory Zone Amendment Case Number WRZA17-0005 MOTION: Vice Chair Chesney 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 Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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 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.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;
11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy

of the amount and purpose of common open space as related to the proposed density and type of residential development.

12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

Commissioner Donshick seconded the motion of denial of Regulatory Zone Amendment Case Number WRZA17-0005. The motion carried unanimously, with a vote of seven for, none against.

9. Planning Items

A. For possible action and discussion to review and determine and/or confirm the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve.

Commissioner Horan said he is involved in other activities and wishes to be moved last on the alternate list.

MOTION: Vice Chair Chesney moved to approve the following alternates as amended: First Alternate, Francine Donshick; Second Alternate, Thomas Bruce; Third Alternate, Kate Nelson; and Fourth Alternate, Philip Horan, and directed the Planning Commission Secretary to transmit the list of confirmed alternates to the Washoe County Board of Commissioners (Board) and to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA). The motion was seconded by Commissioner Horan. The motion carried unanimously, with a vote of seven for, none against.

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

10. Chair and Commission Items

A. For possible action and discussion to elect officers, chair, and vice chair

Chair: Commissioner Horan moved to nominate Commissioner Chesney to serve as Chair. Commissioner Bruce seconded the motion to nominate Commissioner Chesney as Chair. The motion carried unanimously, with a vote of seven for, none against.

Vice Chair: Commissioner Bruce moved to nominate Commissioner Donshick to serve as Vice Chair. Commissioner Horan seconded the motion to nominate Commissioner Donshick to serve as Vice Chair. The motion carried unanimously, with a vote of seven for, none against.

***B. Future agenda items – None**

***C. Requests for information from staff** – Commissioner Donshick requested an updated report of approved, not yet built or in-process building. Trevor Lloyd said he can provide that report. Commissioner Donshick asked for Sparks and Reno, too. Mr. Lloyd said there is an informational link on the Sparks website that provides this information. Commissioner Horan said he would like to see this report quarterly. Mr. Lloyd said a comprehensive list of subdivisions approved in Washoe County will be provided. He said a list of Reno would be beneficial.

11. Director’s and Legal Counsel’s Items

***A. Report on previous Planning Commission items** – Mr. Lloyd reported on July 11, 2019, the Board of County Commissioners approved the code amendment for cargo containers and conforming lot items. Mr. Lloyd said we need a special meeting in late October, perhaps October 21st, to discuss the Tahoe Area Plan and potential adoption. Commissioners Chvilicek and Horan said they will not be available.

Mr. Lloyd reported that staff likes the 5:30 p.m. start time for the Planning Commission meetings. Commissioner Donshick said it’s a conflict for her to start at 5:30 p.m. DDA Edwards asked them to respond to Mr. Lloyd via email regarding the start time of 5:30 p.m.

***B. Legal information and updates** – There were no updates.

12. *General Public Comment and Discussion Thereof

Jan Bishop, retired teacher, thanked the Staff and Commission. There are thousands of students and homes. She would like to hear about opportunities and cultural things for kids in the North Valleys. She said there is an airport, aerospace, and a lot of STEM programs that could happen. She said they can’t just hop on a bus and go downtown. She asked what we are going to do.

Sean Shay said everyone he knows thanks Roger Pelham. He said no one thought he was bought out by Mr. Lissner. He thanked them for going through the facts.

Commissioner Chvilicek thanked the Commissioners as her role as Chair. Chair Chesney thanked her for her service as Chairperson.

12. Adjournment – The meeting adjourned at 7:33 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on September 3, 2019.

Trevor Lloyd, Secretary to the Planning Commission