



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Daniel Lazzareschi
Kate S. Nelson
Rob Pierce
Patricia Phillips
Secretary
Trevor Lloyd

Tuesday, June 6, 2023
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

The Washoe County Planning Commission met in a scheduled session on Tuesday, June 6, 2023, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Donshick called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Francine Donshick, Chair
Sarah Chvilicek, Vice Chair
Daniel Lazzareschi
Kate S. Nelson
Rob Pierce
Pat Phillips

Commissioners absent: R. Michael Flick

Staff present: Trevor Lloyd, Secretary, Planning and Building
Julee Olander, Planner, Planning and Building
Eric Young, Senior Planner, Planning and Building
Kat Oakley, Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Adriana Albarran, Office Support Specialist, Planning and Building
Brandon Roman, Recording Secretary, Planning and Building

2. Pledge of Allegiance

Commissioner Lazzareschi led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Gustafson 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

Chair Donshick opened the Public Comment period.

Public Comment:

None

6. Approval of June 6, 2023, Agenda

Chair Donshick amended the agenda and removed Item 9A. Commissioner Lazzareschi moved to approve the agenda for the June 6, 2023, meeting as written with the exception of Item 9A, which was removed. Commissioner Pierce seconded the motion, which passed unanimously with a vote of six for, none against. Michael Flick was absent.

7. Approval of May 2, 2023, Draft Minutes

Commissioner Lazzareschi moved to approve the minutes for the May 2, 2023, Planning Commission meeting as written. Commissioner Pierce seconded the motion, which passed unanimously with a vote of six for, none against. Michael Flick was absent.

8. EnvisionWashoe 2040 Master Plan Update – Sr. Planner Young did an introduction and Planner Oakley provided a presentation.

9. Planning Items

- A. Resolutions of Appreciation [For possible action] - Possible action to approve the Resolution of Appreciation of Service for Sarah Chvilicek and to authorize the Chair to sign the resolution on behalf of the Planning Commission. **This item was removed from the agenda. See Item 6.**

10. Public Hearings

- A. **Amendment of Conditions Case Number WAC23-0005 (Lakeside Custom Lot Subdivision) for WTM21-013 and WSUP22-0010 [For possible action]** For hearing, discussion, and possible action to approve an amendment of conditions for Case Numbers WTM21-013 & WSUP22-0010, for grading to accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond. The new proposal increases the cut material from ±20,004 CY to ±41,057 CY and fill material from ±16,583 CY to ±25,981 CY and the disturbed area from ±8.31 acres to ±13.36 acres. The request includes modifying standards to allow slopes greater than 3:1 (WCC 110.438.45(a)).

- Applicant: 8900 Lakeside, LLC
- Property Owner: 8900 Lakeside Drive
- Location: 041-130-58
- APN: 72.8 acres
- Parcel Size: Rural Residential (RR)

- Master Plan: 16% (11.65 acres) Medium Density Rural (MDR), 78% (56.78 acres) High Density Rural (HDR) & 6% (4.37 acres) General Rural (GR)
- Regulatory Zone: 8900 Lakeside, LLC
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 608 Tentative Subdivision Map & Article 810, Special Use Permit
- Commission District: 2 – Commissioner Clark
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

Planner Olander provided a presentation. Applicant/Representative/Consultant David Snelgrove provided a presentation. Applicants Adam Giordano, Matt Sunderland, and Roger Davidson were available on ZOOM.

Commissioner Phillips disclosed she lives in the same zone and knows the Applicant Representative. Commissioner Phillips stated she does not believe this will impact her decision on the case.

Public Comment:

None

Discussion by Commission:

Commissioner Chvilicek stated when the commission previously approved the item, the Health District said they had no concerns with the amendments, but the irrigation pond was very different from the previous plans. She asked if the Health District had any comments on vector control or anything with standing water.

Planner Olander replied she didn't get any comments from them. She said she would go back to the staff report where they might have addressed it in the detention basin.

Commissioner Chvilicek said the irrigation pond is significantly larger and would always have water when irrigating.

Secretary Lloyd said the Health Department did provide comments. Jim English with Health Department commented, 'Washoe County Health District has reviewed the application and has no concerns with the application to the amendment of conditions,' and then 'all previous comments and conditions in the subdivision are still applicable.'

Planner Olander said Planning Director Mullin responded to the original one. Director Mullin said a future well installation was proposed as part of the map. Permits for well installation would be required by the Health Department, and the current proposal was for lots to be served by new municipal sewer, and any change to utilize septic would require a different lot size and new review. Planner Olander went on to say, Health didn't comment on the detention basin. Planning had not been getting vector control comments from Health for some time. Planner Olander thought maybe it was something they weren't checking as much anymore.

Commissioner Chvilicek said there had been an increase in concern for standing water because of the area's wet weather. Nevada Department of Agriculture had been expressing real concern about vector control for mosquito abatement and the Health District was

changing how they were going to do that.

Planner Olander said that might be something they were addressing after the fact. Planning hadn't been getting conditions, per se, about vector control, at least as far as she was aware of and continued by saying, Secretary Lloyd, would be more familiar with some of them, but she had not seen vector control comments.

Commissioner Chvilicek reiterated she was concerned about that body of water.

Secretary Lloyd said he didn't see any comments. Julee was correct. Planning typically didn't receive as many comments as they used to from vector control. He believed that was wrapped in the grading permit that would come after approval of the discretionary review. So, they would look at that during the review of the grading plans.

Commissioner Chvilicek asked if that could be addressed because there would be a large body of open water.

Planner Olander said during the grading permit process; they would see what the exact requirements would be for the applicant at that time. But she would check on it.

Commissioner Lazzareschi said, it seems like an improvement in the direction of the neighbors' comments. He appreciated that it had worked for the applicant to bring a modification to the commission and submitted a whole other package, and he appreciated that work was being done to make it more suitable to what the neighbors requested.

MOTION: 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 approve Amendment of Conditions case number WAC23-0005 for 8900 Lakeside, LLC. with the conditions included as Exhibit A to this matter have been reaffirmed all 10 findings in accordance with the Washoe County Code Section 110.608.25 and all five findings in accordance with Washoe County Code Section 110.810.30.

Commissioner Nelson seconded the motion, which passed unanimously with a vote of six for, none against. Commissioner Flick was absent.

11. Chair and Commission Items

A. Future agenda items

None

B. Requests for information from staff

None

12. Director's and Legal Counsel's Items

A. Report on previous Planning Commission items

Board of County Commissioners approved Village Green, Franktown Road, and Bellhaven Drive, and upheld the Praana Transmission Line decision.

B. Legal information and updates

There are Open Meeting Law changes coming.

13. *General Public Comment and Discussion Thereof

Helen Neff (ZOOM) said, "I'm an Incline Village resident. I want to express my appreciation to Manager Brown, Mr. Young, and the County Planning Department Staff for sorting out the


confusion surrounding the Tahoe Area as it relates to Envision Washoe 2040. The email communication sent today and the explanation provided at the beginning of the presentation this evening provides the clarity that we were requesting. Specifically, why there was no in-person meeting for Tahoe and the statements of the Tahoe Areas are not being included in Envision Washoe 2040, but rather under the Washoe County Tahoe Area Plan. So, I just wanted to express our appreciation for the attention to straightening this out on my behalf and the Incline Village and Crystal Bay residents. Thank you."

14. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 6:48 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on June 6, 2023



Roger Pelham
Secretary to the Planning Commission

