MINUTES
REGIONAL PLANNING COMMISSION (RPC)

Wednesday, December 11, 2019, 6:00 p.m.

The Regional Planning Commission (RPC) met in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Chvilicek at 6:00 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Sarah Chvilicek, Dian VanderWell, James Barnes, Larry Chesney, James Fewins, Peter Gower, Ed Hawkins for Mark Johnson, David Blaco for Shelley Read, Kathleen Taylor

Commissioners Absent: None

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Jeremy M. Smith, Interim Director; Jessica Prunty, Legal Counsel; Damien Kerwin; Nate Kusha; Chohnny Sousa; Chris Tolley

2. SALUTE TO THE FLAG

Commissioner Blaco led the Pledge of Allegiance.

3. [For possible action] APPROVAL OF THE AGENDA

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER GOWER. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

4. PUBLIC COMMENT

Russ Earle spoke in opposition of Agenda Item 7.A (Silver Hills master plan amendment).

John Boone spoke in opposition of Agenda Item 7.A (Silver Hills master plan amendment).

5. APPROVAL OF THE MINUTES

A. [For possible action] September 11, 2019 RPC Meeting

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE SEPTEMBER 11, 2019 MEETING MINUTES, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS HAWKINS AND BLACO.
B. [For possible action] September 25, 2019 RPC Meeting

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE SEPTEMBER 25, 2019 MEETING MINUTES, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS HAWKINS AND BLACO.

C. [For possible action] September 26, 2019 RPC Meeting

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE SEPTEMBER 26, 2019 MEETING MINUTES, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS HAWKINS AND BLACO.

D. [For possible action] September 27, 2019 RPC Meeting

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE SEPTEMBER 27, 2019 MEETING MINUTES, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS HAWKINS AND BLACO.

6. CONSENT AGENDA

A. [For possible action] Possible adoption of the advance schedule of RPC meeting dates for calendar year 2020

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE CONSENT AGENDA, SECONDED BY COMMISSIONER GOWER. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

7. BUSINESS OF THE DAY

A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Master Plan amendment (CR19-009) and project of regional significance (CR19-010), Silver Hills– An amendment to the Washoe County Master Plan, North Valleys Area Plan to:

1. Remove four parcels of land totaling ±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 ±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.

The proposal is considered a PRS for (a) housing (exceeds 625 units), (b) sewage (exceeds 187,500 gallons per day), (c) water usage (exceeds 625 acre feet per year), (d) traffic (exceeds 6,250 trips daily), and (e) student population (K-12) (exceeds 325 students). The subject property is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.

Chair Chvilicek called for disclosures. Commissioner Taylor disclosed that she met with the applicant’s representative. Chair Chvilicek disclosed that she lives in Silver Knolls but has no pecuniary interest in this project. Commissioner Gower disclosed that he spoke with the applicant’s representative.

Jeremy M. Smith, Interim Director of Regional Planning, explained the process for this public hearing.

Nate Kusha, Policy Analyst, presented information included in the staff report.

[The public comment portion of the hearing was opened.]

Russ Earle spoke in opposition of this item.
John Boone spoke in opposition of this item.
Rami Pratt spoke in opposition of this item.
Lou Christensen spoke in opposition of this item.
Michael Welling discussed lot matching.
Rich Gabriel spoke in opposition of this item.
J. Allen spoke in opposition of this item.
Written comments in opposition from Bonnie Klude were read into the record.

[The public comment portion of the hearing was closed.]

Commissioner Hawkins stated the proposed density is too dense and should not be changed. He also stated the development should not move forward until the effluent issue in the Swan Lake area are resolved.

Commissioner Barnes stated the traffic and water concerns have not been adequately addressed.
Mr. Kusha responded to questions from Commissioner Taylor and explained the self-imposed mitigation criteria requires the developer to prepare a facilities plan and at that time they will evaluate the sewer capacity needs. He also confirmed that if there is not capacity, they will not be able to build.

Mr. Kusha explained for Commissioner Taylor the developer can’t build over 150 homes per year until NDOT begins widening US 395.

Mr. Kusha explained for Commissioner Taylor that Washoe County looks at emergency services at the tentative map stage.

Director Smith explained for Commissioner Taylor the wildlife habitat portion of the review may be present on the site but it is not listed as one of our strict development constraints.

Mr. Kusha confirmed for Commissioner VanderWell that at the approved rate of 150 homes per year before the widening of US 395 begins, it would take a little more than 12 years for full buildout.

Commissioner Gower asked how we can say the infrastructure will be in place to support the number of units that could be built each year if NDOT ends up not beginning the road improvements in a ten year timeframe.

Mr. Kusha stated the widening of US 395 is contemplated in the Regional Transportation Plan within a ten year timeframe.

Jessica Prunty, Legal Counsel, explained for Commissioner Gower the application is being considered under the 2012 Regional Plan because it came to the Washoe County Planning Commission before the 2019 Regional Plan was adopted.

Commissioner Chesney expressed concern regarding the proposed density and infrastructure issues and stated he cannot make the findings to support the project.

Mr. Kusha explained for Commissioner Fewins not all development is required to be infill.

Trevor Lloyd, Washoe County, confirmed for Commissioner Fewins the original recommendation from County staff to the Washoe County Planning Commission was that we could not make the necessary findings.

Mr. Kusha confirmed for Chair Chvilicek the proposed open space is in the areas with 15 to 30 percent slopes.

Mr. Kusha explained for Chair Chvilicek that a Washoe County level review would address equine access to open space.

Mr. Kusha confirmed staff did not see any impacts to the existing developments on septic or wells and that would be reviewed in more depth at the tentative map stage.

Garret Gordon, applicant representative, explained for Chair Chvilicek the sewer facility plan contemplated the impacts of their proposed development but did not include impacts from
existing homeowners in the area that would have the ability to hookup to sewer. He also stated that would be considered and included in the facilities plan.

Mr. Gordon explained for Chair Chvilicek why the applicant created their own character management area statement.

Mr. Lloyd stated for Commissioner Taylor the self-imposed mitigation criteria provides for a significant amount of mitigation for infrastructure and services. Washoe County staff would have to go back and analyze whether or not we would recommend denial now based on the new information provided by the applicants.

Mr. Kusha explained for Commissioner Gower staff did take the previously approved entitlements in the area into consideration when evaluating cumulative impacts.

Commissioner Gower expressed concern regarding phasing of several developments with infrastructure improvements under the assumption that NDOT is going to go forward with improvements and funding will be available to do those improvements.

Mr. Kusha explained we have to look at all of the projects independently as well as cumulatively. The near-term viability of any one of the given entitlements varies and we can’t make a determination of which one will build before another. This project does seem to have some more near-term viability and may be a better use of the land than what was previously proposed.

Director Smith also explained past practice of the TMRPA has been to some degree to shy away from an analysis of cumulative impacts. That is something we took on during the Regional Plan Update. In this staff report we are trying to take a more comprehensive look at the cumulative impacts.

Mr. Lloyd explained for Commissioner VanderWell what happens during the tentative map stage.

COMMISSIONER VANDERWELL MADE A MOTION TO FIND THE SILVER HILLS AMENDMENT TO THE WASHOE COUNTY MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER TAYLOR. THE MOTION FAILED WITH FOUR (4) IN FAVOR AND FIVE (5) OPPOSITIONS BY COMMISSIONERS BARNES, CHVILICEK, CHESNEY, HAWKINS, AND GOWER.

Commissioner Barnes stated he cannot make findings 1, 3, and 4.

Chair Chvilicek stated she cannot make findings 1, 4, and 6.

Commissioner Chesney stated he cannot make findings 3, 4, and 6.

Commissioner Hawkins stated he cannot make findings 1, 3, and 4.

Commissioner Gower stated he cannot make findings 1, 3, 4, and 6.
8. REPORTS
   A. [For possible action] Members’ and Director’s reports

The January 9, 2020 meeting will be cancelled and the next regular RPC meetings will be January 23, 2020 in the Washoe County Commission Chambers.

TMRPA staff is working to schedule a School Subcommittee meeting.

TMRPA staff will be contacting all of the Regional Planning Commissioners to schedule required RPC training.

   B. [For possible action] Legal counsel’s report

None

9. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS

Commissioner VanderWell requested a presentation on the process of a project in each jurisdiction once it has been approved.

10. PUBLIC COMMENT

Michael Welling expressed concern regarding some comments by commissioners.

Russ Earle expressed appreciation for what the commissioners do.

Nancy Horvath noted that the insurance issue raised in earlier public comment was not addressed.

J. Allen discussed traffic and water treatment concerns.

11. WRITTEN CORRESPONDENCE

None

12. [For possible action] ADJOURNMENT

The meeting was adjourned at 7:43 p.m.
RPC MEETING MINUTES
DECEMBER 11, 2019
PAGE 8

Respectfully submitted by Christine Birmingham.

Reviewed by: [Signature]
Jeremy M. Smith, Interim Director
Truckee Meadows Regional Planning Agency

Approved by: [Signature]
Sarah Chvilicek, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON 1/23/2020.