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, David Blaco, James Barnes, Larry Chesney, Peter Gower, Mark Johnson, Shelley Read, Kathleen Taylor

Commissioners Absent: None

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Jeremy 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 CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

4. **PUBLIC COMMENT**

John Boone spoke in opposition of Agenda Item 6.A.

Russ Earle spoke in opposition of Agenda Item 6.A.

5. **APPROVAL OF THE MINUTES**

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

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE DECEMBER 11, 2019 MEETING MINUTES, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER JOHNSON.
6. **BUSINESS OF THE DAY**

A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Consideration and final action on objection submitted by Washoe County pursuant to subsection 5 of NRS 278.0282 on the Regional Planning Commission (RPC) determination of nonconformance (December 11, 2019) regarding proposed Washoe County Master Plan Amendment, Silver Hills (CR19-009); Consideration and action on project of regional significance because the amendment will have the effect of increasing in the region: (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), thus the proposal is also considered a PRS.

The amendment to the Washoe County Master Plan, North Valleys Area Plan is proposed 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 subject property is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.

Commissioner VanderWell disclosed that she spoke with the applicant’s representative.

Chair Chvilicek disclosed that she is a resident of Silver Knolls and this project does not directly impact her property.

Commissioner Gower disclosed that he met with the applicant’s representative.

Commissioner Johnson disclosed that he spoke with the applicant’s representative.
Nate Kusha, Policy Analyst, presented information included in the staff report. This agenda item is for consideration and final action on an objection submitted by Washoe County for a Master Plan amendment conformance review, as well as a project of regional significance (PRS) conformance review.

Garrett Gordon, applicant representative, gave a presentation on the project, reasons to support Washoe County’s objection, and how the required findings can all be made.

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

Marcial Reily spoke in opposition of this item.
Russ Earley spoke in opposition of this item.
Alan Ice spoke in opposition of this item.
Betty Schmidt spoke in opposition of this item.
J. Allen spoke in opposition of this item.
Lou Christensen spoke in opposition of this item.
Wendy Bavoli spoke in support of this item.
Michael Welling spoke in opposition of this item.
Steve Wolgast spoke in opposition of this item.
Bonny Klud submitted written comments in opposition of this item.

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

Mike Railey, Christy Corporation, explained for Commissioner Read the effluent generated from the project will be pumped back to be used on the site and will not be discharged into Swan Lake. He also explained the 150 unit per year limit is set so that the phasing will keep pace with the planned NDOT improvements.

Mr. Gordon explained that those traffic components will be discussed and studied in the facilities plan as well.

Commissioner Gower expressed concern that there is a gap between when the improvements in Phase 2 happen and what the applicant is required to do on Red Rock. It looks like the whole project could be built out before we get to the point where 395 can accommodate the cumulative capacity. He asked how they can make findings 4 and 6 for what looks to be a gap in the overall provision of infrastructure to accommodate this development and everything else going on in the North Valleys.

Mr. Gordon stated they are tying their development to 395 improvements and a facilities plan. Washoe County will have the authority to not approve any more tentative maps until Phase 2 is built. The facilities plan is a backstop if development is not concurrent with the planned road improvements.
Mr. Gordon confirmed for Commissioner Taylor that each tentative map will include a traffic study.

Mr. Railey answered questions from Commissioner Gower regarding the timing of the first unit being built and full build out.

Commissioner Gower stated by the time the 2040 improvements to 395 are made the whole project could be built out.

Commissioner Chesney stated the developer wants to rewrite the North Valleys Area Plan ignoring input from the community and he does not think that is right. Considering the existing entitlements in the TMSA as a whole, roughly 90,000 units could be built which is approximately two times the units that meet the 20 year demand. He stated he can't support the project at this density at this time.

Trevor Lloyd, Washoe County, stated for Commissioner VanderWell that the last major update of the North Valleys Area Plan occurred in 2010. There have been minor amendments over the years since then.

COMMISSIONER READ MADE A MOTION TO REVERSE THE RPC’S DETERMINATION OF DECEMBER 11, 2019, AND 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 VANDERWELL. THE MOTION FAILED WITH FIVE (5) IN FAVOR AND FOUR (4) OPPOSITIONS BY COMMISSIONERS BARNES, CHVLICEK, CHESNEY AND GOWER.

Commissioner Barnes stated he cannot make findings 1, 2, 4 and 6.

Chair Chvilicek stated she cannot make findings 1, 3, 4 and 6.

Commissioner Chesney stated he cannot make findings 1, 3, 4 and 6.

Commissioner Gower stated he cannot make findings 4 and 6.

COMMISSIONER VANDERWELL MADE A MOTION TO FIND THE SILVER HILLS PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER READ. THE MOTION CARRIED WITH FIVE (5) IN FAVOR AND FOUR (4) OPPOSITIONS BY COMMISSIONERS BARNES, CHVLICEK, CHESNEY AND GOWER.

Commissioner Gower stated he cannot make findings 4 and 6 related to policy 3.5.1.

B. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan amendment, Buck Drive (CR19-014) – A master plan amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” (C) master plan designation on one parcel of land totaling approximately 1.003 acres. The subject property is within the Reno-Stead Corridor Joint Plan, which is a master plan under the joint jurisdiction of the
City of Reno and Washoe County. The subject parcel is located northeast and off of Lemmon Drive and Buck Drive, and is situated within the North Valleys area.

Chris Tolley, Regional Planner, presented information included in the staff report.

[The public comment portion of the hearing was opened.] There were no requests to speak.
[The public comment portion of the hearing was closed.]

COMMISSIONER CHESNEY MADE A MOTION TO FIND THE BUCK DRIVE 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 JOHNSON. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

C. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan amendment, Bennington Court (CR19-015) – Master Plan amendment to adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to change the master plan category on five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ±8.34 acres, from Open Space (OS) to Suburban Residential (SR) for owners St. James’s Village, Inc. and David Houston

Mr. Kusha presented information included in the staff report.

[The public comment portion of the hearing was opened.] There were no requests to speak.
[The public comment portion of the hearing was closed.]

COMMISSIONER GOWER MADE A MOTION TO FIND THE BENNINGTON COURT 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 CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

(Chair Chvilicek called a recess. The meeting was called back to order at 7:50 p.m.)

D. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan amendment (CR19-011) – An amendment to the Spanish Springs Area Plan to:

1. Amend the Spanish Springs Area Plan Policy SS.5.1 to exclude the Village Green Commerce Center Specific Plan as specified within the plan;

2. Update the Village Green Commerce Center Specific Plan assessor’s parcel numbers to reflect the removal of APN 534-561-09 which was removed from the specific plan in 2014;
3. Update the Village Green Commerce Center Specific Plan maps (Figure D-1: Location Map, Figure D-2: Specific Plan Land Uses, and Figure D-5: Business Park Buffering) in order to reflect the removal of APN 534-561-09;

4. Update the Village Green Commerce Center Specific Plan – Goal One under Specific Plan Goals for Protect the Natural Environment to add the language “where feasible”;

5. Increase the building height to 40 feet from 35 feet in the Village Green Commerce Center Specific Plan for APN: 534-561-10;

6. Replace the western theme architecture standards with contemporary industrial theme standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10;

7. Change the landscaping requirement from 20% to 15% in the Village Green Commerce Center Specific Plan for APN: 534-561-10;

8. Remove Village Green Commerce Center Specific Plan phasing standards as the existing phasing plan is outdated and no longer functions properly with the proposed specific plan changes;

9. Remove the sustainability standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10 and require future development to comply with all Washoe County code requirements; and

10. Remove Village Green Commerce Center Specific Plan maintenance contact information and update the definition of the master developer

Chohnny Sousa, Interim Regional Planner, presented information included in the staff report.

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

Sandra Theiss spoke in opposition of this item.

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

Jeremy Smith, Interim Director of Regional Planning, explained for Commissioner Gower that applications that began their local government process before the adoption of the 2019 Regional Plan will be reviewed under the 2012 Regional Plan.

COMMISSIONER VANDERWELL MADE A MOTION TO FIND THE SPANISH SPRINGS AREA PLAN AND APPENDIX D – VILLAGE GREEN COMMERCE CENTER SPECIFIC PLAN 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 CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.
E. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – City of Reno Master Plan amendment (CR19-012) and project of regional significance (CR19-013), Daybreak – A Master Plan amendment to change the existing land use designation on 11 parcels totaling ±979.4 acres from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of Parks, Greenways and Open Space to ±307.3 acres of Single Family Neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks, Greenways and Open Space. The project site is generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way. The proposed Planned Unit Development includes 3,995 residential units, associated public facilities, open space and commercial development, and is considered a project of regional significance for housing (not less than 625 units), sewage (not less than 187,500 gallons per day), water usage (not less than 625 acre feet per year), traffic (not less than an average of 6,250 trips daily), K-12 student population (by not less than 325 students), and for being located within the 100-year flood zone and: i) will alter the stream channel or banks of a portion of the Truckee River or any of its tributaries identified in the Regional Water Management Plan, and ii) will alter wetlands delineated through the Section 404 permit process.

Commissioner Read disclosed that she met with the applicant and she works for an engineering firm that did the Conditional Letter of Map Revision (CLOMAR) for the Southeast Connector, which goes through the subject property. Commissioner Read and her employer have had no involvement with this Daybreak project.

Commissioner VanderWell disclosed that she met with the applicant.

Commissioner Johnson disclosed that he met with applicant.

Commissioner Gower disclosed that he spoke with applicant’s representative.

Mr. Tolley presented information included in the staff report.

Andy Durling, applicant representative, gave a presentation on the project.

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

Staff received public comments through email from one (1) person in favor of the project and eighteen (18) people in opposition with concerns mainly regarding flooding and mercury contamination.

Denis Lewis submitted written comments.
Tania Tavcar spoke in opposition of this item.
Kim Rhodemyre spoke in opposition of this item.
Colt Stewart spoke in opposition of this item.
Jim Lewis spoke in opposition of this item.
Penny Brock spoke in opposition of this item.
Matthew Setty spoke regarding the lack of tools the staff have to evaluate this kind of project when it comes to the hydrology aspects.
Steve Wolgast spoke in opposition of this item.

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

Mr. Durling explained for Commissioner Chesney the planned channels and water flow and stated they will not be creating retention basins.

Mr. Durling answered questions from Commissioner Johnson regarding traffic and connection plans.

Interim Director Smith explained for Commissioner Johnson that the applicant cannot use constrained land to meet the 2:1 mitigation requirement.

Mr. Durling answered questions from Commissioner Blaco regarding mercury contamination on this site and how tributaries in the past carried mercury to the area. He explained the soil testing that has been done and mitigation plans for the site. The Nevada Division of Environmental Protection (NDEP) is the regulatory authority over this and they have approved their action plan which will mitigate the mercury contamination during construction.

Interim Director Smith explained for Commissioner Gower that this was a TMRPA findings were satisfied. He is confident there will continue to be adequate review.

Mr. Durling explained for Commissioner Gower the increased mitigation efforts that are planned in order to help downstream properties.

Interim Director Smith explained for Commissioner Gower how staff determined this project to be considered infill stating that it is surrounded more or less by existing residential development and is close to the satellite job center of South Meadows.

Mr. Durling answered questions from Commissioner VanderWell regarding aggregate pits and explained they are relying on NDEP’s expertise regarding the mercury mitigation efforts.

Interim Director Smith explained for Chair Chvilicek that filling Alexander Lake will require a permit application to the Army Corp.

Steve Strickland, Wood Rodgers, explained for Chair Chvilicek the difference between a floodplain and floodway. The applicant has to look upstream and downstream to make sure they do not have adverse impacts either way. The applicant will use the Flood Authorities updated model and flows as their existing condition where they cannot increase surface water elevations.
Chair Chvilicek stated she is still concerned that building this floodway will more narrowly channel a flood event.

Interim Director Smith confirmed for Commissioner Taylor that staff is recommending a finding of conformance.

Mr. Durling confirmed for Commissioner Taylor that a built project on the site will provide better protection from mercury contaminated soil moving during a flood event.

Brook Oswald, City of Reno Planner, confirmed for Commissioner Barnes that City of Reno staff did not have any concerns with the earthquake fault impacting the floodway or mercury.

Commissioner Gower stated he appreciated all the answers provided to the technical questions. The facts and process presented tonight gave him a level of comfort that there will be checks along the way that will be evaluated and reevaluated by people with the needed expertise. He stated he does not agree with this being called an infill project. It is a project that is well supported by infrastructure.

Commissioner Johnson stated he appreciated the answers provided regarding traffic issues and flood aspects.

Chair Chvilicek stated she still has concerns regarding flooding and mercury contamination.

COMMISSIONER TAYLOR MADE A MOTION TO FIND THE DAYBREAK AMENDMENT TO THE CITY OF RENO MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER READ. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND THREE (3) OPPOSITIONS BY COMMISSIONERS BARNES, CHVLICEK AND CHESNEY.

Commissioner Barnes stated that he cannot make findings 2, 4 and 6.

Chair Chvilicek stated she cannot make findings 2, 4 and 6.

Commissioner Chesney stated that he cannot make findings 2, 3 and 6.

COMMISSIONER TAYLOR MADE A MOTION TO FIND THE DAYBREAK PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER READ. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND THREE (3) OPPOSITIONS BY COMMISSIONERS BARNES, CHVLICEK AND CHESNEY.

7. REPORTS

   A. [For possible action] Members' and Director’s reports

The next regular RPC meetings will be February 27, 2020 in the Washoe County Commission Chambers.
B. [For possible action] Legal counsel’s report

None

8. **[For possible action] REQUESTS FOR FUTURE AGENDA ITEMS**

None

9. **PUBLIC COMMENT**

Kim Rhodemyre discussed the potential negative impacts of the decisions made tonight.

10. **WRITTEN CORRESPONDENCE**

None

11. **[For possible action] ADJOURNMENT**

The meeting was adjourned at 10:05 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:  

Approved by:

Jeremy Smith, Interim Director  
Truckee Meadows Regional Planning Agency

Sarah Chvilicek, Chair  
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON 2/27, 2020.