



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

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, February 6, 2018
6:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions are provided beginning on the second page.)

- **Master Plan Amendment Case Number WMPA17-0012 (Spanish Springs – General Commercial)**
- **Special Use Permit Case Number WSUP17-0021 and Administrative Permit Case Number WADMIN17-0010 (Dodge Flat Solar)**
- **Abandonment Case Number WAB17-0006 (Schamback)**
- **Development Code Amendment Case Number WDCA17-0007 (Setback from easements)**
- **Development Code Amendment Case Number WDCA17-0010 (Accessory Structure height)**
- **Regulatory Zone Amendment Case Number WRZA17-0006 (Valle Vista)**

Items for Possible Action. All numbered or lettered items on this agenda are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment. During the “General Public Comment” items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and planning items that are *not* marked with an asterisk (*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. Any public comment for hearing and planning items will be heard before action is taken on the item and must be about the specific item being considered by the Commission. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Commission or by action of the Chair. Comments are to be directed to the Commission as a whole and not to one individual.

Public Participation. At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission’s consideration should be provided to the Recording Secretary.

Forum Restrictions and Orderly Conduct of Business. The Planning Commission conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting to the extent that its orderly conduct is made impractical. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

Posting of Agenda; Location of Website. Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Building Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php) or at the Planning and Building Division Office (contact Katy Stark, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3618, e-mail krstark@washoecounty.us). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Planning Commissioners. If material is distributed at a meeting, it is available within one business day after the meeting.

Special Accommodations. The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Planning and Building Division, at 775.328.6100, two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date that the decision being appealed is signed by the Planning Commission Chair and/or the Secretary to the Planning Commission, filed with the Secretary to the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code.

~~~~~

**6:30 p.m.**

- 1. \*Determination of Quorum**
- 2. \*Pledge of Allegiance**
- 3. \*Ethics Law Announcement**
- 4. \*Appeal Procedure**
- 5. \*General Public Comment**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

- 6. Possible Action to Approve Agenda**

7. Possible Action to Approve [January 2, 2018 Draft Minutes](#)

8. Public Hearings

A. [Master Plan Amendment Case Number WMPA17-0012 \(Spanish Springs – General Commercial\)](#) – For possible action, hearing and discussion to amend the Spanish Springs Area Plan to modify Policy SS.1.3(f), which currently limits the General Commercial (GC) regulatory zone to properties with a regulatory zone of GC prior to August 17, 2004. The amendment would remove the date limitation in this policy. If the amendment is adopted, final approval will be contingent upon a finding of conformance with the Truckee Meadows Regional Plan.

- Applicant: Washoe County
- Location: Spanish Springs Suburban Character Management Area
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820
- Commission District: 4 – Commissioner Hartung
- Prepared by: Kelly Mullin, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328. 3608
- E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

B. [Special Use Permit Case Number WSUP17-0021 and Administrative Permit Case Number WADMIN17-0010 \(Dodge Flat Solar\)](#) – For possible action, hearing, and discussion by the Washoe County Planning Commission (PC) to provisionally approve a special use permit for a 200 MW solar energy center with associated grading, and an administrative permit to allow for two private communication antennas over 45-feet in height. The project site consists of four parcels totaling ±1,616-acres and is classified as a Renewable Energy Production industrial use type. Approximately 1,200-acres would be developed to include a photovoltaic solar field, substation, switchyard, 200 MW energy storage system, and ancillary facilities, including two 90-foot-tall private communication antennas. The project would connect to an existing 345 kV transmission line that crosses the subject property. Proposed grading includes ±307,000 cubic yards of cut, ±264,000 cubic yards of fill, and disturbing an area of approximately 1,200-acres in size. The request also seeks to vary parking and landscaping standards by waiving them. The proposal will require a conformance review with the Truckee Meadows Regional Plan for a Project of Regional Significance because it includes an electric substation, a transmission line that carries more than 60 kV and is a facility that generates electricity greater than 5 MW. If the project is provisionally approved by the PC, it will also require subsequent action by the Washoe County Board of Commissioners to sponsor an amendment to the Truckee Meadows Regional Plan to identify the location of the new substation on the Regional Utility Corridor Map of the Truckee Meadows Regional Plan.

- Applicant: Dodge Flat Solar, LLC
- Property Owners: New Nevada Lands, LLC; NV Land & Resource Holdings, Inc.
- Location: 2505 State Route 447
- Assessor's Parcel Numbers: 079-150-29 (±600-ac.), 079-150-11 (±480-ac.), 079-180-16 (±499-ac.), 079-180-14 (±38-ac.)

- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Articles 808, 810 and 812
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 23/25, T21N, R23E; Sections 19/31, T21N, R24E; MDM, Washoe County, NV
- Prepared by: Kelly Mullin, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3608
- E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

**C. Abandonment Case Number WAB17-0006 (Schamback)** – For possible action, hearing and discussion to approve the abandonment of a 40-foot-wide roadway and public utility easement along the eastern property line of a privately owned parcel next to Mount Rose Highway. The easement was created by government patent.

- Owner/Applicant: Harold B. Schamback, Jr.
- Location: 16220 Mt. Rose Highway
- Assessor's Parcel Number: 049-090-01
- Parcel Size: ±1-acre
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/ Washoe Valley
- Development Code: Authorized in Article 806
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R19E, MDM, Washoe County, NV
- Prepared by: Kelly Mullin, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3608
- E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

**D. Development Code Amendment Case Number WDCA17-0007 (Setback from easements)** – For possible action, hearing and discussion:

- A) To initiate an amendment to Washoe County Code Chapter 110 (Development Code) within Article 406, Building Placement Standards, to amend Section 110.406.05 General, and for other matters necessarily connected therewith and pertaining thereto. The proposed amendment would require all yard setbacks to be measured from the property line with two exceptions: (1) when an access easement or right-of-way greater than 20 feet in width traverses the property, in which case the setback would be measured from the edge of the easement closest to the proposed structure, or (2) when a county-maintained road located outside a recorded easement or right-of-way traverses the property, regardless of width, in which case the setback would be measured from the edge of the road.

B) If the proposed amendment is initiated, to conduct a public hearing to deny or recommend approval of the proposed amendment; and,

C) If approval is recommend, to authorize the Chair to sign a resolution to that effect.

- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**E. Development Code Amendment Case Number WDCA17-0010 (Accessory Structure height)** – For possible action, hearing and discussion to initiate an amendment to Washoe County Code Chapter 110 (Development Code) within Article 306, Accessory Uses and Structures, to amend Section 110.306.10 Detached Accessory Structures, to define how the height of an accessory structure is measured both when the structure is located within the required rear or side yard setback, and when it is located outside of all applicable setbacks; and for other matters necessarily connected therewith and pertaining thereto.

If the proposed amendment is initiated, to conduct a public hearing 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.

- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**F. Regulatory Zone Amendment Case Number WRZA17-0006 (Valle Vista)** – For possible action, hearing, and discussion by the Washoe County Planning Commission to amend the Sun Valley Regulatory Zone Map, changing the Regulatory Zone from Medium Density Suburban (MDS- 3units per acre) to High Density Suburban (HDS- 7 units per acre) on a ±15.33-acre parcel located at 550 East 4th Avenue at the southwest corner of East 4th Avenue and Lupin Drive in Sun Valley.

- Applicant/Owner: Landbank Development Co. LLC
- Location: 550 East 4<sup>th</sup> Ave.
- Assessor's Parcel Number: 085-122-03
- Parcel Size: ±15.33
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban(MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Article 821-Amendment of Regulatory Zone
- Commission District: 3 – Commissioner Jung

- Section/Township/Range: Section 20, T20N, R20E, MDM, Washoe County, NV
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

## **9. Chair and Commission Items**

- \*A. Future agenda items
- \*B. Requests for information from staff

## **10. Director's and Legal Counsel's Items**

- \*A. Report on previous Planning Commission items
- \*B. Legal information and updates

## **11. \*General Public Comment**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

## **12. Adjournment**