



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Philip Horan
Kate S. Nelson
Trevor Lloyd, Secretary

Monday, October 21, 2019
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.)

- **Special Use Permit Case Number SW15-002 (Turquoise Nevada, LLC)**
- **Resolution to initiate development code, master plan, and regulatory zone amendments (Tahoe Area)**

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.

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**6:30 p.m.**

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

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. Public Hearings**

**A. Special Use Permit Case Number SW15-002 (Turquoise Nevada, LLC)** – Hearing, discussion, and possible action to approve an extension of time for the approval of a special use permit for a 60MW Solar Energy project. The project includes a 585 acre photovoltaic field, a 60MW sub-station, and a 120Kv transmission line connecting the proposed new sub-station to the NV Energy Pah Rah sub-station. The project also includes up to 7,200 cubic

yards of grading. The proposed extension will grant the applicant two additional years until September 30, 2021 to complete construction plans and obtain building permits for the project.

- Applicant: Turquoise Nevada, LLC
- Property Owner: Turquoise Nevada, LLC
- Location: 21575 Interstate 80, Reno Technology Park
- Assessor's Parcel Numbers: 084-110-31, 084-110-32
- Parcel Size: ± 560 acres
- Master Plan Categories: Industrial (I) and Rural (R)
- Regulatory Zones: Industrial (I) and General Rural (GR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permit and Article 812, Projects of Regional Significance
  
- Commission District: 4 – Commissioner Hartung
- 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](mailto:rpelham@washoecounty.us)

**B. Resolution to initiate development code, master plan, and regulatory zone amendments (Tahoe Area)** – Possible action to adopt a resolution initiating amendments to the following:

- 1) The Washoe County Code (WCC) at Chapter 110, Development Code, Article 220, Tahoe Area, commonly referred to as the Tahoe Area Modifiers;
- 2) The Washoe County Code (WCC) at Chapter 110, Development Code, adding Article 220.1 Tahoe Area Design Standards;
- 3) The Washoe County Master Plan, Volume 2, Tahoe Area Plan, including changes to the Master Plan map; and
- 4) The Tahoe area Regulatory Zone map.

These amendments are meant to ensure the conformance of Washoe County's plans with the 2012 Regional Plan adopted by the Tahoe Regional Planning Agency (TRPA), by including but not limited to the following:

- A. Adopting the TRPA's permissible uses set forth in TRPA chapter 21 in lieu of Washoe County's allowed uses set forth in article 302 of the Washoe County Development Code;
- B. Adopting TRPA's Master Plan land use categories in lieu of Washoe County's Master Plan land use categories set forth in article 106 of the Washoe County Development Code;
- C. Adopting neighborhood plans utilizing the boundaries and allowed uses of TRPA's plan area statements in lieu of Washoe County's regulatory zones set forth in article 106 of the Washoe County Development Code;
- D. Adopting TRPA's implementing plans by reference when necessary, including but not limited to portions of the TRPA Code of Ordinances and the Shore Zone plan;
- E. Adopting other matters necessarily connected therewith and pertaining thereto.

- Prepared by: Eric Young, Senior Planner

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- Phone:
- E-Mail:

## **8. Chair and Commission Items**

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

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

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

## **10. \*General Public Comment and Discussion Thereof**

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.

## **11. Adjournment**