



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

Tuesday, November 5, 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.)

- **Abandonment Case Number WAB19-0001 (Jaliscos Abandonment)**
- **Amendment of Conditions Case Number WAC19-0004 (Dodge Flat Solar) for amendment of Special Use Permit WSUP17-0021**
- **Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)**

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. **Possible Action to Approve [October 1, 2019 Draft Minutes](#)**
- 8. **Planning Items**

**\*A. Ozone Advance presentation**, including background information about the ozone National Ambient Air Quality Standard (NAAQS), recent ozone trends, and sources of ozone precursors. Discussion of the Ozone Advance program, how it relies on voluntary support, April 12, 2016 BCC Resolution supporting Ozone Advance, the connections between development proposals and air quality, and the implications of not meeting the NAAQS. – Daniel K. Inouye, MS, Branch Chief, Air Quality Management Division, Washoe County Health District

## 9. Public Hearings

**A. Abandonment Case Number WAB19-0001 (Jaliscos Abandonment)** – For possible action, hearing, and discussion to abandon Washoe County's interest in a roadway and utility easement between Deli Street and Lemmon Drive on APNs 080-191-26 and 080-191-13 to the property owner of the subject parcels, Rigoberto Uribe; and to reconfigure a portion of the remaining easement on APN 080-191-14.

- Applicant: Robison Engineering
- Property Owner: Rigoberto Uribe
- Location: 9105 Lemmon Drive to Deli Street
- Assessor's Parcel Numbers/Sizes: 080-191-13 (17,947 sq. ft.); 080-191-14 (20,038 sq. ft.); 080-191-26 (36,067 sq. ft.)
  
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 806, *Vacations and Abandonments of Easements or Streets*
  
- Commission District: 5 – Commissioner Herman
- Prepared by: Chris Bronczyk, Planner, and Sophia Kirschenman, Park Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775.328.3612 (Chris) and  
775.328.3623 (Sophia)
  
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us) and  
[skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)

**B. Amendment of Conditions Case Number WAC19-0004 (Dodge Flat Solar) for amendment of Special Use Permit WSUP17-0021** – For possible action, hearing, and discussion to approve an amendment of Special Use Permit WSUP17-0021, which permitted a 200 megawatt (MW) solar energy center with associated grading. 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 was approved in June of 2018 to 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 was approved to connect to an existing 345 kilovolt (kV) transmission line that crosses the subject property. Proposed grading included ±307,000 cubic yards of cut, ±264,000 cubic yards of fill, and disturbing an area of approximately 1,200-acres in size. The approval also varied all parking and landscaping standards by waiving them. The applicant now seeks amendments to include: 1) Expansion of the Substation/switchyard to meet recent direction from NV Energy; 2) Addition of CONEX boxes (aka cargo containers)

for materials storage; 3) Addition of a southern auxiliary access route; 4) Parcel Map Application to convey switch station parcel to NV Energy, in the future; 5) Additional Property Access Road; 6) Extension of construction period from 12 to 16 months; 7) Connection to a second source of electricity for backup power; 8) Connection to a second source of electricity for power during construction; 9) Extension of special use permit deadline from October, 2019 to November 1, 2022.

- Applicant: Jesse Marshall
- Property Owner: Dodge Flat Solar LLC
- Location: 2505 State Route 447
- Assessor's Parcel Numbers/Sizes: 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
- 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)

**C. Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)** – For possible action, hearing, and discussion to approve an amendment to Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result would be to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents. And, if approved, authorize the chair to sign a resolution to this effect. Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.

- Applicant: Spanish Springs Associates, L.P.
- Location: Spanish Springs Area Plan
- Master Plan Categories: Commercial (C) and Suburban Residential (SR)
- Regulatory Zones: Neighborhood Commercial (NC) and Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- 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)

**10. Chair and Commission Items**

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

**11. Director's and Legal Counsel's Items**

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

**12. \*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.

**13. Adjournment**