



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips  
Trevor Lloyd, Secretary

Monday, November 16, 2020  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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The Washoe County Planning Commission met in a scheduled session on Monday, November 16, 2020, via Zoom.

No members of the public were allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

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## 1. \*Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present via Zoom:

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Julee Olander, Planner, Planning and Building  
Roger Pelham, Senior Planner, Planning and Building  
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building  
Donna Fagan, Office Support Specialist, Planning and Building

## 2. \*Pledge of Allegiance

Commissioner Chesney led the pledge of allegiance.

### 3. \*Ethics Law Announcement

Deputy District Attorney Jen Gustafson provided the ethics procedure for disclosures.

### 4. \*Appeal Procedure

Trevor Lloyd recited the appeal procedure for items heard before the Planning Commission.

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

There were no requests for public comment. Chair Chesney closed the public comment period.

### 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the November 16, 2020 Planning Commission meeting. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

### 7. Planning Items

**A. Amendment of Conditions Case Number WAC20-0002 (Dodge Flat Solar, Major Grading) for Special Use Permit Case Number 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. The applicant now seeks an amendment to increase the amount of grading both in volume and in area. The original approval allowed for 310,284 cubic yards of cut material and 308,909 yards of fill material for a total of 619,203 cubic yards of grading. The applicant now seeks approval of approximately 774,295 cubic yards of cut material and approximately 672,645 yards of fill material for a total of approximately 1,446,940 cubic yards of grading. The original approval allowed a change in contour in the land over an area of approximately 155 acres. The applicant now seeks to change the contour of the land over an area of approximately 671 acres. Additional area and volume of grading may be required for construction of storm-water mitigation.

- 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, Senior Planner  
Washoe County Community Services  
Department  
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Chair Chesney opened the public hearing. Mr. Lloyd read the project description.

Chair Chesney called for Commissioner disclosures. There were no disclosures.

Roger Pelham, Washoe County Senior Planner, provided a staff presentation.

Chair Chesney said he has run projects of this magnitude. With a project of this magnitude, this isn't a unique request, because when you get into the field, these are normal changes.

Kathleen Campanella, applicant representative from Sierra Energy, was present to answer any questions. She didn't have a presentation.

There were no questions, comments, or discussion by the Commissioners.

There were no requests for public comment. Chair Chesney closed the public comment period.

**MOTION:** Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0002 for Dodge Flat Solar, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Commissioner Peyton seconded the motion, which passed unanimously with a vote of seven for, none against.

**B. Tentative Subdivision Map Case Number WTM20-004 (Highland Village)** – For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of two contiguous parcels totaling 54.5 acres into a 215 lot common open space development; and to vary the grading standards in Article 438 to allow slopes greater than 10 feet in height. The proposal also seeks approval to vary the standards of Article 406 by reducing lot sizes and setbacks. The site is located north of Highland Ranch Pkwy. & north of Midnight Drive. By code, the maximum density allowed on the HDS portions of the property is seven dwellings per acre; however, by development agreement number 5053031, approved by the Washoe County Commission on July 14, 2020, the maximum density on the HDS portions of the property is further limited to 4.2 dwellings per acre. This proposal seeks an overall density on the HDS portions of the property of 3.9 dwellings per acre.

- Applicant: Regal Holdings of Nevada LLC
- Property Owner: Charles J. Fornaro et al
- Location: North of Highland Ranch Pkwy. & North of Midnight Drive
- Assessor's Parcel Numbers: 508-020-41 & 43
- Parcel Sizes: 21.0 & 33.5 acres
- Master Plan Categories: Suburban Residential (SR) & Rural (R)
- Regulatory Zones: High Density Suburban (HDS) (51.5 acres) & General Rural (GR) (3 acres)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- 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)

Chair Chesney opened the public hearing. He called for Commissioner disclosures. There were no disclosures.

Julee Olander, Washoe County Planner, provided a staff presentation.

John Krmpotic, applicant representative from KLS Planning, provided a presentation.

Chair Chesney said our initial review of this was denied. Then it went to the County Commission and got the development agreement. He said we need to keep in mind, this region needs this type of housing. We are far behind in this type of housing. The developers and representatives have done a heck of a job to take this piece of property and make it workable. He welcomed comments from the Commissioners.

Commissioner Bruce said he was adamantly opposed to the initial plan. KLS and the developer have worked hard to improve the plan a great deal. If it were instead of 3.9 units per acre, 3 the medium density, how many of these modifications to setbacks and grading would we be considering? How significant would they be? He suspects they would be much more as almost, from what he can see, entirely around that is medium density, 3 per acre. He said he still has trouble supporting it, because it is almost 33 1/3 percent bigger than 3 per acre. But he thanked them for their efforts. Commissioner Bruce thinks that if it were 3 units per acre, then there would be a lot less in that. John Krmpotic said the pitch is entirely about dealing with the lack of single-family detached housing at a price point of which there is a market in desperate need of being filled; it's not out there. If the houses went up about 100K because the site development costs are now spread over 30% fewer lots, the approach to the site would be identical to the way we have it. The people that are buying into the setbacks as proposed know what they are buying into. There is no compromise to the community. It's a known condition going in as a buyer. The thing they are trying to address has nothing to do with developer profit or homebuilder profit. It addresses the price of single-family detached homes. Commissioner Bruce asked what Mr. Krmpotic sees as the price. Mr. Krmpotic said he doesn't have home price costs yet. Commissioner Bruce thanked him for their considerations.

Commissioner Donshick said with the agreement made with BCC and all the work they have done; they have done a tremendous job for developing in that area.

Commissioner Chvilicek applauded the applicant and the BCC for recognizing the community voice and citizen advisory board's voice saying it wasn't a good project as it was originally proposed.

Chair Chesney opened the public comment period. Sun Valley CAB Chair Carmen Ortiz submitted a public comment via email that was read out loud for the record:

As Sun Valley CAB chair, I have received input from the community about the proposed Highland Village development and the major concern is pedestrian safety.

Thank you for providing a traffic survey, we are all well aware of how heavily traveled Highland Ranch Parkway is and the challenges it represents.

There seems to be some concerns about the fact that the Sun Valley CAB didn't think it was a good idea to put a cross walk across the 45 mile per hour portion of Highland Ranch Parkway, without the addition of speed bumps on each side.

At least one community member is insisting that there be a stop light for pedestrians to cross Highland Ranch Parkway safely, between the new subdivision and the park or at the cross street, Midnight Dr.

Based on input from the community and reviewing the paper copies of the plans I have the following questions:

On Highland Village Tentative Map page 10, item 8. **“Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.** The design of the subdivision will provide for good pedestrian and emergency vehicle access to these surrounding uses. An important pedestrian access item will be the walking route to and from the school which is not clearly define at the time of this application. It is the applicant's intent to collaborate with staff and the community to better define this item”.

Q When will you be collaborating with the community for the safety of the pedestrians?

Q How are semi-tractor trailers going to get through the round about? I was not able to locate the proposed roundabout, that you spoke about during the last CAB meeting, on the plans. Can you please provide the plans with the roundabout?

Q On Tentative Subdivision Map Application Supplemental Information page 8, items h and i  
**h. “Describe or show on the tentative map any public or private trail systems within common open space of the development.”**

**i. “Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property.”**

There actually is a proposed Trail System with Washoe County Parks and Recreation that goes around the ridgeline of Sun Valley (I believe Al Rogers was in charge of it before he retired).

Q Will you connect to it to the proposed trail system? Will you make sure the proposed Sun Valley Ridgeline Trail System can still be utilized? I will be asking Washoe County for a paper copy of the proposed Sun Valley Ridgeline Trail.

Q Where will the majority of the snow/rain runoff be diverted? (This project backs up to the Highland Ranch subdivision which is just across Highland Ranch Parkway).

Again, thank you for the information and plans and I look forward to resolving these issues for the benefit of the community.

Kind regards,

Carmen Ortiz  
Chairman  
SUN VALLEY CITIZENS ADVISORY BOARD

There were no further requests for public comment. Chair Chesney closed the public comment period.

Chair Chesney spoke about the need for this level of housing in the area.

**MOTION:** Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A to this matter, Tentative Subdivision Map Case Number WTM20-004 for Regal Holdings of Nevada LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and

10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Commission Chvilicek seconded the motion which passed with a vote of six for, one against. Commissioner Bruce opposed.

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

\*A. Future agenda items – None

\*B. Requests for information from staff – Commissioner Chvilicek thanked staff for their accommodations for scheduling with Regional Planning.

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

\*A. Report on previous Planning Commission items – Mr. Lloyd announced we will not hold a December meeting as there won't be any projects, but rather presentations that will take place in January. There will be a Planning Commission training on December 10, 2020.

\*B. Legal information and updates – DDA Gustafson introduced herself.

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

Chair Chesney wished everyone a happy holiday and a happy new year.

There were no requests for public comment. Chair Chesney closed the public comment period.

## **11. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 7:37 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on January 5, 2021

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Trevor Lloyd  
Secretary to the Planning Commission