



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Larry Peyton
Patricia Phillips

Tuesday, April 6, 2021
6:30 p.m.

Secretary

Trevor Lloyd

Zoom Teleconference Only

No members of the public will be 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 Zoom teleconference only**

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

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Tentative Subdivision Map Case Number WTM21-005 (Lupin Street)**
- **Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)**
- **Abandonment Case Number WAB21-0003 (Feulner Abandonment)**
- **Special Use Permit Case Number WSUP21-0004 (Feulner Grading)**

Possible Changes to Agenda and Timing. Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

Public Comment. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

In accordance with the Governor of Nevada's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by teleconference by logging into the ZOOM webinar at the following link and utilizing the "Raise Hand" feature during any public comment period: <https://us02web.zoom.us/j/83000424742> As an alternative to this link, you can join the ZOOM meeting by typing zoom.us in your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this Meeting ID: 830 0042 4742. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The

County will make reasonable efforts to include all comments received for public comment by email and voicemail into the record. Please try to provide comments by 4:00 pm on April 5, 2021.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment 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. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Responses to Public Comments. The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

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. 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(4)(b), the Agenda for the Planning Commission has been electronically posted at https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>. Pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 3, the requirement that public notice agendas be posted at physical locations within the State of Nevada has been suspended.

How to Get Copies of Agenda and Supporting Materials. Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained on the Planning and Building Division's website at 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. Supporting materials are available to the public at the same time they are available to Planning Commissioners. If materials are distributed at a meeting, they are available within one business day after 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. **Call to Order and Determination of Quorum** [Non-action item]
2. **Pledge of Allegiance** [Non-action item]
3. **Ethics Law Announcement** [Non-action item]
4. **Appeal Procedure** [Non-action item]
5. **Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

6. **Approval of the Agenda** [For possible action]
7. **Approval of the March 2, 2021 Draft Minutes** [For possible action]

Commission members may identify any additions or corrections to the draft minutes as transcribed.

8. **Public Hearings** [For possible action]

A. Tentative Subdivision Map Case Number WTM21-005 (Lupin Street) [For possible action] - For hearing, discussion and possible action to approve a tentative subdivision map to allow the division of three contiguous parcels at 5840 Lupin Drive and 5845 & 5455 Pearl Drive, totaling 3.84 acres into 11 lots ranging from 12,004 sf. to 15,337 sf. in size with access to the development from Lupin Drive.

- Applicant: Star West Homes
- Property Owner: Caleb Associates LLC
- Location: 5845 & 5855 Pearl Dr. and 5840 Lupin Dr.
- Assessor's Parcel Number: 085-461-02, 03 & 04
- Parcel Size: 1.92, 0.95, 0.96 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

B. Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar) [For possible action] – For hearing, discussion and possible action to approve a special use permit for 1) the establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system which is an Energy Production, Renewable use type; 2) major grading for 627 acres of ground disturbance, including 143,000cy of cut and 143,000cy of fill for site preparation; and; 3) requests to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall, waiving all landscaping requirements, and waiving the paved parking requirement. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity, require construction of a substation and will require conformance review by the Regional Planning Commission. The substation will be located on APN 074-040-25. This project also requires an amendment to the Regional Utility Corridor Map of the 2019 Truckee Meadows Regional Plan.

- Applicant: CED Rock Springs Solar LLC
- Property Owner: Linda & Terry Bell; Cedar Lindsley Anderson; Luicinda Johnson; Robin & Randall Skipper; Ragnar Kuehnert Trust; Sam Lindsley; Julie Skeen & Peter LaBarge; and Pattee Williams
- Location: Approximately 45 miles northwest of Reno, near Flannigan
- Assessor’s Parcel Numbers: 074-061-21; 074-061-29; 074-061-30; 074-061-36; 074-061-37; 074-061-39; 074-040-20; 074-040-22; 074-040-25
- Parcel Size: Total Project – 660 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach\Empire
- Development Code: Authorized in Article 302,810,812
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

C. Abandonment Case Number WAB21-0003 (Feulner Abandonment) [For possible action] - For hearing, discussion, and possible action to approve an abandonment of a 33ft roadway and public utility easement and providing a replacement 7.5ft public utility easement along the eastern boundary of APN 150-250-48.

- Applicant: Christopher and Megan Feulner
- Property Owner: Christopher and Megan Feulner
- Location: 0 Mountain Ranch Rd.
- Assessor’s Parcel Numbers: 150-250-48
- Parcel Sizes: 2.476 acres
- Master Plan: Rural Residential
- Regulatory Zone: High Density Rural
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley

- Development Code: Authorized in Article 806
- Commission District: 2– Commissioner
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

D. Special Use Permit Case Number WSUP21-0004 (Feulner Grading) [For possible action] – For hearing, discussion and possible action to approve a special use permit for a major grading on a 2.47 acre parcel, on 90,000sf including 3,000 cy of cut and fill and grading within a Sensitive Stream Zone (SSZ).

- Applicant: Christopher and Megan Feulner
- Property Owner: Christopher and Megan Feulner
- Location: 0 Mountain Ranch Rd.
- Assessor’s Parcel Numbers: 150-250-48
- Parcel Sizes: 2.476 acres
- Master Plan: Rural Residential
- Regulatory Zone: High Density Rural
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 438, 810
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

9. Chair and Commission Items

- A. Discussion and possible action to move future Washoe County Planning Commission meetings from 6:30 p.m. to 6:00 p.m. **[For possible action]**
- B. Future agenda items [Non-action item]
- C. Requests for information from staff [Non-action item]

10. Director’s and Legal Counsel’s Items [Non-action item]

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

11. Public Comment [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

12. Adjournment [Non-action item]