



# 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, May 4, 2021  
6:00 p.m.

## Secretary

Trevor Lloyd

## Zoom Teleconference Only

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**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>

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## **PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA**

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

- **Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar)**
- **Abandonment Case Number AB21-0004 (Yasord Property)**
- **Tentative Subdivision Map Case Number WTM21-008 (Braesview Subdivision)**
- **Special Use Permit Case Number WSUP21-0006 (Moore DAD)**
- **Development Code Amendment Case Number WDCA21-0003 (Continuum of Care Facilities)**
- **Development Code Amendment Case Number WDCA21-0002 (Washoe County Development Code Amendment to Articles 606 Parcel Maps and 916 Establishment of Committees)**

**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/82888766347> 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: 828 8876 6347 . NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to [washoe311@washoecounty.us](mailto: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 May 3, 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](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](http://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php) or at the Planning and Building Division Office (contact Alice McQuone, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-2722, e-mail [amcquone@washoecounty.us](mailto:amcquone@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.

6:00 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 April 6, 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. **[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 426,000cy of cut and 426,000cy 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](mailto:dcahalane@washoecounty.us)

**B. Abandonment Case Number AB21-0004 (Yasord Property) [For possible action]** - For hearing, discussion, and possible action to approve an abandonment of 33-foot wide government patent easements for access and utilities on the west, east and north side of a parcel (APN: 142-241-26) at 14437 Raider Run Road.

- Applicant/Property Owner: Kristen and James Yasord
- Location: 14437 Raider Run Rd.
- Assessor's Parcel Number: 142-241-26
- Parcel Size: ±2.5 acres
- Master Plan: Rural (R) & Residential Rural (RR)
- Regulatory Zone: General Rural (GR) & High Density Rural (HDR)
- Area Plan: South Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: 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)

**C. Tentative Subdivision Map Case Number WTM21-008 (Braesview Subdivision) [For possible action]** - For hearing, discussion, and possible action to approve a tentative subdivision map to allow the division of 4 parcels totaling 75.88 acres located off Foothill Rd. into 24 lots, with lot sizes ranging from 2.5 to 4.89 acres. The western portion of the site abuts Thomas Creek and will be subject to all requirements of Article 418, Significant Hydrologic Resources. Also, the proposal exceeds the threshold for major grading and will result in ±7.43 acres of disturbance including ±11,543 CY of excavation and ±6,674 CY of imported material.

- Applicant: Thomas Foothill, LLC

- Property Owner: Thomas Foothill, LLC & Casazza Ranch Estates, LLC
- Location: 1455 Foothill Rd. & parcels north of Foothill Rd. to west of Eli Drive
- Assessor's Parcel Number: 044-391-26, 28, 29 & 162-240-01
- Parcel Size: ±17.2, ±15.4, ±15.7 & ±27.5 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR) & General Rural (GR)
- Area Plan: South Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 418, Significant, Hydrological Resources; Article 438, Grading Standards; & Article 608, Tentative Subdivision Maps
  
- Commission District: 2 – Commissioner Lucey
- Staff: 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)

D. **Special Use Permit Case Number WSUP21-0006 (Moore DAD) [For possible action]** - For hearing, discussion and possible action to approve a special use permit to allow a detached accessory dwelling at 315 Valparaiso Court (APN 534-132-11) within the Low Density Suburban (LDS) regulatory zone, as required by the Spanish Springs Area Plan, Appendix C, Table C-1.

- Applicant: Linda & Sean Moore
- Property Owner: Linda & Sean Moore
- Location: 315 Valparaiso Ct.
- Assessor's Parcel Number: 534-132-11
- Parcel Size: 1 ac / 43,560 sf
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; and Article 810, Special Use Permits
  
- Commission District: 4 – Commissioner Hartung
- Staff: Courtney Weiche, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775-328-3608
- E-mail: [cweiche@washoecounty.us](mailto:cweiche@washoecounty.us)

E. **Development Code Amendment Case Number WDCA21-0003 (Continuum of Care Facilities) [For possible action]** – For hearing, discussion and possible action to amend Washoe County Chapter 110 (Development Code) within Articles 304 and 902 by amending various definitions in order to better define the Continuum of Care Facility use type as a commercial use type; clarify that the application of residential density does not apply to

Continuum of Care Facilities; specifically exempt Continuum of Care Facilities from the definition of “dwelling” and “dwelling unit”; and create a definition for Continuum of Care Unit.

If the proposed amendment is initiated, a public hearing and further possible action to deny or recommend approval of the proposed amendment will occur; and if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Location: County wide
- Development Code: Authorized in Article 821
- Commission District: All Commissioners
- Staff: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3628
- E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

**F. [Development Code Amendment Case Number WDCA21-0002 \(Washoe County Development Code Amendment to Articles 606 Parcel Maps and 916 Establishment of Committees\)](#) [For possible action] – For hearing discussion and possible action to:**

Initiate an amendment to Washoe County Code Chapter 110 (Development Code), Article 606, Parcel Maps. The amendment updates references to the current name of the Community Services Department, Planning and Building Division; clarifies language by removing the term “subdivision”; requires approval of a Tentative Subdivision Map, in accordance with WCC 110.608, for division of a lot or lots created within five (5) years of the recording of a map creating the original parcel; and removes noticing requirements for subsequent tentative parcel maps; and other matters necessarily connected therewith and pertaining there to.

AND

Initiate an amendment to Washoe County Code Chapter 110 (Development Code), Article 916, Establishment of Committees, Section 110.916.05 Parcel Map Review Committee. The amendment clarifies the members of the Parcel Map Review Committee; defines the process of appointment of those members; provides for the appointment of alternate members and sets the terms for the members of that committee.

AND

If the proposed amendments are initiated, hold a public hearing and further possible action to deny or recommend approval of the proposed amendments 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
- Staff: Roger Pelham, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3622
- Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**9. Chair and Commission Items**

**A.** Future agenda items [Non-action item]

**B.** 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]