



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Jim Barnes
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi – Vice-Chair
Kate S. Nelson
Amy Owens
Rob Pierce – Chair
Secretary
Trevor Lloyd

Tuesday, July 1, 2025
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

The Washoe County Planning Commission met in a scheduled session on Tuesday, July 1, 2025, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

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>

1. *Determination of Quorum

Chair Pierce called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Jim Barnes
R. Michael Flick
Daniel Lazzareschi, Vice Chair
Kate S. Nelson
Amy Owens
Rob Pierce, Chair

Commissioners absent: Linda Kennedy (excused absence)

Staff present: Trevor Lloyd, Secretary, Planning and Building
Chris Bronczyk, Senior Planner, Planning and Building
Kat Oakley, Senior Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office

2. Pledge of Allegiance

Commissioner Owens led the pledge to the flag.

3. Ethics Law Announcement

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

4. Appeal Procedure

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

* * * * *

Agenda Item 6 was heard before Agenda Item 5.

6. Approval of July 1, 2025, Agenda

Vice Chair Lazzareschi moved to approve the agenda for the July 1, 2025, meeting as written. Chair Pierce seconded the motion, which passed with a vote of six for, none against, with Commissioner Kennedy absent.

5. General Public Comment and Discussion Thereof

Chair Pierce opened the Public Comment period.

Public Comment:

There was no response to the call for public comment.

7. Approval of June 3, 2025, Draft Minutes

Commissioner Barnes moved to approve the minutes for the June 3, 2025, Planning Commission meeting as written. Commissioner Flick seconded the motion, which passed with a vote of six for, none against, with Commissioner Kennedy absent.

8. Planning Items

A. Regional Planning Commission (RPC) Alternate List [For possible action] -

For review and possible action to recommend that the Board of County Commissioners (Board) set the order of alternates to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve. The existing Washoe County Planning Commissioners serving on the Regional Planning Commission are: Michael Flick, Daniel Lazzareschi and Rob Pierce. The currently proposed order of alternates is as follows: First Alternate, Linda Kennedy; Second Alternate, Amy Owens; Third Alternate, Jim Barnes; Fourth Alternate, Kate Nelson. Once reviewed and a recommendation is made, the Planning Commission is asked to direct the Planning Commission Secretary to transmit the ordered list of recommended alternates to

the Board for its decision. After the Board's decision, the Planning Commission Secretary shall transmit the ordered list to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA).

There was no public comment on this item.

Vice Chair Lazzareschi moved to recommend the order of alternates to the Truckee Meadows Regional Planning Commission as follows: First Alternate, Linda Kennedy; Second Alternate, Amy Owens; Third Alternate, Jim Barnes; Fourth Alternate, Kate Nelson. He further moved to direct the Planning Commission Secretary to transmit the recommended list of alternates to the Washoe County Board of Commissioners for its approval. Commissioner Nelson seconded the motion, which passed with a vote of six for, none against, with Commissioner Kennedy absent.

9. Public Hearings

A. Amendment of Conditions Case Number WAC25-0007 (Praana Transmission Line Extension of Time) for WSUP23-0003 [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP23-0003 (Praana Transmission Line). The request is to amend condition 1(c) for the approved special use permit in order to grant an additional 2-year extension of time to obtain building permits for the construction of the project until May 12, 2027. WSUP23-0003 was approved for a 5-mile long 345 kV Gen-tie line connecting the Praana substation to the Fort Sage Substation, which is a utility services use type.

- Applicant/Property Owner: Hooper Family Trust
- Location: 5 miles along Rainbow Way
- APN: 074-470-05, 06, 08, 13, 16, 11, 12; 074-082-13, 12, 06, 05; 074-051-03, 11, 14, 17; 074-061-05, 06, 18, 19, 31, 40; 074-062-38, 39, 54, 55, 06, 07, 22, 23; 074-040-61, 60, 22, 25, 29; 074-462-03, 17, 16, 11; 074-431-01, 02, 22, 23, 51, 26, 46, 47; 074-441-53, 02, 18, 19, 22, 23, 46, 38; 074-052-08, 24, 65, 40, 41, 56, 57; 074-062-06, 07, 22, 23, 38, 39, 54, 55
- Parcel Size: 119, 40, 80, 40, 40, 120, 40; 39.8, 40, 40.7, 41; 160, 40.8, 40.3, 40.2; 10, 10, 10, 11.8, 10.8, 20; 10, 10, 10, 10, 10.1, 10.1, 10.1, 10; 558.2, 92.4, 160, 374.4, 40; 139.8, 30, 10, 40; 10, 10, 10, 5, 25, 10, 10, 20; 10, 20, 10, 10, 10, 20, 10, 10; 10.2, 10.3, 5.2, 10.3, 10.3, 10.3, 10.3; 10.1, 10.1, 10.1, 10, 10.1, 10.1, 10.1, & 10 Acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman

- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3612
- E-mail: CBronczyk@washoecounty.gov

Senior Planner Chris Bronczyk conducted a PowerPoint presentation and reviewed slides with the following titles: Approximately 5 miles west...; Vicinity Map; WSUP23-0003 Original Request; WAC25-0007 – Current Request; Evaluation; Public Notice; Findings; and Motion.

Applicant Charles Hooper noted much has changed since the original 115 megawatt project was approved, including the addition of other power projects in the area which have all expressed interest in using the Praana transmission line. The totality of energy would be between 800 megawatts and one gigawatt, which he felt would be crucial in addressing the state's growing energy needs, especially given the presence of data centers. Citizens would also benefit, he added. He stated engineering has already been done by Tri Sage Consulting, who could answer any of the Commission's engineering questions.

Public Comment:

Ms. April Smith, daughter of Mr. Hooper, noted the Planning Commission approved the transmission line in 2023, and she thanked Mr. Bronczyk and Senior Planner Kat Oakley for their cooperation. She expressed support for the transmission line, which she said supported growth, sustainability, and a cleaner future.

Discussion by Commission:

Vice Chair Lazzareschi said that, while he had no issues making the requisite findings, he expected this item would come before the Commission a third time for another extension. He expected the line would not be online for five years, and he thought realistic timelines needed to be set for similar projects.

MOTION: Vice Chair Lazzareschi moved that Amendment of Conditions Case Number WAC25-0007 for Hooper Family Trust be approved with the conditions included as Exhibit A to this matter, having reaffirmed all five findings in accordance with Washoe County Code Section 110.810.30.

Chair Pierce seconded the motion, which passed with a vote of six for, none against, with Commissioner Kennedy absent.

B. Special Use Permit Case Number WSUP25-0011 (Indigo Basin Solar) [For possible action] – For hearing, discussion, and possible action to approve a special use permit for: (1) the establishment of a 20MW AC and 28.248MW DC solar photovoltaic generation facility, which is an Energy Production, Renewable use; and (2) major grading for approximately 130.5 acres of ground disturbance and 45,600 cubic yards (cy) of cut and 44,665 cy of fill, exporting 935 cy. This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity. It will require approval by the regional

planning authorities before any approval at the county level would take effect. This project will also need to comply with all Federal and State approvals before any approval at the county level would take effect.

- Applicant: EDPRNA DG NV APL Reno, LLC
- Property Owner: Apple, Inc.
- Location: 0, 21755, 21505, & 21675 Reno Technology Pkwy
- APN: 084-110-36, 084-110-37, 084-110-29, 084-110-30
- Parcel Size: 77, 298, 245, 470 acres
- Master Plan: Rural and Industrial
- Regulatory Zone: General Rural and Industrial
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Kat Oakley, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: KOakley@washoecounty.gov

Senior Planner Kat Oakley conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: site location; General Information; Requests; aerial map; site map; Request; Grading; Setbacks; Parking & Loading; Landscaping; Reviewing Agencies; Public Notice; Findings (2 slides); and Possible Motion. She noted a regional plan amendment is not needed for this application because the project is already at an existing utility site.

John Levinthal with EDP Renewables reviewed a slide entitled Introductions, remarking that EDP has more than 500 projects in operation. He praised ERM for their collaboration and Ms. Oakley for her help.

Managing Consultant Katie Neddenriep with Environmental Resources Management (ERM) continued presentation by reviewing the Indigo Basin Solar Project Overview and Site Setting; Preliminary Site Plan; Environmental Overview; Technical Studies; Project Benefits; and Project Schedule.

As the project evolves, Ms. Neddenriep stated, EDP is working to avoid existing transmission lines and infrastructure in the project area. EDP and ERM are working with the Nevada Department of Wildlife and other agencies on reclamation plans and proper reseeding, so no environmental concerns are anticipated.

Public Comment:

There was no response to the call for public comment.

Discussion by Commission:

Chair Pierce wondered whether the County had discussions with AT&T, who he recalled had a central office in one of the solar fields. Responding to Ms. Oakley's comment that the parcels are owned by Apple, the Chair said AT&T had access through Apple, but he wanted assurance that this had been addressed. Ms. Neddenriep indicated Nevada Bell was notified of the project but did not attend the meeting held to discuss it.

Mr. Levinthal said any underground facilities would be identified during the crossing process, and any rights and obligations with those owners would be worked out at that time. He noted the two standing buildings to the north of the parcel would still maintain the same road access they currently have.

MOTION: Commissioner Flick moved that Special Use Permit Case Number WSUP25-0011 for EDPRNA DG NV APL Reno, LLC, be approved with the conditions included as Exhibit A to this matter, being able to make all five findings in accordance with Washoe County Code Section 110.810.30 and the additional Development of Natural Resources findings in accordance with Washoe County Code Section 110.810.35.

Commissioner Owens seconded the motion, which passed with a vote of six for, none against, with Commissioner Kennedy absent.

10. Chair and Commission Items

- A. Nomination and approval of the Washoe County Planning Commission's Chair and Vice Chair from among the Planning Commission's membership to serve a term of one year or until a successor is approved.

Chair Pierce said it was an honor to serve as chair, but he is required to step down after two terms.

MOTION: Chair Pierce nominated Dan Lazzareschi to be appointed Chair of the Planning Commission.

Commissioner Flick seconded the motion, which passed with a vote of six for, none against, with Commissioner Kennedy absent.

Vice Chair Lazzareschi assumed the role of Chair.

MOTION: Commissioner Nelson nominated Rob Pierce to be appointed Vice Chair of the Planning Commission.

Chair Lazzareschi seconded the motion, which passed with a vote of six for, none against, with Commissioner Kennedy absent.

* * * * *

Agenda Items 11.A. and 11.B. were heard before Agenda Items 10.B. and 10.C.

11. Director's and Legal Counsel's Items

- A. Report on previous Planning Commission items

Secretary Trevor Lloyd noted the Board of County Commissioners (BCC) affirmed the Planning Commission's decision for the partial approval of the Sweet Clover residence abandonment at its June 10 meeting. Additionally, the BCC heard the first reading of the amendment of Article 904 regarding nonconformance on June 24, with the second reading scheduled for July 8.

B. Legal information and updates

There were none.

10. Chair and Commission Items

B. Future agenda items

There were none.

C. Requests for information from staff

There were none.

12. General Public Comment and Discussion Thereof

There was no response to the call for public comment.

13. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 6:43 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor.

Approved by Commission in session on August 5, 2025

Trevor Lloyd

Trevor Lloyd

Secretary to the Planning Commission