



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

Trevor Lloyd, Secretary

Wednesday, November 4, 2020

6:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

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 teleconference only.

The meeting will be 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>

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Amendment of Conditions Case Number WAC20-0002 (Dodge Flat Solar, Major Grading) for Special Use Permit Case Number WSUP17-0021**
- **Abandonment Case Number WAB20-0004 (Lipkowitz Abandonment)**
- **Tentative Subdivision Map Case Number WTM20-003 and Variance Case Number WPVAR20-0005 (Grandview Terrace)**
- **Tentative Subdivision Map Case Number WTM20-004 (Highland Village)**

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. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/84224552546>. 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 11:00 a.m. on November 4, 2020.

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. 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. 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.

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 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 Section 3 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement contained 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 further, the requirement that notice agendas be physically posted within the State of Nevada has been suspended.

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.

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 6, 2020 Draft Minutes](#)
8. Public Hearings

**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)

**B. Abandonment Case Number WAB20-0004 (Lipkowitz Abandonment)** – For possible action, hearing, and discussion to approve an abandonment of Washoe County’s interest in the 15’ wide bridle path and utility easement on the eastern portion of the property. The easement in question runs 293’ along the eastern boundary of the property from the property’s northern boundary to its southern boundary. The proposed abandonment also includes 192.5 square feet of the subject easement along the northern boundary of the property beginning with its intersection with the eastern boundary. If approved, the county’s abandoned interest in the easement would be transferred to Matthew and Holly Lipkowitz, owners of the abutting property. And further if approved, authorize the chair to sign an order of abandonment to this effect.

- Applicant/Property Owner: Matthew and Holly Lipkowitz
- Location: 185 E. Laramie Drive
- Assessor’s Parcel Number: 050-045-11
- Parcel Size: 0.935 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- 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
- Prepared by: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775.328.3612
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**C. Tentative Subdivision Map Case Number WTM20-003 (Grandview Terrace)** – For possible action, hearing, and discussion to approve a tentative map for an 18-lot common open space residential subdivision on 6.86 acres. This proposed subdivision also includes major grading in the following amounts: 9,600 cubic yards of grading, with up to 12,000 cubic yards of import. It also allows reductions in lot sizes and building setbacks. The proposed setbacks for front are 20’ to garage, 10’ to building; 5’ side yard setbacks; and 15’ rear yard setbacks. Lots will range from a minimum of 6,122 square feet, to a maximum lot size of 15,242 square feet, with an average lot size of 8,471 square feet.

**AND**

**Variance Case Number WPVAR20-0005 (Grandview Terrace)** – Also for possible action, hearing, and discussion to approve variances from Washoe County Code (WCC) Section 110.438.45 (b); to allow fill to differ from the natural or existing grade by more than 48 inches within the yard setbacks; from WCC Section 110.438.45(c) to allow the finished grade to vary from the natural slope by more than 10 feet in elevation (maximum of 15 feet); and from WCC 110.438.45(e) to allow retaining walls within the side and rear yard setbacks to exceed 4.5 feet in height (maximum of 10 feet).

- Applicant/Property Owner: Doug Barker, Todd Scrima
- Location: 100 Malcolm Avenue, 145 Heindel Road, and 230 Medgar Avenue
  
- Assessor’s Parcel Numbers: 570-263-13; 082-262-19; 082-262-21
- Parcel Sizes: 2.59 acres; 0.72 acres; 3.55 acres

- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)(3du/1 acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 408, Common Open Space Development; Article 424, Hillside Development; Article 608, Tentative Subdivision Maps; Article 804, Variances
- Commission District: 5 – Commissioner Herman
- Prepared by: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3612
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**D. 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)

## 9. Chair and Commission Items

\*A. Future agenda items

\*B. Requests for information from staff

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

\*A. Report on previous Planning Commission items

\*B Legal information and updates

**11. \*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.

**12. Adjournment**