



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Daniel Lazzareschi
Kate S. Nelson
Rob Pierce
Patricia Phillips
Secretary
Trevor Lloyd

Tuesday, February 7, 2023
6:00 p.m.

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

and available via
Zoom Webinar

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/84272659406>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 842 7265 9406**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 842 7265 9406** and pressing #.

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

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete case descriptions are provided beginning on page three of this agenda.)

- **Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA22-0007 & WRZA22-0008 (US 395 N Great Basin Water)**
- **Special Use Permit Case Number WSUP22-0037 (Praana Solar)**

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.

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.

Public Participation. Any public wishing to present printed materials at the hearing must bring eight (8) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Brandon Roman (broman@washoecounty.gov) by 4:00 p.m. the business day immediately preceding the meeting. Staff cannot accept thumb drives.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on February 6, 2023, to the Committee members prior to the meeting.

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. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

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 online at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division's Office (contact Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail (broman@washoecounty.gov)). 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.

Special Accommodations. The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g., sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Planning and Building Division at (775) 328-6100 at least two working days prior to 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 qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

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 February 7, 2023, Agenda [For possible action]**

- 7. Approval of the [January 3, 2023, 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. [Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA22-0007 & WRZA22-0008 \(395 North\)](#) [For possible action] – For hearing, discussion, and possible action to:

- (1) Approve an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to redesignate one parcel totaling 2,500 square feet (± 0.05 acres) from Suburban Residential (SR) to Industrial (I); and
- (2) Initiate and recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to redesignate one parcel totaling 2,500 square feet (± 0.05 acres) from Public/Semi-Public Facilities (PSP) to Industrial (I). The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.
- (3) And, if approved, authorize the chair to sign resolutions to this effect.

- Applicant: Panattoni Development
- Property Owner: Great Basin Water Company

- Location: 0 Reno Park Blvd
- APN: 081-121-35
- Parcel Size: 2,500 sf
- Existing Master Plan: Suburban Residential (SR)
- Proposed Master Plan: Industrial (I)
- Existing Regulatory Zone: Public/Semi-Public Facilities (PSP)
- Proposed Regulatory Zone: Industrial (I)
- Area Plan: Cold Springs (CS)
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

B. [Special Use Permit Case Number WSUP22-0037 \(Praana Solar\)](#) [For possible action] – For hearing, discussion, and possible action to approve a special use permit for 1) the establishment of a 65MW photovoltaic generation facility and a 125MW battery energy storage system which is an Energy Production, Renewable use; 2) construction of a 345 kV sub-station and a 5-mile 345 kV Gen-tie line connecting the proposed substation to the Fort Sage Substation, which is a Utility Services use; 3) major grading for 22.5 acres of ground disturbance and 40,000 cy of fill, 4) a request to vary all parking design requirements of WCC 110.410.25, and 5) a request to vary the maximum height of 35' to allow for structures of 150' in height. 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 require construction of a transmission line that carries 60 kV or more. It will require approval by the regional planning authorities before any approval at the county level would take effect. The substation will be located on APN 074-470-05. This project also requires recommendation to amend to the Regional Utility Corridor Map from the Board of County Commissioners to identify the location of the new substation and transmission line. This project will need to comply with all Federal and State approvals before any approval at the county level would take effect.

- Applicant: Praana Renewables Energy, LLC
- Property Owner: Hooper Family Trust
- Location: 5 miles west of Flannigan, intersection of Rainbow Road and Calveda Way
- Photovoltaic Facility APN: 074-470-02, 03, 04, 05
- Substation and Gen-tie 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, 40; 074-062-38, 39, 54, 55, 06, 07, 22, 23; 074-040-61, 60
- Photovoltaic Facility Parcel Size: 26.05, 116.22, 17.632, 119.02 acres
- Master Plan: Rural
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman

- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

9. Chair and Commission Items [Non-action item]

- A. Future agenda items
- B. Requests for information from staff

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]