



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Michael W. Lawson
Carl R. Webb, Jr., AICP, Secretary

Tuesday, September 5, 2017
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, September 5, 2017, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Chvilicek called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan

Commissioners absent: Michael W. Lawson

Staff present: Carl R. Webb, Jr., AICP, Secretary
Eva Krause, AICP, Planner, Planning and Building
Kelly Mullin, AICP, Planner, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Kathy Emerson, Admin Supervisor, Planning and Building
Katy Stark, Recording Secretary, Planning and Building

2. *Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

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

5. *Public Comment

Chair Chvilicek opened the public comment period. Kim Robinson, Truckee Meadows Regional Planning Agency, spoke about the 2017 Truckee Meadows Regional Plan Update, which had not been updated for five years. She explained they worked with many entities throughout the Truckee Meadows. She said she would be back to speak more on this subject during an agenda item at the October 3, 2017 Planning Commission meeting.

Chair Chvilicek closed Public Comment.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the September 5, 2017 meeting as written. Commissioner Chesney seconded the motion, which passed unanimously with Commissioner Lawson absent.

7. Approval of August 1, 2017 Draft Minutes

Commissioner Chesney moved to approve the minutes for the August 1, 2017, Planning Commission meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with Commissioner Lawson absent.

8. Public Hearings

A. Amendment of Conditions for Special Use Permit Case Number SW15-002 – For possible action, hearing, and discussion to approve an amendment of conditions for Turquoise Solar LLC, an approved project to construct a 585 acre photovoltaic field, a 60MW sub-station, and a 120Kv transmission line connecting the proposed new sub-station to the NV Energy Pah Rah sub-station. The project also includes up to 7,200 cubic yards of grading. The proposed amendment of Condition 1(b) will grant the applicant two additional years until September 30, 2019 to complete construction plans and obtain building permits for the project.

- Applicant: Turquoise Solar, LLC
- Property Owner: Turquoise Solar, LLC
- Location: 21575 Interstate 80, Reno Technology Park
- Assessor's Parcel Numbers: 084-110-31, 084-110-32
- Parcel Size: 560 acres
- Master Plan Category: Industrial (I) and Rural (R)
- Regulatory Zone: Industrial (I) and General Rural (GR)
- Area Plan: East Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permit and Article 812, Projects of Regional Significance
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 21, T20N, R22E, MDM, Washoe County, NV
- Prepared by: Eva M. Krause, AICP, Planner
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Chair Chvilicek opened the public hearing and called for disclosures. Hearing none, she turned the hearing over to staff. Eva Krause, Planner, presented the Staff Report. Commissioner Horan asked why they were requesting two years. Ms. Krause said originally a standard condition of a Special Use Permit was a two-year time frame. She said the applicant had been working with investors buying the land and getting contracts set up, but they had not started construction and were asking for an additional two years.

Commissioner Bruce questioned who was listed under Exhibit A, Item #3a, as the Washoe County Planning and Building Water Management Coordinator. Ms. Krause stated that was Vahid Behmaram, who used to work for Department of Water Resources. Commissioner Bruce said the report read "require valid will-serve letter from the water purveyor for the permanent water demands." Ms. Krause said that was a requirement of any development that they have water rights. Mr. Webb stated it may not actually be in the form of a letter, it could be a will-serve document, memorandum or a series of certified or permitted water rights.

Jill Daniel, President of Capital Partners, presented her PowerPoint presentation. She explained they received approval for the Special Use Permit in July 2015 and they were now requesting a two-year extension so they could complete their construction plans and apply for the necessary building permits.

Commissioner Horan asked how many jobs this project would generate for the area. Ms. Daniel said at least 75 full-time construction jobs. She noted the project is required to pay prevailing wage, but there are certain tax abatements. She said solar projects did not create a lot of jobs on an operating basis, but when something needed to be fixed someone would come out to the site. Commissioner Horan asked if she was aware of any other businesses going to that same area, which would support the park. Ms. Daniel said this would be the only project in the Reno Technology Park. She had some conversations with Unique Infrastructure Group and Apple about potentially expanding this project, which could potentially be up to 100 megawatts without additional strain on the system. She stated if there was interest in doing that from Apple and Estuary then they would need to apply for a new Special Use Permit or an amendment to this Special Use Permit. In terms of other projects in the area south of the freeway, there had been some discussion of Tesla building their own solar project.

Commissioner Chesney asked if this was 100 percent photovoltaic panels. Ms. Daniel stated they were. Commissioner Chesney commended them for the project.

Chair Chvilicek closed the public hearing and brought discussion back to the Commission for discussion. Hearing none, she called for public comment. There was no public comment. Chair Chvilicek called for a motion.

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve the amendment of Condition 1(b), as outlined in the staff report for this matter, for Special Use Permit Case Number SW15-002 for Turquoise Solar LLC having made all five findings in accordance with WCC Section 110.810.30. Commissioner Donshick seconded the motion, which carried unanimously with Commissioner Lawson absent.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the East Truckee Canyon;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed

improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for a solar power facility and for the intensity of such a development;

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

B. Development Code Amendment Case Number WDCA17-0004 (Temporary Occupancy for Care of the Infirm) – For possible action, hearing and discussion to initiate an amendment to Washoe County Code Chapter 110 (Development Code) within Article 310, *Temporary Uses and Structures*, to update the standards within Section 110.310.35(g), *Temporary Occupancy for the Care of the Infirm*; and other matters necessarily connected therewith and pertaining thereto. The Code currently allows for temporary occupancy of a recreational vehicle (RV) or travel trailer by a person who provides care to an infirm resident of a single-family dwelling. The proposed update eliminates the requirement that it be the caregiver who temporarily occupies the RV or travel trailer and instead allows either the caregiver or the infirm person to occupy the RV or travel trailer.

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

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Chair Chvilicek opened the public hearing and called for disclosures from the Commission. Hearing none, she called staff forward. Kelly Mullin, Planner, presented the Staff Report.

Commissioner Horan asked if this project provided for two RVs on the same the property, one for the caregiver and one for the infirmed. Ms. Mullin stated the Code required that there be a single-family residence on the property. She did not think having two RVs on the same property would be supported under this amendment, because there still needed to be a principle use established on the property.

Chair Chvilicek called for public comment. Hearing none, she closed the public hearing and brought discussion back to the Commission. Commissioner Chesney said he did not realize it was allowable to live in an RV anywhere. Mr. Webb stated there were three temporary occupancy provisions; this was one, the second one was someone could reside in an RV or a travel trailer while constructing a permanent home for a total of up to 37 months provided they had a valid building permit and the third was for temporary camping when visiting someone for two weeks at a time up to four times a year.

Chair Chvilicek called for a motion.

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment of Washoe County Chapter 110 Article 310, Temporary Uses and Structures as described in the Staff Report and WDCA 17-0004. Commissioner Donshick seconded the motion, which carried unanimously with Commissioner Lawson absent,

and;

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA17-0004, to amend Washoe County Code Chapter 110 within Article 310, Temporary Uses and Structures. He further moved to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e). Commissioner Donshick seconded the motion, which carried unanimously with Commissioner Lawson absent.

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

9 Chair and Commission Items

***A. Future agenda items**

Chair Chvilicek requested a formal Truckee Meadows Regional Planning Agency presentation and update for the 2017 Truckee Meadows Regional Plan Update.

***B. Requests for information from staff**

Commissioner Donshick requested an update of approved and planned, but unbuilt projects map for Washoe County as a whole.

10. Director's and Legal Counsel's Items

***A. Report on previous Planning Commission items**

Mr. Webb stated staff would present a draft update of the Planning Commission Rules, Policies, and Procedures (RPPs) at the October Planning Commission meeting. He said any needed modifications would then be incorporated into the RPPs and brought back to the Planning Commission at a subsequent meeting for possible adoption.

***B** Legal information and updates

DDA Edwards had no updates for the Commission.

11. *General Public Comment

There was no response to the call for public comment.

12. Adjournment

7:07pm Commissioner Chesney moved to adjourn the meeting. Commissioner Donschick seconded the motion, which passed unanimously with Commissioner Lawson absent.

Respectfully submitted,

Katy Stark, Recording Secretary

Approved by Commission in session on October 3, 2017.

Carl R. Webb, Jr., AICP
Secretary to the Planning Commission