



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Larry Chesney, Chair

Francine Donshick, Vice Chair

James Barnes

Thomas B. Bruce

Sarah Chvilicek

Kate S. Nelson

Trevor Lloyd, Secretary

Tuesday, March 3, 2020

6:30 p.m.

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

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Master Plan Amendment Case Number WMPA19-0008 and Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Reversion)**
- **Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)**
- **Special Use Permit Case Number WSUP20-0001 (Fish Springs Solar)**
- **Amendment of Conditions Case Number WAC20-0001 (Falcon Ridge) for Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge)**

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. 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. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. 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.

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 Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

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.

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, 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 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 [February 4, 2020 Draft Minutes](#)**
8. **Planning Items**

**A. Possible action to approve a resolution of Appreciation of Service for Philip Horan and to authorize the Chair to sign the resolution on behalf of the Planning Commission.**

## **9. Public Hearings**

**A. Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Reversion)** – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction. The subject properties will be assigned the most closely related master plan land use designation in comparison with their previous city of Sparks master plan designation.

**AND**

**Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Reversion)** – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Regulatory Zone Map for the purpose of assigning Washoe County regulatory zones on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone based on its previous Washoe County regulatory zone (if applicable) or based on its current land use and lot size.

The areas affected are generally described as follows:

- All parcels accessed via Ponderosa Drive,
  - Generally, the parcels bound by Sullivan Ln to the east, Wedekind Rd to the south, Charolaise Cir to the west, and Isle of Skye Dr. to the north.
  - Generally, parcels accessed by Anthony Pl, Weems Way, and via Moorpark Court from the north.
  - Generally, parcels bound by Wildcreek Golf Course to the west; Federal land to the north; Orr Ditch, Skyridge Ln. North Mccarran Blvd, and Wedekind Rd. to the south and east.
  - All parcels within the Sunset View Rancho Estates 2 subdivision at the terminus of East Prater Way.
  - Generally, the parcels bound by Sparks Blvd. to the west, Shadow Ln. to the south, Country Cir. to the east and Satellite Dr. to the north
  - Generally, parcels to the west of pyramid highway between Los Altos Pkwy. and Golden View Dr. that are not Federal lands.
  - Generally, the parcels east of pyramid highway bound by Los Altos Pkwy to the south, Ebbet's Pass Dr. and Orr Ditch to the east, and Kiley Pkwy to the north.
  - Lazy five park and Jesse Hall Elementary School
  - Generally, the areas accessed via Dolores Dr. that are not already within Washoe County
  - Generally, the parcels accessed via Baldwin Way
  - Generally, parcels abutting the 2680 ft of Eaglenest Rd when accessed via La Posada Dr to the North.
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- Applicant: Washoe County
  - Property Owner: See Exhibit A - Noticing
  - Location: Former Sparks Sphere of Influence
  - Assessor's Parcel Numbers: See Exhibit A - Noticing
  - Parcel Size: Varies

- Existing Master Plan Categories: Commercial (C), Community Facilities (CF), Intermediate Density Rural (IDR), Low Density Residential (LDR), (Large Lot Residential (LLR), Multi-Family Residential (MF14)
- Proposed Master Plan Categories: Open Space (OS), Rural Residential (OS), Suburban Residential (SR), Urban Residential (UR), Commercial (C)
- Existing Regulatory Zones: Third Rural Conservation Agricultural District (A7), First Rural Conservation District (A5), Second Agricultural District (A2), First Agricultural District (A1), Second Estates District (E2), First Estates District (E1), General Commercial Non Residential District (C2), General Rural (GR), Medium Density Suburban (MDS), High Density Suburban (HDS), Low Density Urban (LDU)
- Proposed Regulatory Zones: LDS/2), Medium Density Suburban/4, (MDS/4), High Density Suburban (HDS), Low Density Urban (LDU), General Commercial (GC), Public and Semi-Public Facilities (PSP), Parks and Recreation (PR)
- Area Plans: Spanish Springs, Sun Valley
- Citizen Advisory Board: Neighborhood Meeting
- Development Code: Authorized in Article 820, 821
- Commission District: 3 – Commissioner Jung; 4 – Commissioner Hartung; 5 – Commissioner Herman
- Prepared by: Dan Cahalane, Planner; Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628 (Dan); 775.328.3612 (Chris)
- E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us);  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**B. Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)** – For possible action, hearing, and discussion to approve a regulatory zone amendment for 2 parcels totaling 54.5 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) and General Rural (GR) to High Density Suburban (HDS) (7 dwelling units/acre maximum) and the 3 acres that are currently GR will remain GR for Regal Holdings of Nevada LLC and Charles J. Fornaro, et al and, if approved, authorize the chair to sign a resolution to this effect.

- 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: Low Density Suburban (LDS) & General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley

- Development Code: Authorized in Article 821, Amendments of Regulatory Zone
- 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)

**C. Special Use Permit Case Number WSUP20-0001 (Fish Springs Solar)** – For possible action, hearing, and discussion to approve:

(1) A special use permit for:

- (a) A 300 megawatt (MW) solar energy center, renewable energy use type, on 2,191 noncontiguous acres and
- (b) Major grading, consisting of 1,490 acres of grading with cuts of 351,000 cubic yards (cy) and fills of 337,000cy; and

(2) A variance for a reduction of minimum landscaping standards and parking requirements.

This is a project of regional significance which will also require approval by the regional planning authorities in addition to the county.

- Applicant/Property Owner: Fish Springs Ranch, LLC
- Location: 45 miles north of Reno in southeastern Honey Lake Valley
- Assessor's Parcel Numbers: 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74
- Parcel Size: 2191 acres total
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Article 302, 438, 810, 812
- Commission District: 5 – Commissioner Herman
- Prepared by: 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)

**D. Amendment of Conditions Case Number WAC20-0001 (Falcon Ridge) for Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge)** – For possible action, hearing, and discussion to approve an amendment of conditions to amend condition number 1(r) of Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) to allow for 0-ft front and rear setbacks in lieu of the 10ft setbacks within the Falcon Ridge Development. This modification would be pursuant to WCC 110.406.05 and Article 408, which allows variances of lot standards in a common open space subdivision in certain instances.

- Applicant: Desert Wind Homes
- Property Owner: Falcon Ridge, by Desert Wind LP

- Location: East of the junction of El Rancho Dr. and Falcon Rock Ln.
- Assessor's Parcel Numbers: 035-731-(01-37), 035-741-(01-59), 035-751-(01-47)
- Parcel Size: 16 acres in total
- Master Plan Category: Urban Residential
- Regulatory Zone: Low Density Urban
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, 610, 616
- Commission District: 5 - Commissioner Herman
- Prepared by: 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)

### **10. Chair and Commission Items**

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

### **11. Director's and Legal Counsel's Items**

- \*A. Report on previous Planning Commission items
- \*B. Legal information and updates

### **12. \*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.

### **13. Adjournment**