



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

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, March 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

The Washoe County Planning Commission met in a scheduled session on Tuesday, March 7, 2023, 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 Donshick called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Daniel Lazzareschi
Kate S. Nelson
Rob Pierce
Pat Phillips

Commissioners absent: none

Staff present: Trevor Lloyd, Secretary, Planning and Building
Julee Olander, Planner, Planning and Building
Katherine Oakley, Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Adriana Albarran, Office Support Specialist, Planning and Building
Brandon Roman, Recording Secretary, Planning and Building

2. Pledge of Allegiance

Commissioner Flick led the pledge to the flag.

After the Pledge of Allegiance, Chair Donshick announced that item 10.B WMPA23-0001 and WRZ23-0001, and Item 10.C. WMPA23-0002 and WRZA23-0002 were being pulled from the meeting and pushed forward to April 4th, 2023 Planning Commission Meeting.

3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

4. Appeal Procedure

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

5. General Public Comment and Discussion Thereof

Chair Donshick opened the Public Comment period.

Public Comment:

There were no requests for public comment.

6. Approval of March 7, 2023 Agenda

Commissioner Lazzareschi moved to approve the agenda for the March 7, 2023 meeting as amended. Phillips seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Approval of February 7, 2023 Draft Minutes

Commissioner Phillips moved to approve the minutes for the February 7, 2023, Planning Commission meeting as written. Commissioner Pierce seconded the motion, which passed unanimously with a vote of six for, none against. Commissioner Flick abstained.

8. Planning Items

A. Master Plan Update [For possible action] – Staff is seeking the Planning Commission's input on and support for the overall direction of the draft, the incorporation of the community derived cross-cutting themes, and the plan for public engagement. As the draft continues to develop, staff will require and seek further Planning Commission input that is more focused on the specific content of each element and area plan.

Planner Eric Young introduced consultant Melissa Ruth who provided a presentation.

Discussion by Commission:

Chair Donshick said she was still very concerned with the amount of public input. She heard from some residents that they're not hearing that there's a survey open or an opportunity to provide input.

Sr. Planner Young said he wanted to apologize to anybody who feels like they haven't been heard. He wants everybody to be engaged and to participate and that the Planning Dept. has never used so many different resources to reach out to people. Sr. Planner Young stated that for the first time they have access to the County Manager's office, which has a very significant public outreach capacity. Planning used over seven different email lists and every different form of social media that the County has available. Sr. Planner Young tapped into networks of people that they have through Planning who have neighborhood accounts and other local social media to tie into those. Planning used as many homeowners associations as they could and stated Planning had significant outreach for every survey. For the outreach that's coming up at the end

of February, Planning would be even more robust reaching out to people. Sr. Planner Young stated the news was out there that Planning was doing this. Sr. Planner Young continued by saying it goes to every CAB email list and the information is out there. He apologized to people who haven't been reached and offered to be contacted personally, to ensure the public felt engaged.

Commissioner Phillips asked Sr. Planner Young for more information on the Citizen Advisory Committee, the Technical Advisory Committee, and the Steering committee.

Sr. Planner Young explained how to access that information on the County website via the Public Engagement webpage and Advisory Groups tab on that page. He offered to assist Commissioner Phillips if she was unable to find the information and instructed her to contact him for any further assistance.

Chair Donshick said that the public is having difficulty finding the information as well and becoming frustrated.

Commissioner Flick asked if there will be different conditions for rural versus suburban and if there will be different conditions of approval for projects within those areas, so that the rural and the suburban areas can be maintained. He wanted to know how it would work.

Sr. Planner Young said Planning hadn't established that yet and since they're in an unincorporated county of something called rural character, which was not the same as rural land use. So, Planning was working very diligently to help define that rural character and find a way to preserve it. They had heard that clearly through all the public engagement and the advisory committees previously mentioned. It was clearly stated to them that there was a difference between rural land use and rural character. The Truckee Meadows Services Area that the Regional Plan has, a line that says where suburban and rural are and helps Planning deal with the difference between rural and non-rural. Planning was working to figure out how to codify that, how to create subdivisions that respect that, and how to respond to that, but had not developed a final approach to it.

Commissioner Flick said it appeared that Planning was still working with definitions and when this was all completed should be recommended ordinances, to ensure that a particular community's character was maintained. Commissioner Flick went on to say he knew that Planning was trying to consolidate a lot of policies and yet differentiate the character in different areas, but if somebody submitted an application to do something, how would Planning accommodate the area to maintain it and still have a feasible project that gets approved.

Sr. Planner Young said he thought Commissioner Flick had just articulated the exact issue they were up against and they felt it was possible to do that. He felt that in the upcoming round of public engagement, people would help them do that. Sr. Planner Young said nobody wanted to shut development down and everybody wanted appropriate development. He thought they were working very hard in the direction Commissioner Flick suggested they try and would keep the door open to reasonable, respectful development that matches what people tell them is their basic, historical character.

Commissioner Flick said there was always the issue of money and asked what role did the public sector play in all of this. He added they've got streets and public facilities to be provided for and maintained in those areas.

Chair Donshick said that's why Planning was working so hard and they were going to bring that information to the Commission.

Commissioner Nelson said she appreciated the staff's hard work and enjoyed their meeting to review the plan and it was very informative.

Commissioner Pierce asked if EnvisionWashoe2040@washoecounty.gov was the correct website address.

Sr. Planner Young said it should say ".org." Mr. Young said the website is .org and if they would like to send photos of their area, that email is ".gov".

Chair Donshick thanked Sr. Planner Young for the clarification.

Commissioner Chvilicek said she was not receiving information about Envision Washoe 2040 through a direct email and asked if the Commissioners were on an email list regarding meetings and upcoming events. She was on the website at that moment and didn't see the upcoming meetings scheduled for the end of the month.

Sr. Planner Young said they were still planning those meetings. They still had to figure out the locations, which should be done by the end of the week. Afterwards, they would put together the notices, the media reports and put together the whole package to go out.

Commissioner Chvilicek asked if the Commissioners would receive invites.

Sr. Planner Young said yes, and they would be doing notice of a possible quorum for all the CABs and the Commission.

Commissioner Chvilicek stated she can't be the only one not receiving those communications.

Sr. Planner Young replied he hadn't sent anything out.

Commissioner Chvilicek said she had not received anything, but thanked the staff for the work that you had done, and would be scheduling her individual meeting. She added that some of the Commissioners had the benefit of going through the Regional Plan update, so their input was cogent to the process.

Commissioner Pierce said Planning had done a remarkable job. He had met with Planning a couple times, liked what he had heard and thought they were on the right path.

Chair Donshick said what Planning had gone over was fantastic. She thanked Planning for the update and Melissa for the presentation.

Sr. Planner Young said they were hoping for potential action on the update with a potential motion. He wanted Planning and the Public to understand that they had the Planning Commission's support. He added that if the Commission needed Planning to change direction or had anything they would like Planning to do differently, Planning would like to make sure they had that. He continued that Planning was hoping to kind of have marching orders to go forward or to make any changes that the Commission might need. He agreed that a good change would be to continue doubling down on the engagement efforts to make sure the Commission was contacted and those kinds of things. He informed the Commission that he had a possible motion for the Commission to consider.

Public Comment:

Thor Simmons (Chambers) said, "I am a resident of Washoe County. I've been here four years, and I've never received any information on Envision Washoe 2040. So I had no idea this was going on. But the gentleman made a comment that people who live in the suburban area of like Spanish Springs, unincorporated Washoe County, want to live a

rural lifestyle but we're not in the rural area and they don't know how to deal with that. The reason I came to comment today was an item that was pulled. So if you don't know how to deal with that now, how are you going to deal with Master Plan Case number WMPA23-0001 and Regulatory Zoning Amendment case number WRZA23-0001, converting commercial property to industrial property, if you don't know how to deal with it in a plan that has been under formation? How are you going to deal with that when you are going to take public comment on that? It seems to me that you if we don't have a way to deal with it now in the plan that's not even approved yet, then how would you deal with it?"

Chair Donshick said this was time for a public comment and not for Q & A.

Cindy Scharadt (via Zoom) said, "I live on Sauer Lane in Pleasant Valley. I noticed in one of the PowerPoint pictures that Melissa showed us, there was a breakdown of four categories, and one of them was outdoor activities. But there was no indoor activities. For a long time here in South Valleys, a whole group of us have been wanting to have a public pool, so that the kids can have a place to have activities year round, like a community center, but at the very least, a public pool would be great. What category would you categorize that into? How do we go about promoting this along the way?"

Chair Donshick asked Sr. Planner Young, if he could get the contact information from the Recording Secretaris and reach back out to Ms. Scharadt.

Discussion by Commission:

Commissioner Phillips stated she saw the purpose of the Planning Commission and the way that they were facing a Master Plan. They were responsible for looking for their vision and voting on it as to what the community, and County could be, but at the same time, they had to look back at the previous decisions they made, that people had to live with. She asked how can they can honor both the future, but at the same time, remember to honor the past.

MOTION: Commissioner Chvilicek moved that the Washoe County Planning Commission support the overall direction of the draft as presented in the staff report and at the public meeting. The incorporation of the community derived cross cutting themes, implementation of the plan, community engagement efforts, and she further moved to provide the following additional input to the staff, taking into consideration her fellow Commissioners' comments, and that they are looking at what is currently approved on their plans and provide direction as they move forward to better the Master Plan, in terms of those zombie projects that resurface.

Commissioner Lazzareschi seconded the motion, which passed unanimously with a vote of seven for, none against.

9. Consent Items

A. Special Use Permit Case Number SW04-020 and Special Use Permit Case Number SPW1-5-94 (Lockwood Pit) [For possible action] - For hearing, discussion, and possible action to approve the 5-year review of conditions of approval for aggregate operations for SW04-020 & SPW1-5-94 for Lockwood Pit. The purpose of this review is to examine the conditions of approval to ensure that they adequately provide for compatibility between aggregate operations and surrounding land uses in accordance with WCC 110.332.40. The Development Code requires that a date be established for the next scheduled review of conditions of approval.

Commissioner Nelson provided a disclosure. She said she had a relationship with Granite. As her job as the Engineering Manager for the Incline Village General Improvement District, she currently had two large capital improvement projects that Granite was the contractor manager at risk. However, she did not feel that relationship would impede her from providing an independent review of the project that was in front of the Commission.

Public Comment:

None

Discussion by Commission:

None

MOTION: Commissioner Lazzareschi moved that the Washoe County Planning Commission accepts the five-year review of the conditions of approval for the aggregate operations for Special Use Permit case numbers SW04-020 and SPW1-5-94 for Granite Construction Company, to ensure the Conditions of Approval adequately provide for compatibility between the facilities operations, and the surrounding land use the next scheduled review of the Conditions of Approval, to occur not later than March of 2028.

Commissioner Pierce seconded the motion, which passed unanimously with a vote of seven for, none against.

Secretary Lloyd said the Commission may have noticed that the Item was fairly unusual. Planning had essentially been handling those in house and at the direction from their legal counsel, it was recommended that they bring this back to the Planning Commission, so that they will be seeing more of these ag pits as consent items on future agendas.

10. Public Hearings

A. Abandonment Case Number WAB23-0001 (Silverado) [For possible action] – For hearing, discussion, and possible action to abandon Washoe County's interest in undeveloped sections of roadway easements that were offered for dedication to Washoe County in Document #3608388, recorded January 3, 2008, but were never accepted by the County. ±38,182 SF of roadway easements are located on two parcels.

- Applicant: Silverado Homes
- Property Owner: Spanish Springs Associates
- Location: 100 Neighborhood Way
- APN: 532-032-05 & 532-032-16
- Parcel Size: 20.75 & 11.08 acres
- Master Plan: 4% Open Space (OS) & 96% Commercial (C)
- Regulatory Zone: 4% Open Space (OS) & 96% Neighborhood Commercial (NC)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 4 – Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- Email: jolander@washoecounty.gov

There were no disclosures by the Commissioners. Planner Olander provided a presentation.

Public Comment:

Brian Reiners (Chambers) said, "I live in one of those homes next to the roadway. I'm showing up here today because my concern is that the roadway backs up to my back fence. Right next to that roadway is a drainage ditch. So if it's being abandoned, I don't know if that means that there's development where that road would be, or that it's just not being used. So I'm not 100% sure, which is why I'm here today. Also that drainage ditch back there, every time it rains or snows pretty heavily it usually floods. I've seen a flood no less than a dozen times since I've moved in about seven years ago. So with the development of that property back there, it raises two concerns for me: one of improper drainage which could then flood my property, and also potential flooding issues and also the drainage from the development washing down in there and then exasperating that much worse. That drains down towards the intersection of Pyramid Highway and Eagle Canyon. That intersection has been flooded multiple times because there's just not enough drainage in that area. So that backs up, and then I risk flooding in my backyard. I was hoping I could get some questions answered, and I know this is a public comment, but is there any way that we could potentially address that? I heard that the project is going to be in assisted living neighborhood, which I think is great for that area. But not at the risk of basically flooding my house out, or building right back up to my back door."

Discussion by Commission:

Commissioner Chvilicek asked Planner Olander to talk about what abandonment means as well as the mitigating concerns regarding any negative impact on residents if there is diversion of water, to cause a possible flooding incident. Commissioner Chvilicek asked if the applicant could address that as well.

Planner Olander said the abandonment is for roadways that's never been developed. It really wouldn't address the flooding. However, the tentative map that was approved previously, would address any kind of flooding on that property. They had to make sure that any kind of diversion of water is not going across property lines, and so the neighbors will not get flooded. Planner Olander was not quite sure what he was speaking of the roadway. She continued by stating, the Washoe County piece that goes down, and was part of the Spanish Springs detention was more of a space so that water can flow down that area. She was not clear on what he was speaking to, but offered to speak with him after the meeting and see if she could clarify. Planner Olander said the tentative map would address flooding and they were doing was abandoning an undeveloped roadway and the roadway no longer made any sense with the tentative map that was approved, where the lots were going to be located.

Commissioner Flick asked if the Commission issued a special use permit for a project.

Ms. Olander said there was a special use permit. She believed it was for grading. She added that there was a tentative map as well. She finished by saying there were two applications and the Commission heard both of them.

Commissioner Flick said they were probably going to try to channel the runoff down the street instead of where was at now. He asked if it was abandoned, were there any conditions to the development, to handle the water that the gentleman indicated.

Planner Olander said that was what the tentative map would address. Planner Olander corrected herself by stating it wasn't for grading, the special use was for the continuum of care, and the tentative map was to create the lots. The Conditions of Approval in the tentative map would address any kind of flooding issues on the property. So the lots cannot be created in a way that would create water to cross property lines into neighboring properties. So they would address any kind of existing flooding on those two parcels. She added it was possible there was flooding out there because those parcels didn't have any kind of established flood

mitigation. With the development those parcels, the property owners would have to address that.

Commissioner Flick asked if they would be required to improve the drainage ditch.

Planner Olander said that was not their drainage ditch. That was Washoe County property and it connected farther north to the Spanish Springs detention. She was not sure where the flooding was going on that property; however, the two of them had APN numbers on it: 532, 032, 05 and 16, those were owned by the applicant that was asking for the abandonment, and also had the approved special use permit and tentative map. The middle parcel that she had labeled was a Washoe County parcel. If they went further north, they would see that it went to the Spanish Springs detention basin. Planner Olander was not sure which parcel the flooding was coming off of and it was possible, it couldn't be identified at that point. She added that with the permit for the cottages which was a Special Use Permit and Tentative Map, the Conditions of Approval would address any kind of flooding issues. The abandonment that was before the Commission didn't have the mechanism to do that. It was asking the Commission to abandon a roadway that was on the map and the flooding should be addressed in the tentative map that was already approved. That was where they were going to come in and move dirt and put in drainage ways.

Applicant Representative, Mike Evans with Silverado Homes, said he thought the waters were a little bit muddied with the gentleman that came up and asked the question. Back in April of 2022, this Commission approved their SUP for their Continuum of Care Cottage, which Planner Olander showed on the map, where the Commissioners saw the houses placed on those parcels. Mr. Evans stated the tentative map was approved and they were going through a process of doing final mapping on the project. He added in the final mapping process, they had to submit final civil engineering prints that would address sanitary sewer, water, and storm drainage. Storm drainage was related to any potential flooding. So they would be required through the approval of their final map, to take care of the water that was created from their parcels, so that it didn't negatively affect any other neighbor. If the ditch flooded, that ditch was a Washoe County storm drain structure, and he believed the hydrology that it was engineered to, should be able to handle the water that it was receiving. Mr. Evans continued by saying if there was a flooding issue, one thing to identify would be the cause and it was a general guess that it would be a maintenance issue on the ditch, which could be solved in the future. Mr. Evans went on to say the map looked like a subdivision but it was a subdivision for elderly people, Continuum of Care and they had private roadways, so there was no need for a public roadway. They were asking to abandon the public offering of right-of-way that was done 15 years ago. The roadways in the gated community were going to be private roads, not public, so they needed to get rid of the offer of dedication for a public roadway.

MOTION: Commissioner Lazzareschi moved that, after giving reasoned consideration to the information contained in the staff report and the information received during the public hearing, the Washoe County Planning Commission approve Abandonment case number WAB23-0001 for Silverado Homes, with the conditions included in Exhibit A to this matter, having made all three findings in accordance with the Washoe County code section 110.806.20.

Commissioner Pierce seconded the motion, which passed unanimously with a vote of seven for, none against.

B. Master Plan Amendment Case Number WMPA23-0001 and Regulatory Zone Amendment Case Number WRZA23-0001 (Village Green) [For possible action] – For hearing, discussion and possible action to:

- (1) Adopt amendments to the Spanish Springs Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Commercial (C) to Industrial (I);
- (2) Adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan to add three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) to the specific plan;
- (3) Adopt amendments to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan, to include the following:
 - a. Update maps to include the three new parcels and update acreage; and
 - b. a building setback of 30 feet from Pyramid Highway.

And if approved, authorize the chair to sign a resolution to this effect. approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

AND

- (4) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, to change the regulatory zoning for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Neighborhood Commercial (NC) to Industrial (I) and; if approved, authorize the chair to sign a resolution to this effect.

- Applicant: IGR Realty Advisors, LLC
- Property Owner: STN Rockwell Group
- Location: Off of Rockwell Blvd., east of Pyramid Highway and south of Calle de la Plata
- APN: 534-561-01, 534-561-04 & 534-561-05
- Parcel Size: 3.056, 3.055 & 12.843 acres
- Existing Master Plan: Commercial (C)
- Proposed Master Plan: Industrial (I)
- Existing Regulatory Zone: Neighborhood Commercial (NC)
- Proposed Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- Email: jolander@washoecounty.gov

Item 10B was continued to next month's meeting.

C. Master Plan Amendment Case Number WMPA23-0002 and Regulatory Zone Amendment Case Number WRZA23-0002 (Franktown Road) [For possible action] – For hearing, discussion, and possible action to:

- (1) Approve an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to redesignate 1.6 acres of a 53.8-acre parcel from Rural (R) to

- Rural Residential (RR) and to redesignate 1.6 acres of the same parcel from Rural Residential (RR) to Rural (R); and
- (2) Recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to redesignate 1.6 acres of a 53.8-acre parcel from General Rural (GR) to Medium Density Rural (MDR) and to redesignate 1.6 acres of the same parcel from Medium Density Rural (MDR) to General Rural (GR). 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/Owner: Rosehaven Properties LLC
- Location: 6755 Franktown Rd
- APN: 055-200-98
- Parcel Size: 53.8 acres
- Existing Master Plan: Rural (R) and Rural Residential (RR)
- Proposed Master Plan: Rural (R) and Rural Residential (RR)
- Existing Regulatory Zone: General Rural (GR) and Medium Density Rural (MDR)
- Proposed Regulatory Zone: General Rural (GR) and Medium Density Rural (MDR)
- Area Plan: South Valleys (SV)
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Hartung
- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- Email: koakley@washoecounty.gov

Item 10C was continued to next month's meeting.

D. Special Use Permit Case Number WSUP23-0003 (Praana Transmission Line) [For possible action] - For hearing, discussion, and possible action to approve a special use permit for construction of 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. The applicant is also requesting to waive all landscaping requirements and 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 entails 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. This project also requires amendments to the Regional Utility Corridor Map to identify the location of the new transmission line. The amendments must be sponsored by the Board of County Commissioners and approved by the Truckee Meadows Regional Planning Authorities. 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: Along Rainbow Road, from the intersection with Calveda Way to the Fort Sage Substation
- 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-

- Lot Sizes: 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
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: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- Email: koakley@washoecounty.gov

Chair Donshick called for Commissioner disclosures.

Commissioner Pierce said after the last meeting, he thought that the company was done and had a conversation with them about some possible land use and investments in that area. Nothing had materialized. They didn't have any agreement and nothing they talked about will affect his fair and objective judgment..

DDA Gustafson asked if Commissioner Pierce could be a little more specific about his conversations and about the land use.

Commissioner Pierce said he was looking for an investment in the area and proposed a couple of properties to them but there was no access and they were not favorable to their project.

DDA Gustafson asked Commissioner Pierce if he had no intention of acquiring land out in that area.

Commissioner Pierce said not anywhere near there. He was looking for an investment in that area and he still was looking for an investment but not near their solar plant.

DDA Gustafson asked if he had anticipated a business relationship with Praada Solar.

Commissioner Pierce said no and since the agenda had come out, they have had no contact.

Planner Oakley provided a presentation.

Public Comment:

Pamela Flynn (Chambers) said, "I do own some property out in that area. I received this notice. Thank you for allowing us to be here tonight. I have a couple of concerns. I know you cannot answer questions. My concern is the plant map is not clear. It might be clear if we all in that area had received a copy. I have received a copy of it. I know we received APN numbers. I do not have access to the County's APN number showing the plant map, so my clarity on how this line will run and how close it may come to my property, I'm unclear with. The second issue is, along with the same lines, are these new transmission lines running parallel with what is existing? The existing transmission lines are higher than 150 feet, and they're requesting to increase the height from 35 to 150 feet. I'm not clear where these lines are going to be running. The other concern I have is that they are requesting not to mitigate

any of the landscaping, and I know it's desert land, but when the previous contractor put the solar panels in, part of their obligation was to keep Fort Sage Road graded and make it comfortable for the residents out there to traverse back and forth from the Doyle area out to their homes. This was not done quite as well as we had all hoped. So with that in mind, when we talk about not mitigating the landscape after they've come in and put up these lines, we have some concerns. Do you have any questions for me? "

Alla Peacock (Chambers and sent a letter that was distributed to the Commission and posted on the website) said, "I just want to say we already have existing powerlines right down the street, and there's absolutely no good reason to put another huge transmission lines next to it. The area we live on is a fire danger zone. So, all these huge power lines will turn out deadly for the people in case of fire does break out. The owner of this transmission lines is not going to save us. We have children, animals, and a lot of people live on Rainbow Road and new transmission lines are dangerous for us. Rainbow Road is the most popular street in our neighborhood. The presentation said was wrong. The area is populated. Safety of people and children should be number one priority. I'm concern. There is a lot of land that is completely unoccupied farther away from Rainbow Road. So please put this project farther away from the people and children. Thank you."

Tatiana Kigelva (Chambers) said, "I live in this valley. Usually, huge project like this is for money and power. So somebody who builds there will have money and power. What do we get? We get illnesses, sicknesses, and cancer. It is absolutely not fair for people who live there. We have children. We have animals, and everybody is going to be sick. So no for this project. These people have their own property and their house. Why don't they put this project on their property close to their houses? Why is this in our territory? What is the reason? This is actually a very tricky project. You don't know what the end of this transmission line is. It's only the beginning. It's the start. I would have gone the end of this transmission line. And we don't want any progress. We moved from the city. We won't enjoy our wildlife. We want sky, sun, wind, and sand. That's why we are there. We don't want progress at all. If America is going through the war, who will be target number one? Us. Because it usually will start from the transmission line. So there's no chance for my kids to live there. No and no for this project. I'm against. And I disagree with this project. Thank you for patience."

Matt Vine (Chambers) said, "A couple of things with this project. So we were just notified a week ago about this. I didn't even realize that there were meetings last year. I'm sure it's been planned for a long time. I just wrote a couple of notes to be able to share. I'd like to voice my concerns for possibly adjusting conditions of approval with a solar project. We live in a western frontier that's mostly governed, protected, and respected by the neighborhood that this proposed project is set to run through. With that being said, I'm not here to protest and or disregard the need for industrial growth but respecting our lands and hearing our concerns is why I'm here today. Last year's solar project from McCarthy put an enormous amount of stress and financial burden on our vehicles and equipment due to a lack of care for the County road, creating hazardous conditions with vehicles getting ran off the road and how dangerous the roads became. Equipment became extremely abused, and costly repairs that we all had to endure. We have people, including me, who commute daily on Fish Springs, and to just be notified a couple days ago of this project being planned, this information needed to be brought forth to help them understand how to operate more efficiently and help ease the burden on the locals that these projects affect. Most of my road concerns can all be avoided if quality competency and project professionalism is held accountable. We need road base added, road-trained heavy machinery operators scheduled for this project and more adequate attention brought to the safety of these traveled roads, if we expect another industrial boom of traffic. Due diligence is practiced with good business and good business practice by respecting the communities we all work in. I asked that you

take this into consideration for the terms of condition. Thank you."

Nile Wilson-Thomas (Chambers) said, "I'm representing my family. We own several parcels out in the Honey Lake Valley, a couple on the Nevada side, and a few on the California side. Since 2017, we've been traveling out there to visit our parcels. What started out as visits have now come into long standing staycations for a few days at a time to most notably weeks at a time in the past year and we always enjoy ourselves out there. But for the past year and a half, we've noticed tire and axle altering grooves in the road from tractors that are 500-600 times the size of my car. On top of that, I've contacted Jeff at Lassen County Public Works Department. He's the division director over there. He didn't even know those projects from McCarthy we're going on and so I gave him a call. He got some of the neighbors along on the California half of Fish Springs Road which is considered a Fort Sage Road when it comes to the border. That's right about the border where we started to see trash and refuse from the contractor crew that I'm sure it was McCarthy and third party contractors were paid to come through and deliberately throw their stuff out the window for months at a time. When I contacted Jeff over at Lassen County Public Works basically said the most we can do is tell them that they need to use the Nevada roads, if they're in Nevada Energy. We can't do much more than write them tickets if they're disobeying the law. But seeing as how that was their loophole was taking the 395 freeway into California dirt tracks, they chose not to go through the reservation. On top of that, I know that Fort Sage is an archaeological hotspot since 2018. The base along Turtlehead Mountain has numerous archaeological digs that have gone on from the University of Berkeley. The north eastern part of the Dead Cow Seabed had artifacts. It would be ideal to contact UC Berkeley as well, if there's anything archaeologically rich there."

Mike Maurer (Chambers) said, "My concern is that they say there are no issues with migrational paths for antelope and Sage Grouse. Where they put a solar grid that was Sage Grouse area and migratory paths that the antelope also follow. Now they're displaced, then we don't have them in our valley like we used to. This was causing a major impact. I think you guys should have them do a full study on migratory paths and protect our wildlife out there because it's a very big issue. We have wild cattle, horses, the antelope, and many other endangered things. I think they should be protected. Thank you."

Rhett McBride (Chambers) said, "I'm new to the area. I didn't deal with the current or existing solar project, and all of the stuff that went with it. But Rainbow Road has been essentially impassable for the last two to three months. They're talking about putting a rather large fire risk out there, five miles from the county-maintained road on a privately maintained road. The fire department listed in their planning documents is a volunteer station, not staffed, and it's in another state. There's no way any of the fire trucks will make it out on that road at least for three months out of the year. Other than that, I don't have an issue with the project going in, it's going to be out by the train tracks. I can hear the trains, but I can't see them at that location. The transmission line going down exactly that road makes sense because of an existing telephone line. But the existing telephone line is intermittent boxes sticking out of the ground. There's another road that goes to the other corner of the project with no residence except at one end. That might be a better path being it has less disruption and is closer to the existing transmission lines across the valley. Mostly my concern is with fire. I deal with large lithium batteries as part of my work. I deal with the buses here in town. The fire department there in Doyle is not equipped to handle multi megawatt hour lithium batteries if they catch on fire. Fire suppression technique is to flood it with water until cold. There's not enough water in that area to do that. The road would not allow enough water to be transported."

Discussion by Commission:

Commissioner Phillips said as a result of this being sort of new to her, she spent hours

researching the impact of electric lines and transport of lines on the land surrounding it. She probably spent a whole day on that. Commissioner Phillips asked if there were any properties that crosses near within 700 feet where there was a domicile.

Planner Oakley said from her look on the Washoe County Regional Mapping System there was one legally established dwelling in the adjacent parcels, but she was unsure whether it was within 700 feet. She added this was based off of the assessor's data, not speaking to any other developments that might be out there.

Commissioner Phillips asked if there was any other place that these lines could be placed that do not affect a neighborhood?

Planner Oakley said she would direct Commissioner Phillips to speak to the applicant about their rationale for selecting the site. From her understanding, it was based on a number of factors, including easements, the carrying capacity of the existing lines in the area, and regulations regarding the distance between transmission lines. The applicant would likely have the most clear technical information on that subject.

Applicant Representative, Brent Moore, said they chose Rainbow Way because it was a direct line to Fort Sage Substation. The other reason they chose it was that it had a utility easement that was adequate to support the generation tie line. Another reason they chose it was that their transmission and electrical engineers found that they could design a system that meets all the safety requirements of national and state electric line requirements on that corridor. Mr. Moore responded to some of the other public comments by stating they had done biological studies for wildlife and biological studies for botany to ensure they didn't have any impacts. They had done it both again, under the California Environmental Quality Act, and under UEBA, the Utility Environmental Protection Act. In both cases, both on the California side and the Nevada side, their findings had no significant impacts on wildlife or botanical resources. They also did those cultural studies, and there was no impact. They also contacted all fire departments: the one at the Army Depot, Doyle, and Carson City's Bureau of Land Management fire unit, and then there was another volunteer fire department just a little south in Nevada. They contacted all of them. They prepared a fire management plan for the generation tie line. Those fire management plans had been shared and coordinated with all the regional fire marshal. Mr. Moore thought regarding fire, it was mitigated. When it came to the roadway, they also have a roadway management plan that they entered into with Lassen County, and the public works department in Washoe County. One of the comments was that Rainbow Way, a private road, is not very accessible. It was pretty treacherous, particularly at that time of year. He stated they would be improving it. So it would be an all-weather surface that they can access regardless of whether it was rain, snow, or mud. They would have a gravel base on it in the future, which currently, none of the property owners had seen fit to improve that access easement into their properties. They had just left it a dirt road. So it would be a benefit to the public. It would meet all safety requirements concerning the electrical lines. Mr. Moore didn't believe any valid health issue can be documented concerning the line relative to the easement. In addition to that easement, he thought the setback from the easement was 200 feet. So, they had the 60-foot wide easement, then 200 feet on each side of that before they could put anything in as far as the structure. So it gave them quite a bit of clearance from the line.

Commissioner Phillips asked if any other transmission line locations were even considered.

Mr. Moore said they looked at Cal Neva Road, which is in California. They looked at that as a route going straight down Cal Neva Road, and then talked with Plumas Sierra Rural Electric Cooperative, who also had a planned interconnection line between the Herr line and Fort Sage substations. So one of the thoughts was that they would double up on that line, running their 345 kV on top of their 120 kV, but Plumas Sierra Rural Electric Cooperatives had been very slow at developing their interconnection. They also discussed using their right-a-way

that they've acquired off on BLM land and on public rights-of-way such as Fort Sage Road. But it made them go a little bit longer in that direction rather than running it straight down Rainbow right from the facility.

Commissioner Lazzareschi said the comments that were received from NDOW concerning the Sage Grouse specifically recommended perch deterrence to dissuade predatory birds that would hunt the Sage Grouse. He asked if there was any comment or discussion of flight diverters.

Planner Oakley said it wasn't a suggestion they proposed or that she proposed either.

Commissioner Lazzareschi said the context is that there were two impacts that transmission lines can have on grouse: one is hosting the birds that hunt them, which the perch diverters would address, but also, the sage grouse can fly real fast, and they don't look forward that carefully and they can rack themselves into the lines, and the flight diverters can address that. He asked the applicant to consider that going forward, whether that might be appropriate.

Mr. Moore said they would accept that as an additional condition.

Commissioner Chvilicek said, regarding the Natural Resource Management and the Archaeological Survey, she knew they did not receive comments back, but if there was a potential for registry, what was the plan to ensure that there was no degradation of that archaeological site or prehistoric site.

Planner Oakley said the Condition of Approval, based on that archaeological report, specifically recommends avoiding the area if possible and, if it's not possible, having professional archaeologists catalog artifacts found in that area. That was, at this point, the extent of the mitigation proposed. The ground disturbance would be limited to the tower areas. So hopefully, whatever overlap there was with the artifacts scatter will be limited in scope, and whatever area there was, an archaeologist would be required to survey and process that area.

Commissioner Chvilicek said if possible, She would like the applicant to consider even within in addition to the consultation of a professional archaeologist if those were tribal, that a tribal archaeologist is also brought into the conversation.

Mr. Moore said of course.

Landowner Charles Hooper-owner (ZOOM) said, "I'm currently a landowner in that area. I first want to thank the Washoe County Planning Commission for taking this project into consideration. My family has had a presence in the Honey Lake Valley for over 70 years. We've been traveling to that area since I was a Nevada resident in the 1960s. I have a special feeling toward Nevada. I was a graduate of Wooster High School in 1971. I maintain many relationships in the Reno area. So my father, Harry, purchased this land shortly after World War II. I do want to ensure to the Washoe County Planning Commission that the people that I've been working with, Brent Moore of Stantec and Sean Murray, that they've taken much consideration for environmental concerns and have spent hours and basically the past four years carefully and considerately developing this project in an environmentally friendly way with the idea of preserving the environment, wildlife, and any life forms out there. In conclusion, I think this project would be valuable for Northern Nevada in bringing renewable energy into being in Nevada and helping fulfill Nevada's goal of 100% renewable energy in the near future. And that's my conclusion. Thank you very much for giving me this opportunity to address the Commission."

Commissioner Lazzareschi said he just wanted to note in their discussion amongst the board that a lot of issues had been brought forward. He appreciated the community from out there making the trip down here to talk to them about what they saw out there because obviously,

for the most part, the Commissioners don't make it to that corner of the County that much except for those who lived there. What's before them right now is just the transmission line. It's not that question of the larger solar project, battery storage, or the road maintenance agreement for those parts of the projects. From what he was seeing, he thought the staff had done a really good job gathering comments from the relevant agencies. The Commission had to address the environmental aspects, as much as staff could get from NDOW in terms of their comments and their recommendations on conditions, which they had recorded, and if there was more NDOW could have done, that was not the County's issue. What the Commission had before them looks to him like a pretty reasonable and responsible proposal for the tie line and approved power plant, tying into an existing substation with an open bay that at some point, would be a transmission line tying into. With that, Commissioner Lazzareschi was prepared to make a motion.

MOTION: Commissioner Lazzareschi moved that after giving reasoned consideration to the information contained in the staff report and the information received during the public hearing, the Washoe County Planning Commission approve with conditions, including the two added during discussion (Installing Flight Diverters and use of Tribal Archeological), Special Use Permit Case Number WSUP23-0003 for Praana Renewable Energy, LLC, with the amended conditions included in Exhibit A to this matter, having made all five findings in accordance with the Washoe County Code Section 110.810.30. He further moved to vary the development code standard in table 110.406.05.1 to allow structures up to 150 feet in height and to waive the landscaping standards of article 412 in the Washoe County development code.

Commissioner Nelson seconded the motion, which passed with a vote of six for, and one against. Commissioner Phillips voted nay.

11. Chair and Commission Items

- A. Future agenda items - Mr. Lloyd said the July Commission meeting falls on July 4, so we propose moving that to the 5th, a Wednesday.
- B. Requests for information from staff - None

12. Director's and Legal Counsel's Items

- A. Report on previous Planning Commission items - Mr. Lloyd reported at the February 28 BCC meeting, the Commission approved the RZA that was the 800 RZA on Bellehaven Drive in the Southwest Truckee Meadows to amend the property to allow for more MDR on 19 acres.
- B. Legal information and updates - None

13. *General Public Comment and Discussion Thereof – There were no requests for public comment.

14. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 07:59 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on April 4, 2023

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission