

**PLANNING COMMISSION
STAFF REPORT**

Date: May 8, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action): Case No. LDC25-00047 (Silver Lake to Moya Gas Capacity Project) - A request has been made for a conditional use permit to establish a major utility to allow the construction of a natural gas line (with greater than 100 psi of pressure) and associated gas regulator station. The majority of the project is proposed within an existing utility corridor located ± 375 feet west of the intersection of Silver Lake Road and Peppermint Drive, extending $\pm 9,000$ feet north, following the existing overhead powerline. This request is a Project of Regional Significance (PRS) for the establishment of a gas regulator station and main gas line that operates over 100 psi.

From: Carter Williams, Associate Planner

Ward #: 4

Case No.: LDC25-00047 (Silver Lake to Moya Gas Capacity Project)

Applicant: NV Energy

APN: 554-010-01, 554-201-32, & 554-210-06

Request: **Conditional Use Permit (Project of Regional Significance):** To establish a major utility to allow the construction of a natural gas line (with greater than 100 psi of pressure) and associated gas regulator station.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions, and recommend that City Council sponsor the corresponding Truckee Meadows Regional Plan amendment.

Summary: The project is located within a portion of ±263-acre site that spans three parcels that include Parks, Greenways, and Open Space (PGOS), Mult-Family Residential – 14 units per acre (MF-14), and Single Family Residential – 11 units per acre (SF-11) zoning. The majority of the project lies within an existing utility corridor located ±375 feet west of the intersection of Silver Lake Road and Peppermint Drive, extending ±9,000 feet north, following an existing overhead powerline. A conditional use permit (CUP) is required for the establishment of a major utility within the City (in all zones). In this case, the major utility is a natural gas line with greater than 100 psi of pressure. This request is also a Project of Regional Significance (PRS) due to the facility capacity and the associated gas regulator station and requires a Regional Plan amendment to modify an existing utility corridor, establish a new gas substation, and remove an old substation. The key issue identified in this report is compatibility with surrounding uses.

Background: With increasing development in the North Valleys and Cold Springs areas, utilities and infrastructure must be improved to keep up with growth and consumer demand. Currently, natural gas distribution services are provided by NV Energy through the Lemmon Valley and Stead regulator stations. The Stead regulator station will be decommissioned after the completion of this project. The project is generally proposed within an existing overhead regional utility corridor. However, portions of the project are located outside of the corridor and require a Regional Plan amendment for their siting. **Condition No. 6** makes approval of the CUP contingent upon the approval of the PRS by the Regional Planning Commission and the Regional Plan amendment by the Regional Governing Board.

The project is almost entirely located within the Sierra Sage Golf Course, owned and operated by Washoe County. The golf course was originally constructed in 1960 by the U.S. Air Force and was acquired by the County in 1966.

Analysis: The proposed gas pipeline will be constructed underground with the exception of the gas regulator station proposed at the northernmost point of the golf course property (**Exhibit B**). The construction of the regulator station will require minimal grading and utilizes an existing dirt access road that will need to be improved to support emergency fire access. The height of the regulator station equipment will not exceed four feet in height. A chain-link fence, seven feet in height with barbed wire, will be installed around the facility for security. The proposed fence height with barbed wire is allowed under current Reno Municipal Code (RMC) requirements.

Compatibility with Surrounding Uses: Properties to the north and east are industrial in nature with single-family neighborhoods to the west, northwest, and further south (across Silver Lake Road). The regulator station is proposed to be positioned a minimum of 200 feet from the nearest residential property. **Condition No. 7** requires that the proposed chain-link fence utilize earth-toned slats to screen the facility from adjacent residential uses.

Master Plan Conformance: The subject site has the Master Plan land use designations of Parks, Greenways, and Open Space (PGOS) and Industrial (I) and is located within the Outer Neighborhood area per the Structure Plan Framework of the Reno Master Plan. As proposed the project is in conformance with the PGOS and I Master Plan land use designations, and the following applicable Master Plan goals and policies:

- 2.1B: Concurrency Management System
- 2.3F: Cooperative Use
- 2.4G: Regional Utility Corridors
- 4.3E: Infrastructure Improvements

Public and Stakeholder Engagement: No concerns were identified in the agency comments that were received. The applicant gave a presentation to the Ward 4 Neighborhood Advisory Board (NAB) meeting on March 20, 2025. Concerns were raised regarding safety and impacts to nearby residential neighborhoods. A courtesy notice was sent out to surrounding property owners upon initial submission of the project. One comment was received in opposition to the project noting operational safety and ecological concerns for gas infrastructure (**Exhibit C**). The applicant has indicated that implementation of this project will increase capacity while improving upon safety of the system. Reduction of ecological impacts is the purpose of limiting these improvements to existing regional corridors. As such, Staff feels these concerns are adequately mitigated. Any future comments will be forwarded to the Planning Commission as they are received.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted shall prevail.
2. The owner or developer shall apply for all building permits and acquire a cabaret business license for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit or license addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project

site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

5. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. A sign with the approved construction hours shall be posted on site for the full duration of construction activity. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.
6. Final approval if this conditional use permit is contingent upon conformance review by the Truckee Meadows Regional Planning Commission and the approval of a Regional Plan amendment by the Truckee Meadows Regional Governing Board.
7. Prior to the approval of any permit for the regulator station, the applicant shall provide plans indicating that all fencing and chain-link slats are earth-tone in color.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- (1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- (2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- (3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.

- (4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- (5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Attachments:

Exhibit A – Case Maps

Exhibit B – Site Plans

Exhibit C – Public Comment