

AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	Peter Gower
ABSTAIN:	
RECUSED:	

- 4.2 Staff Report (For Possible Action): Case No. **PAR23-00020 (Talus Valley Phase 2 Parcel Map #5)** – A request has been made for a sequential parcel map to establish four parcels. The ±174.88 acre subject site is generally located ±2500 feet north of the intersection of Echo Valley Parkway and South Meadows Parkway. The parcel is zoned Planned Unit Development Talus Valley (PUD). The site has a Master Plan land use designation of Mixed Neighborhood (MX), Single Family (SF), Suburban Mixed-Use (SMU), and Parks, Greenways, and Open Space (PGOS). **[Ward 3]**

Derek Kirkland, applicant representative, gave an overview of the project.

Brook Oswald, Associate Planner, gave an overview of the staff report.

Disclosures: familiar with area, read and received emails

Commissioner Johnson disclosed that the firm he works for designs the schools for the Washoe County School District.

Public Comment: none

There were no questions or discussion.

It was moved by Arthur Munoz, seconded by Harris Armstrong, to approve the sequential parcel map, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	Peter Gower
ABSTAIN:	
RECUSED:	

- 4.3 **Staff Report (For Possible Action): Case No. LDC23-00045 (Peavine Substation)** – A request has been made for a conditional use permit for: 1) the establishment of major utility/ 120kV electrical substation and; 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet

in height. The vacant ±9.74 acre subject site is generally located on the southwest corner of the intersection of North Virginia Street and Peavine Peak Road. The site has a zoning designation of Single-Family Residential - 8 dwelling units per acre (SF-8) and a Master Plan land use designation of Special Planning Area (SPA). This is a Project of Regional Significance (PRS) for the establishment of an electrical substation. [Ward 4]

Mark Sullivan, NV Energy, gave an overview of the project.

Brook Oswald, Associate Planner, gave an overview of the staff report.

Disclosures: familiar with area

Commissioner Armstrong made the following disclosure: “My employer, Estuary Power, has an ongoing business relationship with NV Energy. On this matter I have sought guidance from the City Attorney’s office. Pursuant to NRS 281a.420 Section 4 Subsection a, the law presumes that the independence of judgment of a reasonable person in the public officer’s situation would not be materially affected by the public officer’s commitment in a private capacity to the interests of another where the resulting benefit or detriment accruing to the other person is not greater than that accruing to any other member of any general business, profession, occupation or group that is affected by the matter. Here I have a commitment in a private capacity to my employer and a pecuniary interest in my employment. Item 4.3 is a request for a conditional use permit for the Peavine Substation by NV Energy. The independence of judgment of a reasonable person in my situation would not be materially affected by my commitment to my employer, which has an ongoing business relationship with NV Energy, nor is my pecuniary interest in my employment affected by their request. Because this is not a clear case of disqualifying conflict of interest, I am making this disclosure but do not intend to recuse myself from this item.”

Public Comment: none

Questions:

Mr. Oswald clarified for Commissioner Johnson that both driveways that lead into the facility will be required to be paved. Along the spur road connecting to Virginia Street, they are required to pave a minimum of 50 feet.

Mr. Oswald confirmed for Commissioner Johnson that they will require native seed mix on the disturbed areas.

Mr. Oswald answered questions regarding the process for approving

substations.

It was moved by Mark Johnson, seconded by J.D. Drakulich, to approve the Conditional Use Permit, subject to conditions, and recommend that the City Council sponsor the corresponding Regional Plan amendment to the Truckee Meadows Regional Planning Agency. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	Peter Gower
ABSTAIN:	
RECUSED:	

- 4.4 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00029 (3655 Warren Way Rezoning)** - A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14). The ±1.0 acre project site is located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Lisa Nash, Christy Corp applicant representative, gave an overview of the project.

Leah Brock, Associate Planner, gave an overview of the staff report.

Disclosures: familiar with site, received and read correspondence

Public Comment: No request to speak forms were received. Correspondence was received and distributed to the Commission before tonight's meeting. Voicemails were also received before the January 18 Planning Commission meeting which were played in chambers at this time.

Questions:

Ms. Brock confirmed for Commissioner Johnson that this item is looking at a zone change and not a project. Concerns regarding issues like traffic, building height and parking would be analyzed at the time a use application is submitted.

Discussion: