



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Jim Barnes
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi, Chair
Kate S. Nelson
Amy Owens
Rob Pierce, Vice-Chair
Secretary
Trevor Lloyd

Tuesday, January 6, 2026
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

Information regarding this public notice is available in Spanish at the following link:
www.washoecounty.gov/comdev/board_commission/planning_commission

La información sobre este aviso público está disponible en español en el siguiente enlace
"link": www.washoecounty.gov/comdev/board_commission/planning_commission

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/84272659406>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 842 7265 9406**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 842 7265 9406** and pressing #.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/divisions/Communications/WCTV/wctv-vod.php> and will also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete case descriptions are provided beginning on page four of this agenda.)

- **Abandonment Case Number WAB25-0007 (Rocky Vista Abandonment)**
- **Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map WTM22-001**
- **Tentative Subdivision Map Case Number WTM25-002 and Special Use Permit Case Number WSUP25-0022 (Silver Crossing)**

Washoe County Community Services Department, Planning and Building Division
1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.6100

http://www.washoecounty.gov/csd/planning_and_development/index.php

- **Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) and Special Use Permit Case Number WSUP25-0019 (Sierra Reflections Infrastructure)**

Possible Changes to Agenda and Timing. Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

Public Comment. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment 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. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Public Participation. Any public wishing to present printed materials at the hearing must bring eight (8) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Brandon Roman (broman@washoecounty.gov) by 4:00 p.m. the business day immediately preceding the meeting. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on **Monday January 5, 2026**, to the Committee members prior to the meeting.

Responses to Public Comments. The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may

choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

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. 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. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Supporting Materials. Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained online at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division's Office (contact Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail (broman@washoecounty.gov)). 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. Supporting materials are available to the public at the same time they are available to Planning Commissioners. If materials are distributed at a meeting, they are 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 at least 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 qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

6:00 p.m.

1. **Call to Order and Determination of Quorum** [Non-action item]
2. **Pledge of Allegiance** [Non-action item]
3. **Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone** [Non-action item]
4. **Appeal Procedure** [Non-action item]
5. **Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

6. **Approval of the January 6, 2026, Agenda** [For possible action]
7. **Approval of the [November 20, 2025](#), and [December 2, 2025](#), Minutes** [For possible action]

Commission members may identify any additions or corrections to the draft minutes as transcribed.

8. **Public Hearings** [For possible action]

- A. [Abandonment Case Number WAB25-0007 \(Rocky Vista Abandonment\)](#) – For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in three, 33' access easements along the north, east, and south portions of APN 017-200-11. The easement along the west property line is to remain in place.

- Applicant/Property Owner: Harry Fry
- Location: 15990 Rocky Vista Rd.
- APN: 017-200-11
- Parcel Size: 5 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS)
- Planning Area: Southeast Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Clark
- Staff: Jolene Bertetto, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.6101
- E-mail: JBertetto@washoecounty.gov

- B. [Amendment of Conditions Case Number WAC25-0019 \(Continuum of Care Cottages\) for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map WTM22-001](#) [For possible action] – For hearing, discussion, and

possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001. To change the use type to senior housing from continuum of care, senior, to reduce the total number of units allowed from 136 to 134, and to remove conditions referring to the use type of continuum of care or medical requirements/equipment by removing Conditions 1.t, 1.u, 1.w, and 1.y.

- Applicant/Property Owner: Silverado Village Eagle Canyon, LLC
- Location: Bethwin Street & Neighborhood Way
- APN: 532-451-02 to 08, 532-452-01 to 10, 532-461-01 to 06, 532-462-01 to 15, 532-453-01 to 14, 532-471-02, 03, 532-461-07, 532-032-19, 532-542-12, 532-453-16 & 532-471-01
- Parcel Size: ±21.56 acres
- Master Plan: Commercial(C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Planning Area: Spanish Springs
- Development Code: Authorized in Article 302, Allowed Uses; Article 304, Use Classification System; Article 408, Common Open Space Development; Article 438, Grading; Article 608, Tentative Subdivision Maps & Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: JOlander@washoecounty.gov

C. Tentative Subdivision Map Case Number WTM25-002 and Special Use Permit Case Number WSUP25-0022 (Silver Crossing) [For possible action] – For hearing, discussion, and possible action to approve:

1. A common open space tentative subdivision map on ±11.21 acres for 52 lots, including ±2.07 acres of common open space and lots ranging in sizes from 4,500 SF to 9,254 SF; and
 2. A special use permit (SUP) for single-family, detached development in accordance with Table 110.302.05.1 of the Washoe County Code for parcels with a regulatory zoning of neighborhood commercial (NC).
- Applicant: ETL Investments LLC
 - Property Owner: Silverado Homes NV Inc
 - Location: 401 Neighborhood Way
 - APN: 532-031-16
 - Parcel Size: ±11.21 acres
 - Master Plan: Commercial (C)
 - Regulatory Zone: Neighborhood Commercial (NC)
 - Planning Area: Spanish Springs
 - Development Code: Authorized in Article 302, Allowed Uses; Article 408, Common Open Space Development; Article 438, Grading

- Standards, Article 608, Tentative Subdivision Maps
Authorized in & Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: JOlander@washoecounty.gov

D. Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) and Special Use Permit Case Number WSUP25-0019 (Sierra Reflections Infrastructure)

[For possible action] – For hearing, discussion, and possible action to approve a common open space tentative subdivision map for a 940-lot common open space development, with lots ranging in size from 2,876+/- square feet to 68,008+/- square feet. The project will include major grading of 3.6 million cubic yards of excavation, and 625,000 cubic yards of fill. This project meets the standard for a project of regional significance because it contains housing of more than 625 units, sewage use greater than 187,500 gallons per day, water usage greater than 625-acre feet per year, and traffic counts greater than an average of 6,250 trips daily; as such, any approval by the planning commission is provisional subject to the Truckee Meadows Regional Planning Commission's finding that the project is in conformance with the Truckee Meadows Regional Plan. The applicant also seeks approval of Special Use Permits for utility services (water tanks and two lift stations) and three bridge crossings over the Sensitive Stream Zone and Critical Stream Zone buffers for Steamboat Creek and Browns Creek.

- Applicant/Property Owner: World Properties, Inc.
- Location: 0 S Virginia Street, 0 US Highway 395 S, 0 Pagni Lane,
23805 US Highway 395 S, 23795 US Highway 395 S,
23853 US Highway 395 S,
23855 US Highway 395 S,
23857 US Highway 395 S, 23877 US Highway 395 S,
23455 US Highway 395 S, 120 Pagni Lane
- APN: 046-080-40, 046-060-47, 046-060-45, 046-060-55, 046-090-26, 046-090-25, 046-090-24, 046-090-23, 046-090-18, 046-090-17, 046-090-16, 046-090-15, 046-090-14, 046-090-13, 046-090-12, 046-090-11, 046-090-10, 046-090-09, 046-090-08, 046-090-07, 046-090-06, 046-090-05, 046-090-04, 046-090-01, 046-100-07, 046-100-02, 046-100-03, 046-100-04, 046-100-10
- Parcel Size: 15.29 acres, 23.63 acres, 185.18 acres, 54.98 acres, 154.82 acres, 16.56 acres, 1.10 acres, 0.91 acres, 5.00 acres, 5.00 acres, 0.18 acres, 0.87 acres, 0.99 acres, 2.96 acres, 5.00 acres, 5.00 acres, 4.44 acres, 4.40 acres, 5.00 acres, 5.00 acres, 5.00 acres, 5.00 acres, 5.0 acres, 0.80 acres, 146.66 acres, 40.00 acres, 19.446 acres, 36.00 acres, 5.43 acres
- Master Plan: Suburban Residential, Rural, Rural Residential
- Regulatory Zone: Public/Semi-Public Facilities (PSP), Low Density Suburban (LDS), General Rural (GR); Medium Density Suburban (MDS), Medium Density Rural (MDR)
- Planning Area: South Valleys

- Development Code: Authorized in Article 608, Tentative Subdivision Maps
- Commission District: 2 – Commissioner Clark
- Staff: Chirs Bronczyk, Senior Planner; Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
- Phone: Chris: 775.328.3612; Tim: 775.328.2314
- E-mail: CBronczyk@washoecounty.gov;
TEvans@washoecounty.gov

9. Chair and Commission Items [Non-action item]

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

10. Director's and Legal Counsel's Items [Non-action item]

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

11. Public Comment [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Planning Commission as a whole.

12. Adjournment [Non-action item]