



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

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, March 3, 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

The Washoe County Planning Commission met in a scheduled session on Tuesday, March 3, 2026, 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 Lazzareschi called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Jim Barnes
R. Michael Flick
Linda Kennedy (Zoom)
Daniel Lazzareschi, Chair
Kate Nelson (Zoom)
Amy Owens
Rob Pierce, Vice Chair

Commissioners absent: None

Staff present: Trevor Lloyd, Secretary, Planning and Building
Courtney Weiche, Senior Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Elizabeth Hickman, 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

Chair Lazzareschi led the pledge to the flag.

Ethics Law Announcement

Deputy District Attorney Elizabeth Hickman provided the ethics procedure for disclosures.

3. Appeal Procedure

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

4. General Public Comment and Discussion Thereof

Chair Lazzareschi opened the Public Comment period.

Public Comment:

There was no response to the call for public comment.

5. Approval of March 3, 2026 Agenda

Chair Lazzareschi announced that Agenda Items 7E and 7F would be pulled from the agenda and heard at the April 6 Planning Commission meeting.

Vice Chair Pierce moved to approve the agenda for the March 3, 2026, meeting as amended. Commissioner Owens seconded the motion, which passed unanimously with a vote of seven for, none against.

6. Approval of February 3, 2026, Draft Minutes

Recording Secretary Brandon Roman noted that “3,000 feet” on page 10 of the draft minutes would be changed to “500 feet” at the public commenter’s request.

Vice Chair Pierce moved to approve the minutes for the February 3, 2026, Planning Commission meeting as amended. Chair Lazzareschi seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Public Hearings

A. Abandonment Case Number WAB25-0008 (Florence Place) [For possible action] - For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest of Florence Place right-of-way (ROW), a ±49.5’ wide roadway to the east of 7495 Robert Banks Blvd.

- Applicant/Property Owner: Maurice Shaylor
- Location: 7495 Robert Banks Blvd.
- APN: 089-194-01
- Parcel Size: 0.350 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Planning Area: Spanish Springs

- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- 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

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Vicinity Map; Easement Map; Evaluation (2 slides); Noticing; Reviewing Agencies & Findings; and Possible Motion.

Responding to Commissioner Flick’s question, Ms. Olander confirmed that the other neighboring property owner wrote a letter declining any portion of Florence Place, and a copy of that letter was included in the staff report for this item.

Public Comment:

There was no response to the call for public comment.

MOTION: Commissioner Kennedy moved that Abandonment Case Number WAB25-0008 for Maurice Shaylor be approved with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

Vice Chair Pierce seconded the motion, which passed unanimously with a vote of seven for, zero against.

B. Abandonment Case Number WAB26-0001 (Dierksen) [For possible action]– For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in two 33-foot access easements along the northern and eastern portions of the parcel and a 13-foot portion of an easement along the western property line.

- Applicant/Property Owner: Sierra Dierksen
- Location: 16000 Perlite Drive
- APN: 017-111-19
- Parcel Size: 2.428 acres
- Master Plan: Suburban Residential (SR)
- 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: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627

- E-mail: JOlander@washoecounty.gov

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: Request; Vicinity Map; Easement Map; Evaluation; map showing access roads; Noticing; Reviewing Agencies & Findings; and Possible Motion.

Public Comment:

Mr. Dale LaFrance wondered about the purpose of the abandonment and if the applicant planned to build. He noted the easement provided access to Bureau of Land Management land.

Secretary Trevor Lloyd pointed out the property has a number of constraints on it.

Ms. Olander added that the applicant submitted an application, which will be heard by the Parcel Map Review Committee next week, to split this parcel into four parcels. Though there are no specific plans to develop further than that, all setback requirements would still apply.

MOTION: Vice Chair Pierce moved that Abandonment Case Number WAB26-0001 for Sierra Dierksen be approved with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

Commissioner Kennedy seconded the motion, which passed unanimously with a vote of seven for, zero against.

C. Amendment of Conditions Case Number WAC25-0021 (PSREC Transmission Line) for WSUP23-0020 [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions WAC25-0021 (PSREC Transmission Line) for WSUP23-0020. The request is to amend condition 1(c) for the approved special use permit in order to grant an additional 2-year extension of time to obtain building permits for the construction of the project until December 14, 2027. WSUP23-0020 was approved to construct a 2-mile long 69 kV transmission line, which is a utility services use type.

- Applicant/Property Owner: Plumas Sierra Rural Electric Cooperative (PSREC)
- Location: North of Indian Ln. & South Anaho Rd.
- APN: 074-061-24, 074-061-33, 074-061-32, 074-061-31, 074-061-30
074-061-29, 074-061-39, 074-061-38, 074-061-37, 074-061-36
074-062-39, 074-062-54, 074-062-55, 074-040-61, & 074-040-60
- Parcel Size: 10, 10.7, 10.8, 10.8, 10.9, 10.8, 5, 5, 5, 5, 10, 10, 10, 558.1 & 92.4 - acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Planning Area: High Desert

- Development Code: Authorized in Article 302 Allowed Uses, Article 810, Special Use Permits & Article 812 Projects of Regional Significance
- Commission District: 5 – Commissioner Herman
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

Senior Planner Courtney Weiche conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Vicinity Map; WSUP23-0020 Original Request; WAC25-0021 – Current Request; Public Notice; Amended Condition of Approval; Findings; and Motion.

Ms. Weiche indicated the surrounding parcels were generally undeveloped apart from a few residential dwellings. The transmission line would be located within an existing utility easement and continue westward into California. She said the Regional Planning Governing Board adopted an amendment adding the new regional utility corridor to the regional plan in 2023, which established the original effective special use permit date.

Karen Downs with Manhard Consulting conducted a slideshow presentation on behalf of the applicant and reviewed slides with the following titles: Approved Location; Background; and Request.

Public Comment:

There was no response to the call for public comment.

MOTION: Chair Lazzareschi moved that Amendment of Conditions Case Number WAC25-0021 for Plumas Sierra Rural Electric Cooperative be approved with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

Vice Chair Pierce seconded the motion, which passed unanimously with a vote of seven for, zero against.

D. Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA)

[For possible action] – For hearing, discussion, and possible action to recommend adoption of a regulatory zone amendment to the Truckee Canyon Regulatory Zone map to change the zoning on one (1) parcel (APN: 084-060-13) totaling ±624 acres from 27% Parks and Recreation & 73% General Rural to 100% General Rural. And if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Q&D Construction
- Property Owner: Lockwood Investment Co LTD
- Location: 12005 Interstate 80 E
- APN: 084-060-13

- Parcel Size: 624 acres
- Master Plan: Rural
- Regulatory Zone: 27% Parks and Recreation, 73% General Rural
- Planning Area: Truckee Canyon
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Andriola
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services
Planning and Building
- Phone: 775-328-2608
- E-mail: CWeiche@washoecouny.gov

Senior Planner Courtney Weiche conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Aerial Image; RZA Request; Availability of Facilities; Neighborhood Meetings & Public Comment; Noticing; Reviewing Agencies & Findings; and Possible Motions.

Ms. Weiche explained that the parcel had originally been zoned 100 percent General Rural, but a regulatory zone amendment was granted in 2013 to accommodate off-road racing events. She pointed out a correction to the presentation that no conditions of approval are allowed on regulatory zone amendments.

Melissa Smith with Wood Rogers reviewed slides entitled Background and Regulatory Zone Amendment.

Public Comment:

There was no response to the call for public comment.

MOTION: Vice Chair Pierce moved that the Planning Commission adopt the resolution included as Exhibit A recommending adoption of Regulatory Zone Amendment Case Number WRZA26-0001, having made all of the findings in accordance with Washoe County Code Section 110.821.15.

Commissioner Nelson seconded the motion, which passed unanimously with a vote of seven for, zero against.

8. Chair and Commission Items

A. Future agenda items

Chair Lazzareschi reminded the Commission that Agenda Items 7E and 7F would be heard at the Planning Commission’s April meeting.

B. Requests for information from staff

There were none.

9. Director's and Legal Counsel's Items

A. Report on previous Planning Commission items

Secretary Trevor Lloyd stated the Sierra Reflections tentative map appeal will be heard by the Board of County Commissioners at its March 10 meeting, as will the first reading of the attainable housing development code amendment.

B. Legal information and updates

There were none.

10. General Public Comment and Discussion Thereof

There was no response to the call for public comment.

11. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 6:41 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor.

Approved by Commission in session on April 7, 2026

Trevor Lloyd

Trevor Lloyd

Secretary to the Planning Commission