



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

The Planning Commission will convene as the Capital Improvements Advisory Committee pursuant to NRS 278B.150 for a portion of the meeting.

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, April 7, 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>.

CONSENT AND PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

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

- **Extension of Time for Case Number WTM20-001 (Ladera Ranch)**
- **Possible recommendation to adopt the 8th Editions of the Regional Road Impact Fee (RRIF) General Administration Manual (GAM), Capital Improvement Program (CIP) and revised fees.**

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

- **Abandonment Case Number WAB26-0002 (3565 Lone Tree Drainage Easement)**
- **Special Use Permit Case Number WSUP26-0001 (Enterprise Office)**
- **Development Code Amendment Case Number WDCA25-0006 (Attainable Housing Density Bonus)**
- **Development Code Amendment Case Number WDCA26-0001 (Small Unit Density Incentive)**
- **Master Plan Amendment Case Number WMPA25-0003 (Regional Plan conformance and Sphere of Influence (SOI) rollback designations) and Regulatory Zone Amendment WRZA25-0004 (SOI rollback designations)**

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 April 6, 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 [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 April 7, 2026 Agenda [For possible action]

7. Approval of the [March 3, 2026, Draft Minutes](#) [For possible action]

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

8. Consent Items

A. [Extension of Time for Case Number WTM20-001 \(Ladera Ranch\)](#) [For possible action] - For hearing, discussion, and possible action to approve an extension of time for WTM20-001, for two years, from August 4, 2026 to August 4, 2028. The subdivision was originally approved by the Planning Commission on August 4, 2020. The Planning Commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360(1)(c).

- Applicant/Property Owner: Ladera Ranch LLC
- Location: 0 Unspecified
- APN: 502-250-33
- Parcel Size: 177.298 acres
- Master Plan: Open Space; Rural Residential
- Regulatory Zone: Open Space (OS) (34%); Medium Density Suburban (MDS) (10%); Low Density Suburban (LDS) (21%); High Density Rural (HDR) (35%)
- Planning Area: Sun Valley
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 3– Commissioner Garcia
- Staff: Tim Evans, Planner

Washoe County Community Services Department
Planning and Building

- Phone: 775.328.2314
- E-mail: TEvans@washoecounty.gov
- E-mail: JOlander@washoecounty.gov

9. Public Hearings [For possible action]

The following item only (Agenda Item 9.A.) will be heard by the Washoe County Planning Commission who will convene as the Capital Improvements Advisory Committee, including CIAC member Matthew Robinson, for this item only.

- A. [Recommendation to the Washoe County Board of County Commissioners to adopt the 8th Edition of the Regional Road Impact Fee \(RRIF\) General Administration Manual \(GAM\), the 8th Edition of the Capital Improvement Program \(CIP\) and the revised fees.](#) [For possible action] – For review, discussion, and possible action, pursuant to NRS 278B.150 and Washoe County Code (WCC) 110.706.05, to recommend approval to the Washoe County Board of County Commissioners of amendments to the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees.

- Prepared by: Mitchell Fink, RRIF Administrator
Washoe County Community Services Department
Engineering and Capital Projects Division
- Phone: 775.328.2050
- E-mail: MFink@washoecounty.gov

The Washoe County Planning Commission will reconvene solely as the Planning Commission for the remainder of the meeting.

- B. [Abandonment Case Number WAB26-0002 \(3565 Lone Tree Drainage Easement\)](#) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in approximately 280 square feet of a 50-foot-wide drainage easement near the subject parcel’s north property line. The partial abandonment of the drainage easement would allow the applicant to build a detached garage.

- Applicant: Daniel and Mary Allen
- Property Owner: Dam Allen Trust
- Location: 3565 Lone Tree Lane
- APN: 041-092-01
- Parcel Size: 2.61 acres
- Master Plan: Rural Residential
- Regulatory Zone: High Density Rural (HDR)
- Planning Area: Southwest 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

C. Special Use Permit Case Number WSUP26-0001 (Enterprise Office) [For possible action] – For hearing, discussion, and possible action to approve a special use permit for the Automotive Sales and Rentals use type on one parcel located in the Spanish Springs Business Park. The SUP would allow the applicant to operate an Enterprise Rent-A-Car office inside an existing automotive repair shop.

- Applicant: Enterprise Rent-A-Car
- Property Owner: Cameron A Curtiss Trust
- Location: 155 Ingenuity Ave.
- APN: 530-492-01
- Parcel Size: 2.750
- Master Plan: Industrial
- Regulatory Zone: Industrial (I)
- Planning Area: Spanish Springs
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Jolene Bertetto Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.6101
- E-mail: JBertetto@washoecounty.gov

D. Development Code Amendment Case Number WDCA25-0006 (Attainable Housing Density Bonus) [For possible action] – For hearing, discussion and possible action to initiate an amendment to Washoe County Code Chapter 110 (Development Code) within Article 336 Housing Incentives, to establish a density bonus for attainable housing that scales to the underlying regulatory zone, providing for higher achievable densities in more intense regulatory zones; to establish a density bonus for attainable senior housing above the bonus for non-age restricted attainable housing; to prohibit the stacking of multiple density bonuses; to set the minimum period of affordability at 30 years for rental projects and 9 years for sale products; and all matters necessarily connected therewith and relating thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Applicant: Washoe County
- Property Owner: NA
- Location: Unincorporated Washoe County
- APN: NA
- Parcel Size: NA
- Master Plan: NA
- Regulatory Zone: NA

- Planning Area: All
- Citizen Advisory Board: All
- Development Code: Authorized in Article 818, Amendment of Development Code
- Staff: Eric Young, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3613
- E-mail: EYoung@washoecounty.gov

E. Development Code Amendment Case Number WDCA26-0001 (Small Unit Density Incentive) [For possible action] – For hearing, discussion and possible action to initiate an amendment to Washoe County Code Chapter 110 (Development Code) within Article 336 Housing Incentives to add small unit density standards allowing for increased density for developments with a maximum unit size of 1,200 square feet and establishing requirements for utilizing the increased density allowance; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Development Code: Authorized in Article 818, Amendment of Development Code
- Commission District: All Districts
- Staff: Kat Oakley, Planning Manager
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: KOakley@washoecounty.gov

F. Master Plan Amendment Case Number WMPA25-0003 (Regional Plan conformance and SOI rollback designations) and Regulatory Zone Amendment WRZA25-0004 (SOI rollback designations) [For possible action] – For hearing, discussion, and possible action to initiate and approve resolutions to 1) adopt a series of master plan text amendments to bring the Washoe County Master Plan into conformance with the Truckee Meadows Regional Plan, 2) adopt master plan map amendments to the Cold Springs, North Valleys, Northwest, Southwest Truckee Meadows and Verdi Master Plan Land Use Maps in order to apply the Open Space (OS) master plan category to 40 parcels, which were released from the City of Reno Sphere of Influence, 3) recommend adoption of regulatory zone amendments to the Cold Springs, North Valleys, Southwest Truckee Meadows and Verdi Regulatory Zone maps in order to apply the Open Space regulatory zone to a subset of 20 of those parcels including other parcels that are located outside of the adopted Washoe County regulatory zone map areas; and 4) if approved, authorize the chair to sign Master Plan and regulatory zone amendment resolutions to this effect;

The 40 parcels proposed to receive the Open Space master plan land use category designation are Assessor Parcel Numbers:

003-020-10, 038-150-14, 038-150-21, 038-530-29, 038-530-42, 049-450-06, 049-450-07, 049-450-10, 049-450-59, 049-450-60, 081-010-16, 081-010-20, 081-010-21, 081-023-23, 081-023-25, 081-024-09, 081-024-10, 081-024-11, 081-024-12, 082-180-63, 082-180-64, 082-180-74, 082-180-75, 082-180-76, 082-361-04, 082-361-20, 082-361-23, 087-010-18, 087-010-19, 087-010-30, 087-021-08, 087-340-01, 087-340-05, 087-350-11, 087-350-26, 087-381-04, 087-381-05, 090-030-03, and 234-021-05.

The subset of 20 of the above parcels proposed to receive the Open Space regulatory zone designation are Assessor Parcel Numbers:

082-361-04, 003-020-10, 082-361-20, 082-361-23, 038-150-14, 038-150-21, 038-530-29, 038-530-42, 082-180-63, 082-180-64, 087-350-11, 087-350-26, 090-030-03, 082-180-76, 082-180-75, 082-180-74, 049-450-10, 049-450-06, 049-450-07, and 234-021-05.

- Applicant: Washoe County
- Property Owner: Bureau of Land Management, United States Forest Service, State of Nevada
- Location: Various
- APNs: See above case description
- Parcel Size: Various
- Existing Master Plan: None
- Proposed Master Plan: Open Space
- Existing Regulatory Zone: Various
- Proposed Regulatory Zone: Open Space
- Planning Area: Various
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821 Amendment of Regulatory Zone.
- Commission District: All Districts
- Staff: Eric Young, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3613
- E-mail: EYoung@washoecounty.gov

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

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

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

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

12. 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.

13. Adjournment [Non-action item]