



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, June 2, 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, June 2, 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 (Zoom) R. Michael Flick Linda Kennedy (Zoom) Daniel Lazzareschi, Chair Kate Nelson Amy Owens Rob Pierce, Vice Chair
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Commissioners absent:	None
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Staff present:	Trevor Lloyd, Secretary, Planning and Building Chris Bronczyk, Senior Planner, Planning and Building Eric Young, Senior Planner, Planning and Building Beth Hickman, Deputy District Attorney, District Attorney's Office Iryna Wilcox, Office Supervisor, Planning and Building
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2. Pledge of Allegiance

Chair Lazzareschi led the pledge to the flag.

3. Ethics Law Announcement

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

4. Appeal Procedure

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

5. 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.

6. Approval of June 2, 2026, Agenda

Vice Chair Pierce moved to approve the agenda for the June 2, 2026, Planning Commission meeting as written. Commissioner Nelson seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Approval of May 5, 2026, Draft Minutes

There was no public comment on this item.

Vice Chair Pierce moved to approve the minutes for the May 5, 2026, Planning Commission meeting as written. Commissioner Kennedy seconded the motion, which passed unanimously with a vote of seven for, none against.

8. Public Hearings

A. Abandonment Case Number WAB26-0003 (Cinder Lane) – For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the north, south and west 33-foot government patent easements.

This application is submitted by Tim Tornstrom. The subject property is located at 0 Cinder Lane (APN: 142-241-22) and consists of approximately 2.5 acres.

The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements or Streets and is situated within Commission District 2 - Commissioner Clark. The site is currently governed by the Rural Residential and Rural Master Plan land use designations and the General Rural and High Density Rural Regulatory Zone zonings district, falling within the boundaries of the Southwest Truckee Meadows Planning Area.

Senior Planner Chris Bronczyk conducted a PowerPoint presentation and reviewed slides with the following titles: Evaluation; Vicinity Map; Easement Map (2 slides); Agency Review; Noticing; and Possible Motion.

Mr. Bronczyk noted that two public comments were received in response to staff's noticing of abutting property owners; one was about maintaining access on the northern property line and the other expressed concerns about fire and maintaining the 33-foot eastern easement.

Public Comment:

There was no response to the call for public comment.

MOTION: Vice Chair Pierce moved that Abandonment Case Number WAB26-0003 for Tim Tornstrom be partially approved, specifically abandoning Washoe County's interest in the 33-foot easements abutting the east and south property lines but retaining 20 feet of the easement on the northern property line, 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, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3).

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

B. Abandonment Case Number WAB26-0004 (Rock Springs Solar Abandonment) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of a 50-foot access easement, known as Indian Lane, across the southern boundary of APNs 074-061-30 and 074-061-29. This application is submitted by CED Rock Springs Solar LLC. The subject property is located at 10050 Fish Springs Road (APN's 074-061-30 and 074-061-29) and consists of approximately 10.872 acres and 10.934 acres.

The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements of Streets and is situated within Commission District 5 – Commissioner Herman. The site is currently governed by the Rural Master Plan land use designation and the General Rural Regulatory Zone zoning district, falling within the boundaries of the High Desert Area Plan.

Senior Planner Chris Bronczyk conducted a PowerPoint presentation and reviewed slides with the following titles: Evaluation; Vicinity Map; Easement Map (2 slides); Agency Review; Noticing; and Possible Motion.

Mr. Bronczyk indicated that the applicant also owns the two parcels directly to the east of the subject parcels, and a deed of combination requirement was placed on them as part of this request. He stated there was a presumed public roadway on the parcel to the left, and the applicant will be required to go through the relocation process for that roadway as outlined in statute. Staff received significant public outreach in response to the noticing of this application, largely to find out whether their properties would be impacted. No concerns were ultimately raised.

Public Comment:

There was no response to the call for public comment.

MOTION: Chair Lazzareschi moved that Abandonment Case Number WAB26-0004 for CED Rock Springs Solar LLC 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 Nelson seconded the motion, which passed unanimously with a vote of seven for, zero against.

C. Development Code Amendment WDCA26-0002 (Article 408 Findings) [For possible action] – For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) within Article 408, Common Open Space Development, to require the findings that reference site specific characteristics only when those characteristics are present on the parcels in question, in order to ensure the design flexibility and associated public benefits inherent to Common Open Space developments is potentially available to all subdividable parcels.

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.

Senior Planner Eric Young conducted a PowerPoint presentation and reviewed slides with the following titles: Article 408 – Common Open space Development; Common Open Space; Common Open Space Standards; Preserve or Provide Open Space; Achieve a More Efficient Use of Land; and Section 11:408.28...

Mr. Young added that a neighborhood meeting was held, and the proposed language was shaped by the feedback received at that meeting. The original proposal was for a requirement that only three of the five findings needed to be met for approval, but attendees recommended that the last two conditions should apply in situations where they could. He stressed that neighborhood meetings often help staff fully explore things before they are brought before the Planning Commission.

In response to Commissioner Nelson's query about requirements for large-diameter trees, Mr. Young said that language had always been included, and he was unsure how planners would address that.

Secretary Trevor Lloyd added that Article 412 of the Development Code contained a provision about the preservation of trees, and that article had greater details about the matter. He confirmed that field visits are conducted by Planning staff.

Responding to Commissioner Flick's questions about grading, Mr. Young said slopes between 15 and 30 percent needed to be managed with conditions, while slopes

greater than 30 percent were generally not permitted.

Mr. Lloyd indicated that grading standards are included in Article 438 of the Development Code. Every property will have its own unique set of challenges, he remarked, but it would be up to the Board to determine whether the slope finding could be made.

Public Comment:

There was no response to the call for public comment.

MOTION: Chair Lazzareschi moved that the Washoe County Planning Commission recommend approval of WDCA26-0002, to amend Washoe County Chapter 110 (Development Code) within Article 408; and to update these sections within Article 408. He further moved that the Chair be authorized to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and staff be directed to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the findings 1 through 4 in accordance with Washoe County Code Section 110.818.15(e).

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

9. Chair and Commission Items

A. Future agenda items

Commissioner Nelson recalled public comment made during consideration of the Sierra Reflections project about the calculation of density. She felt that that calculation should be reconsidered as heavier densities could become an issue in areas with steep slopes or those adjacent to more rural existing uses. She believed the Sierra Reflections project might have been more palatable to people if it involved less density than what was proposed.

Vice Chair Pierce concurred with Commissioner Nelson's request.

Deputy District Attorney Jennifer Gustafson cautioned the Commissioners against having a discussion on this topic.

Commissioner Flick opined that if developers were not allowed to calculate density on the total acreage of a project, costs for each approved unit would increase.

B. Requests for information from staff

There were none.

10. Director's and Legal Counsel's Items

A. Report on previous Planning Commission items

Secretary Trevor Lloyd said the Board of County Commissioners (BCC) adopted the Residential and Commercial Development Code Amendment (DCA) at its May 12

meeting along with having the first reading of the small unit density code amendments. The second reading is scheduled for June 16. The BCC had the first reading of the Housing Density Bonus DCA at its May 26 meeting, with the second reading to take place on June 16 as well. Also at the May meeting, the BCC adopted the Master Plan and Regulatory Zone Amendments regarding the sphere of influence rollback.

As an update to a prior request, Mr. Lloyd anticipated sending the Planning Commission a memo from the Regional Transportation Commission within the next week.

B. Legal information and updates

There were none.

11. *General Public Comment and Discussion Thereof

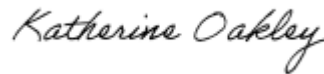
There was no response to the call for public comment.

12. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 6:36 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor

Approved by the Commission in session on July 7, 2026



Kat Oakley
Secretary to the Planning Commission