



# WASHOE COUNTY

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## STAFF REPORT BOARD MEETING DATE APRIL 28, 2026

**DATE:** April 1, 2026  
**TO:** Board of County Commissioners  
**FROM:** Courtney Weiche, Senior Planner, Planning and Building, Community Services Department, (775) 328-3608, [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)  
**THROUGH:** Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, [kmullin@washoecounty.gov](mailto:kmullin@washoecounty.gov)  
**SUBJECT:** Public Hearing: Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA).

Consideration of Planning Commission's recommendation to adopt an amendment to the Truckee Canyon Regulatory Zone map to change the zoning on one (1) parcel (APN: 084-060-13) totaling  $\pm 624$  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.

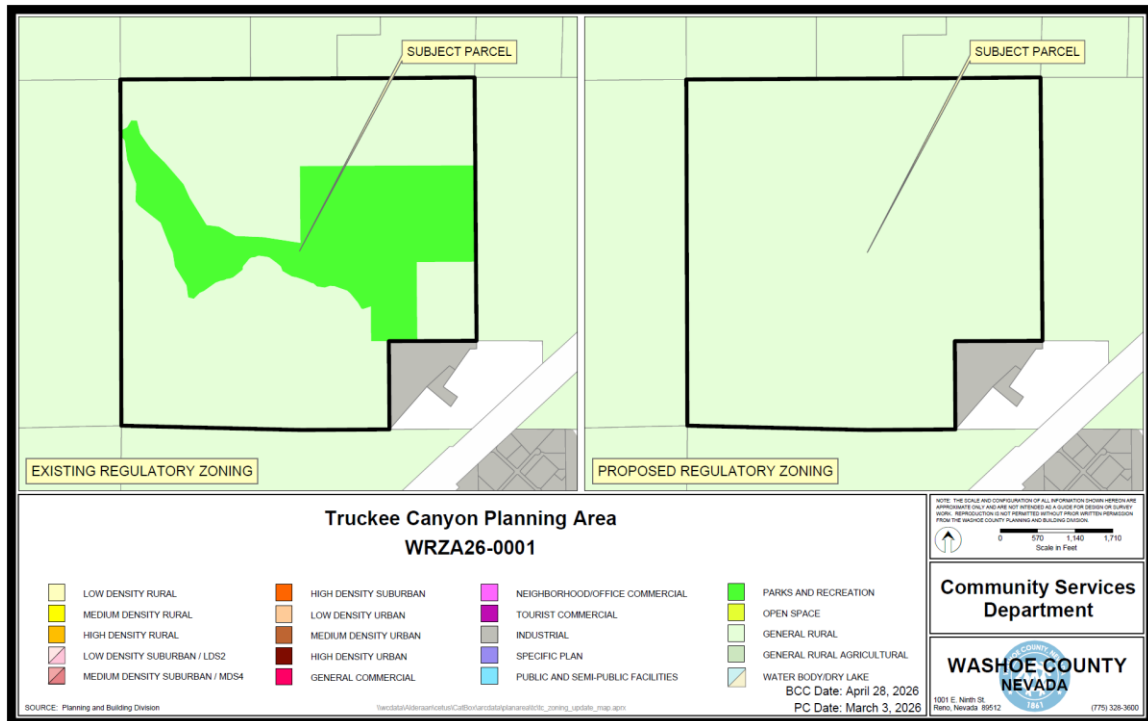
The applicant is Q&D Construction and the property owner is Lockwood Investment Co LTD. The property is located at 12005 Interstate 80 East. The Board of County Commissioners may adopt the proposed amendment, may modify the proposed amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendment after the public hearing. In making its determination regarding the regulatory zone amendment, the Board shall either affirm, modify, or reject the findings of fact included in the Planning Commission's recommendation. (Commission District 4) FOR POSSIBLE ACTION.

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### SUMMARY

This is a request to approve a regulatory zone amendment on one (1) parcel (APN: 084-060-13) totaling  $\pm 624$  acres from 27% Parks and Recreation & 73% General Rural to 100% General Rural.

AGENDA ITEM # \_\_\_\_\_



**Existing and Proposed Regulatory Zone Maps - Side by Side Comparison**

**Washoe County Strategic Objective supported by this item:** Economic Impacts - Meeting the needs of our growing community and support a thriving community.

**PREVIOUS ACTION**

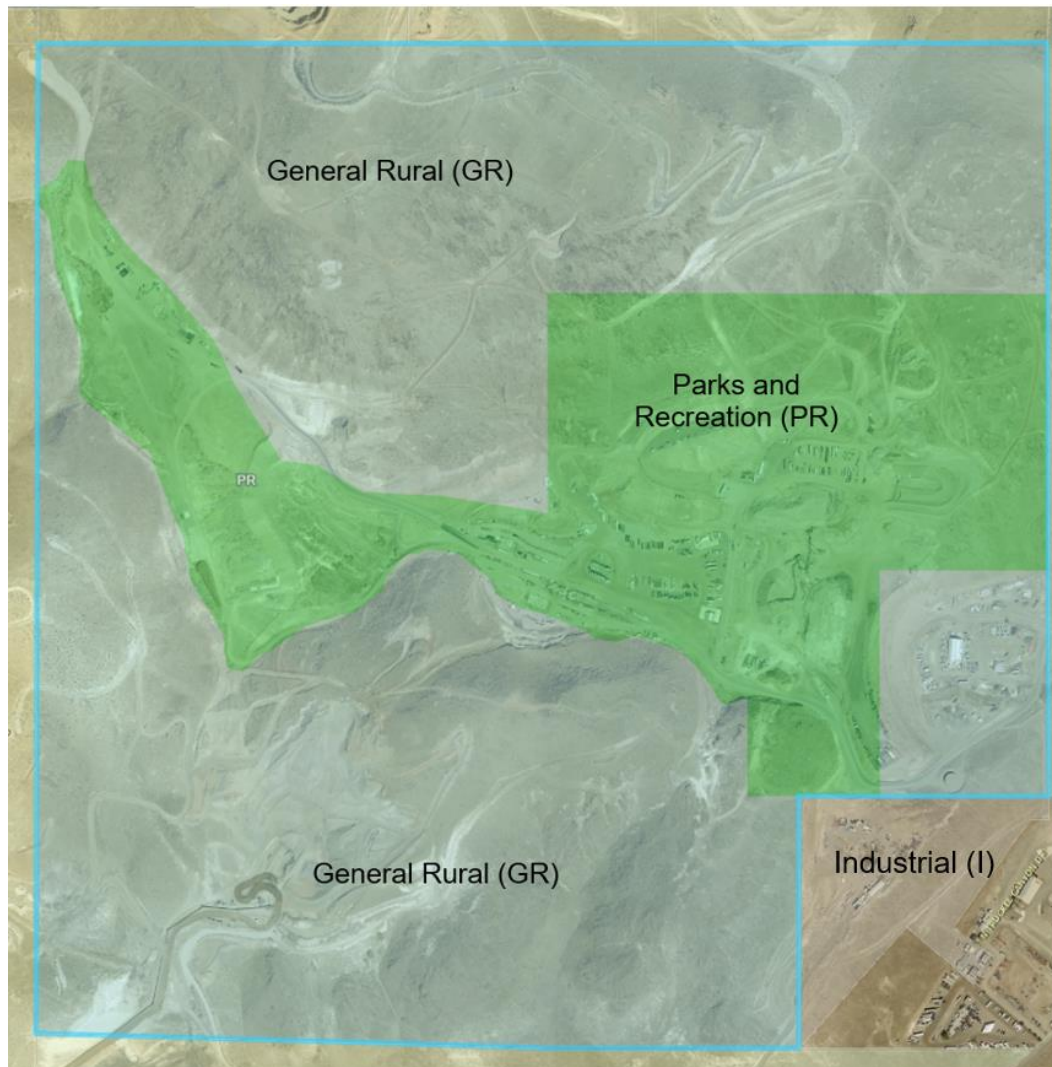
On March 3, 2026, the Washoe County Planning Commission heard the regulatory zone amendment request and voted 7-0 to recommend adoption of the amendment having been able to make the required findings in WCC 110.821.15(d).

**BACKGROUND**

The subject parcel is ±624 acres and is located at 12005 Interstate 80 East (APN 084-060-13) in the Truckee Canyon planning area. The parcel is located on the north side of interstate I-80 near Exit 23, Mustang Road.

The parcel was previously zoned 100% General Rural (GR). In 2013, a regulatory zone amendment (Case No. RZA12-005), was granted to change the zoning for a ±170-acre portion of the parcel from GR to Parks and Recreation (PR) to accommodate off-road racing events, defined as “outdoor entertainment” which was an allowed use in the PR regulatory zone. Below is an aerial map of the subject site, with the regulatory zones overlay, illustrating the constructed off-road racing track located solely within the current PR regulatory zone area. At present, the parcel has 73% General Rural (GR) (±454 acres) and 27% Parks and Recreation (PR) (±170 ac).

The applicant notes the site is no longer being used for recreational purposes, and they wish to return the property to its previous zoning in order to better align with the existing uses on site and surrounding GR zoned properties.



**Aerial Image with Existing Regulatory Zones**

A staff analysis of the project and required findings can be found in Attachment C, Planning Commission Staff Report.

**NEIGHBORHOOD MEETING**

A neighborhood meeting was held virtually on December 9, 2025. No members of the public attended.

**PUBLIC HEARING NOTICE**

**Regulatory Zone Amendment Public Notice**

Notice for regulatory zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260 and WCC Section 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing this proposal: 31 property owners within 4,000 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Truckee Canyon Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA26-0001.

### **POSSIBLE MOTION**

Should the Board agree with the Planning Commission's recommendation, a possible motion would be:

"Move to adopt, Regulatory Zone Amendment Case Number WRZA26-0001, which, amends the Truckee Canyon Regulatory Zone Map, on one (1) parcel (APN: 084-060-13) totaling ±624 acres from 27% Parks and Recreation & 73% General Rural to 100% General Rural; and authorize the Chair to sign the resolution contained in Attachment A to this staff report to that effect."

In making this motion, the Board is affirming the Planning Commission's findings of fact required for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d), specifically:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.”

Attachments: A- BCC RZA Resolution  
B- Planning Commission Signed RZA Resolution  
C- Planning Commission Staff Report  
D- Planning Commission Meeting Minutes for March 3, 2026

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