



NOTICE OF MEETING AND AGENDA

WASHOE COUNTY PLANNING COMMISSION

August 4, 2026

6:00 p.m.

Members

Amy Owens

Daniel Lazzareschi

James I Barnes

Kathryn S Nelson

Linda K Kennedy

Wendy Leonard

Robert M Flick

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 teleconference. To attend this meeting via Zoom teleconference, please log into the Zoom webinar at the link below or you can join the meeting by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering the Meeting ID below. NOTE: This option will require a computer with audio and video capabilities.

<https://us02web.zoom.us/j/84272659406>

Meeting ID: 842 7265 9406

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the Meeting ID above.

The meeting will be televised live and replayed on Washoe Channel and YouTube at:

<https://www.washoecounty.gov/mgrsoff/divisions/Communications/WCTV/wctv-vod.php>

<https://www.youtube.com/user/WashoeCountyTV>

Possible Changes to Agenda Order 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 Board. 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 Board or by action of the Chair. All comments are to be directed to the Board 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 (email listed below) 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.

broman@washoecounty.gov

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 to 311 via the email listed below. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on Monday August 3, 2026, to the Committee members prior to the meeting.

washoe311@washoecounty.gov

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 this meeting has been posted at the following location: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at the following links:

https://www.washoecounty.gov/csd/planning_and_development/board_commission/

<https://notice.nv.gov>

How to Get Copies of Agenda and Support Material

Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained on our website at the link below, or at the Planning and Building Division Office (contact information below). 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 Board members. If material is distributed at a meeting, it is available within one business day after the meeting.

https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/

Contact: Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3606 or e-mail:

broman@washoecounty.gov

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.

AGENDA

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 August 4, 2026, Agenda [For possible action]**
7. **Approval of the July 7, 2026 Draft Minutes [For possible action]**

Attachments: [2026-07-07 PC Minutes Draft KO TMP-11084](#)

8. **Consent Items**
 - A. **Special Use Permit SP-34-76W (Rilite Quarry) - [Non-action item]**

For hearing, discussion, and possible action to approve a 5-year review of conditions of approval for aggregate operations for SP-34-76W, the Rilite quarry. The purpose of this review is to examine the conditions of approval to ensure they adequately provide for compatibility between aggregate operations and surrounding land uses in accordance with WCC 110.332.40. The Development Code requires that a date be established for the next scheduled review of conditions of approval.

The applicant is Rilite Aggregate. The property owner is Lightweight Properties LLC. The location is 9208 Western Skies, APN: 016-730-61. The parcel size is 119 acres. The Master Plan designation is Rural and the Regulatory Zone is General Rural 93% and Medium Density Rural 7%. The Planning Area is the Southeast Truckee Meadows. Development Code Article 332, Aggregate Facilities authorizes this application. The County Commission District is number 2, represented by Commissioner Clark.

Attachments: [SP-34-76W - Rilite Quarry - Staff Report - TMP-12019](#)

9. Public Hearings [For possible action]

A. Abandonment Case Number WAB25-0009 (Novich) - [For Possible Action]

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the 30-foot "Bridle Path" easement for lots 1, 2, & 5 through 14 as shown on Block G of Tract Map 627 - Juniper Hills recorded as File No. 312282. The area requested to be abandoned is approximately 73,080 square feet in size and is located to the rear (south) of the lots south of Bridle Way and to the west of APN 009-095-01.

This application is submitted by Cris Novich on behalf of all subject property owners. The properties are located along Bridle Way and Ross Drive (APNs 009-095-01, -02, -03, -04, -05, -06, -07, -08, -09, -20, -22 & -23). The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements of Streets and is situated within Commission District 1. The site is currently governed by the Suburban Residential Master Plan land use designation and the Low Density Suburban Regulatory Zone zoning district, within the boundaries of the Southwest Truckee Meadows Planning Area.

Attachments: [WAB25-0009 - Novich - Staff Report](#)

B. Special Use Permit WSUP26-0008 (NVSolarWRX) - [For Possible Action]

For hearing, discussion, and possible action to approve a special use permit for: 1) the construction of a solar electric generating facility consisting of up to 450 MWs of photovoltaic energy production; 2) establishment of a 345 kV project substation, a 200 MW battery energy storage system, and an approximately two-mile long 345kV gentie extension to connect the proposed NVSolarWRX project substation to the previously approved Sunseeker project substation; 3) a request to vary all parking design requirements; 3) grading for $\pm 1,680$ acres of ground disturbance; 4) a request to vary landscaping design requirements; and 5) a request to vary the height requirement from 35 feet to 100 feet for transmission poles and structures within the proposed substation. This application is submitted by NVSolarWRX on behalf of property owners Robert Simmons and Michel Luttrell. The subject property is located in the Honey Lake Valley, 2 miles north of Fish Springs Road and 3 miles east of the Nevada/California state line (APNs: 074-103-01 & 05, 074-451-20, & 074-452-01) and consists of a total of $\pm 1,680$ acres.

The proposal is being reviewed under Development Code Article 810, Special Use Permits and is situated within Commission District 5 . The site is currently governed by the Rural (R) Master Plan land use designation and the General Rural (GR) Regulatory Zone zoning district, within the boundaries of the High Desert Area Plan.

This project meets the standard for a project of regional significance because it will generate more than 5 MW of electricity. It will require conformance review determination by the regional planning authorities before any approval at the county level would take effect. This project will also need to comply with all Federal and State requirements.

Attachments: [WSUP26-0008 - NVSolarWRX - Staff Report](#)

- C. **Tentative Subdivision Map & Special Use Permit WTM26-001 & WSUP26-0002 (Silverado Village at Eagle Canyon – Phase 3) - [For Possible Action]**

For hearing, discussion, and possible action to approve: (1) A common open space tentative subdivision map for senior housing on ±13.55 acres for 81 lots, with an average lot size of 2,400 SF lots and houses ranging in sizes from 1,322 SF to 1,745 SF; and (2) A special use permit (SUP) for single-family detached residences in the Neighborhood Commercial regulatory zone, in accordance with Table 110.302.05.1 of the Washoe County Code.. This application is submitted by Silverado Homes Nevada, Inc. on behalf of Spanish Springs Associates LP. The subject property is located at Approximately 1,650 ft northwest of the intersection of Eagle Canyon Drive and Neighborhood Way (APNs: 532-032-17 & 18) and consists of approximately 3.3 & 10.25 acres.

The proposal is being reviewed under Development Code Article 302, Allowed Uses; Article 408, Common Open Space Development; Article 438, Grading Standards; Article 608, Tentative Subdivision Maps, & Article 810, Special Use Permits and is situated within Commission District 4 - Commissioner Andriola. The site is currently governed by the Commercial (C) & Open Space (OS) Master Plan land use designation and the Neighborhood Commercial (NC) & Open Space (OS) Regulatory Zone zoning district, within the boundaries of the Spanish Springs Area Plan.

Attachments: [WTM26-001 & WSUP26-0002 - Silverado Village Phase 3 - Staff Report](#)

10. Chair and Commission Items

- A. Appointment by the Chair of a current Planning Commissioner to serve on the Washoe County Parcel Map Review Committee, with a term retroactive from July 1, 2026 to June 30, 2028. A second Planning Commissioner will be appointed by the Chair to serve as the alternate representative on the Washoe County Parcel Map Review Committee, in the event the appointed member is absent, with a term retroactive from July 1, 2026 to June 30, 2028. [Non-Action Item]
- B. Nomination and approval of Washoe County Planning Commission Chair and Vice Chair from among the Planning Commissioners to serve a term of one year or until a successor is approved. [For possible action]
- C. Future agenda items [Non-action item]
- D. Requests for information from staff [Non-action item]

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]