NOTICE OF MEETING AND AGENDA

WASHOE COUNTY PLANNING COMMISSION

November 4, 2026
6:00 p.m.

Members
Daniel Lazzareschi - Chair
Linda Kennedy - Vice Chair
Amy Owens
James I Barnes
Kathryn S Nelson
Wendy Leonard

1001 East Ninth Street, Building A
Lobby, Washoe County Chambers,
Reno, Nevada 89512

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 the business day before the meeting 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

6:00 PM

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 November 4, 2026, Agenda [For possible action]**
7. **Approval of the October 6, 2026, Draft Minutes [For possible action]**
8. **Public Hearings [For possible action]**

   A. Abandonment CASE NUMBER WAB26-0010 (3400 Jenna Way Abandonment) - [For Possible Action]

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the subject parcel's north, east, and south 33-foot-wide government patent easements. This application is submitted by John Paras on behalf of the Paras Living Trust. The subject property is located at 3400 Jenna Way (APN: 142-241-42) and consists of approximately 2.5 acres.

The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements of Streets and is situated within Commission District 2. The site is mixed zones, governed by the Rural Residential and Rural Master Plan land use designations and the High Density Rural (HDR-62%) and General Rural (GR-38%) Regulatory Zones, within the boundaries of the Southwest Truckee Meadows Planning Area.

Attachments:
PC 11-04-26 - Staff Report - WAB26-0010 3400 Jenna Way Abandonment
PC 11-04-26 - Exhibit A - Conditions WAB26-0010 3400 Jenna Way Abandonment
PC 11-04-26 - Exhibit B - Agency Comments WAB26-0010 3400 Jenna Way Abandonment
PC 11-04-26 - Exhibit C - Public Notice Map WAB26-0010 3400 Jenna Way Abandonment
PC 11-04-26 - Exhibit D - Application WAB26-0010 3400 Jenna Way Abandonment

B. Amendment of Conditions CASE NUMBER WAC26-0016 (Sage Ridge School) for SPW 4-15-98 - [For Possible Action]

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit SPW 4-15-98 to allow the grades served to be changed from 6th through 12th to Kindergarten through 12th. This application is submitted by Sage Ridge School. The subject property is located at 2525 and 2545 Crossbow Court (APNs: 152-922-05 and 152-021-09) and consists of approximately 42.83 acres.

The proposal is being reviewed under Development Code Article 810, Article Special Use Permits and is situated within Commission District 2. The site is currently governed by the Suburban Residential land use designation and the Low Density Suburban (LDS zoning district, within the boundaries of the Southwest Truckee Meadows Planning Area.

Attachments:
PC 11-04-26 - Staff Report - WAC26-0016 Sage Ridge School
PC 11-04-26 - Exhibit A - Conditions of Approval WAC26-0016 Sage Ridge School
PC 11-04-26 - Exhibit B - Agency Comments WAC26-0016 Sage Ridge School
PC 11-04-26 - Exhibit C - Project Notice WAC26-0016 Sage Ridge School
PC 11-04-26 - Exhibit D - Project Application WAC26-0016 Sage Ridge School

C. Development Code Amendment CASE NUMBER WDCA26-0006 (PC/BOA Rules Update) - [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 912 (Establishment of Commissions, Boards and Hearing Examiners) to require members of the Planning Commission and Board of Adjustment to take a leave of absence during any period of time in which such member is a candidate or applicant for the Washoe County Board of County Commissioners; to update division names; to remove an obsolete subsection; and all matters necessarily connected therewith and pertaining thereto.

The proposal is being reviewed under Development Code Article 818, Amendment of Development Code and is situated within All Commission Districts.

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.

Attachments: PC 11-04-26 - Staff Report - WDCA26-0006 PC BOA Rule Update
PC 11-04-26 - Exhibit A - Resolution WDCA26-0006 PC BOA Rule Update
PC 11-04-26 - Exhibit A-1 - Draft Ordinance WDCA26-0006 PC BOA Rule Update

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

A. Future agenda items

B. Requests for information from staff

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

A. Report on previous Planning Commission items

B. Legal information and updates

11. 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.

12. Adjournment [Non-action item]