



Planning Commission Action Order Development Code Amendment Case Number WDCA26-0001 (Small Unit Density Incentive)

Decision: **Signed Resolution**
Decision Date: April 7, 2026
Mailing/Filing Date: April 10, 2026
Staff Planner: Kat Oakley, Planning Manager
Washoe County Community Services
Planning and Building
775-328-3628
KOakley@washoecounty.gov

A. Development Code Amendment Case Number WDCA26-0001 (Small Unit Density Incentive) – 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

Notice is hereby given that the Washoe County Planning Commission granted approval of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Authorized in Article 818, *Amendment of Development Code*. This decision is based on having made all the following four findings in accordance with Washoe County Code Section Washoe County Code Article 110.818.15(e):

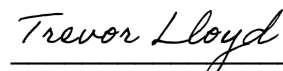
Subject: WRZA26-0001 (Mustang RZA)
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1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/KO/BR

Enclosure: Signed Resolution



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three—Regulation of Uses. These amendments include adding a section within Article 336 Housing Incentives to add small unit density standards allowing increased density for dwelling units with a maximum unit size of 1,200 square feet and establishing requirements for utilizing the increased density; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 26-07

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Article 336 Housing Incentives on April 7, 2026, as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA26-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on April 7, 2026; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA26-0001:
 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
 3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,

4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on April 7, 2026.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd

Trevor Lloyd, Secretary

Daniel Lazzareschi

Daniel Lazzareschi, Chair