



WASHOE COUNTY

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STAFF REPORT BOARD MEETING DATE: July 14, 2026

DATE: June 25, 2026

TO: Board of County Commissioners

FROM: Trevor Lloyd, Planning Manager, Planning and Building, Community Services Department, 775-328-3617, tlloyd@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning and Building, Community Services Department, 775-328-3619, kmullin@washoecounty.gov

SUBJECT: Recommendation to:

(1) approve the appointment of one candidate to the Washoe County Planning Commission representing Commission District 1 (generally includes Incline Village and Crystal Bay, most of the Forest area along the west side of Mt. Rose Highway and portions of the Southwest Truckee Meadows area), to serve a full term beginning on the date of appointment and ending on June 30, 2030, or until such time as the candidate no longer serves on the Planning Commission or a successor is appointed, whichever occurs first. Applicants for the vacancy include: Daniel Lazzareschi (incumbent). Ineligible applicant(s): Keith Hayes. (Commission District 1.)

(2) approve the appointment of one candidate to the Washoe County Planning Commission representing At-Large North of the River (includes areas of unincorporated County north of the Truckee River), to serve a full term beginning on the date of appointment and ending on June 30, 2030, until such time as the candidate no longer serves on the Planning Commission or a successor is appointed, whichever occurs first. Applicants for the vacancy include: Applicant(s) for the vacancy include: Larry Chesney, Leslie (Don) Christensen, Sarah Chvilicek, Wendy Leonard, Rob Pierce, Katherine Yriarte. Ineligible applicant(s): Danny Clarke, Keith Hayes. (Commission Districts 1, 3, 4, 5) FOR POSSIBLE ACTION

SUMMARY

There are two applicants for the Planning Commission representing Unincorporated District 1. Daniel Lazzareschi is currently the Planning Commissioner representing this District and is serving his first full term which ends on June 30, 2026. Additionally, Mr. Lazzareschi is currently serving as the chair of the Planning Commission. He lives within the boundaries of District 1 of unincorporated Washoe County and is therefore eligible to continue serving on the Planning Commission. If Mr. Lazzareschi is reappointed, his

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second term will begin retroactively on July 1, 2026, and end on June 30, 2030, or until such time as a successor is appointed. The second applicant for the District 1 Planning Commission vacancy is Keith Hayes; however, Mr. Hayes currently resides within the incorporated city of Reno and is therefore not eligible to serve on the Washoe County Planning Commission.

Rob Pierce, Planning Commissioner representing At-Large North of the River, is serving his first full term which is ending on June 30, 2026. Washoe County has received applications from Larry Chesney, Leslie (Don) Christensen, Sarah Chvilicek, Wendy Leonard, Rob Pierce, and Katherine Yriarte for appointment to the Planning Commission as the at-large member residing north of the Truckee River. The term will begin on July 1, 2026, and end on June 30, 2030, or until such time as a successor is appointed. Washoe County also received an application from Danny Clarke for the At-Large North of the River Planning Commission vacancy; however, Mr. Clarke resides within the incorporated City of Reno and is therefore not eligible to serve on the Washoe County Planning Commission.

Washoe County Strategic Objective supported by this item: Meet the Needs of a Growing Community.

PREVIOUS ACTION

On June 21, 2022, the Board of County Commissioners (Board) appointed Daniel Lazzareschi and Rob Pierce to the Washoe County Planning Commission for a full term beginning on July 1, 2022, and ending on June 30, 2026.

BACKGROUND

Nevada State Law requires Washoe County to create a Planning Commission to adopt the County's Master Plan and to provide other land use duties as established in County codes. The Board established the Planning Commission to hear and decide applications for abandonments, certain special use permits and tentative subdivision maps; and to hear and make recommendations to the Board concerning amendments to the County's Master Plan, the Development Code (Washoe County Code Chapter 110) and adopted regulatory zone maps. Terms of appointment are four years and the appointees must be residents of the unincorporated area of Washoe County and registered voters at the time of their appointment and throughout their term of office. Washoe County Code (WCC) Section 110.912.05(c)(4) establishes the appointment and qualifications for Planning Commission members. Pursuant to this code section, the Board appoints seven members to the Planning Commission as follows:

- Five members, one representing each of the County Commission Districts;
- One member from north of the Truckee River; and
- One member from south of the Truckee River.

Washoe County staff actively recruited for these positions through newspaper advertisement and by e-mail to citizens signed up for the "citizen involvement", "Development Services", "Business Issues", and through the County's website. Additionally, the vacancies were posted on Social Media. The recruitment was open from June 5, 2026, to June 22, 2026. Staff received a total of 9 applications which included two applications for the District 1 opening and seven applications for the At-Large North of the

River opening. However, two of the applicants (Danny Clarke and Keith Hayes) reside in the City of Reno, and are therefore not eligible for appointment to the Washoe County Planning Commission.

Per NRS 278.040(1), the Chair appoints the Planning Commission members, with the approval of the Board. Based on direction previously provided by the Board, the Commissioner whose district is represented by the Planning Commission vacancy makes a recommendation for the appointment to the Chair. Therefore, Commissioner Hill may offer a recommendation for the District 1 representative, but a vote of the entire Commission is required for this appointment. Any commissioner may offer a recommendation to fill the at-large position. Based on direction previously provided by the Board, the Commissioner whose district is represented by the Planning Commission vacancy makes a recommendation for the appointment to the Chair; therefore, each of the four Commissioners whose districts are represented may offer a recommendation, but a vote of the entire Commission is required for this appointment. All applications received, including those from applicants ineligible for appointment, are included as attachments to this staff report.

FISCAL IMPACT

As authorized by NRS 278.040(3) and WCC 110.912.05(e), the Planning Commission members receive compensation of \$80 per meeting. The Planning Commission is required by the Nevada Revised Statutes to meet monthly, which equates to an annual per member compensation of \$960. There is sufficient budget authority in FY27 to compensate all Planning Commission members for scheduled meetings in CSD Planning & Development Admin (105400), Volunteer Stipend (710111).

RECOMMENDATIONS

It is recommended that the Board of County Commissioners:

- (1) reappoint, pursuant to NRS 278.040, Daniel Lazzareschi to the Washoe County Planning Commission representing Unincorporated District 1, which generally includes Incline Village and Crystal Bay, most of the Forest area along the west side of Mt. Rose Highway and portions of the Southwest Truckee Meadows area; to serve a second full term beginning on July 1, 2026, and ending on June 30, 2030, or until such time as Mr. Lazzareschi no longer serves on the Planning Commission or a successor is appointed, whichever occurs first. And
- (2) approve, pursuant to NRS 278.040, the appointment of one of the following applicants: Larry Chesney, Leslie (Don) Christensen, Sarah Chvilicek, Wendy Leonard, Rob Pierce, or Katherine Yriarte to the Washoe County Planning Commission representing At-Large North of the River (includes areas of unincorporated County north of the Truckee River) to fill a full term beginning on July 1, 2026, and ending on June 30, 2030, or until such time as appointed Planning Commissioner no longer serves on the Planning Commission or a successor is appointed, whichever occurs first.

POSSIBLE MOTIONS

Should the Board agree with this recommendation, a possible motion would be:

(1) “Move to reappoint, pursuant to NRS 278.040, Daniel Lazzareschi to the Washoe County Planning Commission representing Unincorporated District 1, which generally includes Incline Village and Crystal Bay, most of the Forest area along the west side of Mt. Rose Highway and portions of the Southwest Truckee Meadows area, to serve a second full term beginning on July 1, 2026, and ending on June 30, 2030, or until such time as Mr. Lazzareschi no longer serves on the Planning Commission or a successor is appointed, whichever occurs first.”

AND

(2) “Move to approve, pursuant to NRS 278.040, the appointment of one of the following applicants: Larry Chesney, Leslie (Don) Christensen, Sarah Chvilicek, Wendy Leonard, Rob Pierce, or Katherine Yriarte to the Washoe County Planning Commission representing At-Large North of the River (includes areas of unincorporated County north of the Truckee River) to fill a full term beginning on July 1, 2026, and ending on June 30, 2030, or until such time as appointed Planning Commissioner no longer serves on the Planning Commission or a successor is appointed, whichever occurs first.”

Attachments:

Attachment A - Eligible Applicant Applications

Attachment B - Ineligible Applicant Applications