



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Jim Barnes
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi – Vice-Chair
Kate S. Nelson
Amy Owens
Rob Pierce - Chair
Secretary
Trevor Lloyd

Tuesday, April 1, 2025
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

The Washoe County Planning Commission met in a scheduled session on Tuesday, April 1, 2025, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Pierce called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Rob Pierce, Chair
Daniel Lazzareschi, Vice Chair
Jim Barnes
R. Michael Flick

Commissioners absent: Linda Kennedy – excused absence
Kate Nelson – excused absence
Amy Owens – excused absence

Staff present: Trevor Lloyd, Secretary, Planning and Building
Kat Oakley, Senior Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Adriana Albarran, Office Support Specialist, Planning and Building
Brandon Roman, Recording Secretary, Planning and Building

2. Pledge of Allegiance

Vice Chair Lazzareschi led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Jennifer Gustafson provided the ethics procedure for disclosures.

4. Appeal Procedure

Secretary Trevor Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. General Public Comment and Discussion Thereof

Chair Pierce opened the Public Comment period.

Public Comment:

There was no response to the call for public comment.

6. Approval of April 1, 2025, Agenda

Commissioner Flick moved to approve the agenda for the April 1, 2025 meeting as written. Vice Chair Lazzareschi seconded the motion, which passed with a vote of four for, none against, with Commissioners Kennedy, Nelson, and Owens absent.

7. Approval of March 4, 2025, Draft Minutes

Vice Chair Lazzareschi moved to approve the minutes for the March 4, 2025, Planning Commission meeting as written. Commissioner Barnes seconded the motion, which passed with a vote of four for, none against, with Commissioners Kennedy, Nelson, and Owens absent.

8. Public Hearings

A. Abandonment Case Number WAB24-0008 (Sweet Clover Residential Trust Abandonment) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in two 40-foot-wide government patent access easements along the northern and eastern property lines of APN 049-080-19, and to reduce two 40-foot-wide public utility easements in the same location to 10 feet.

- Applicant: Nickoli Travis
- Property Owner: Sweet Clover Residential Trust
- Location: 15870 Caswell Ln
- APN: 049-080-19
- Parcel Size: 1.2476 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Planning Area: Forest
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets

- Commission District: 2 – Commissioner Clark
- Staff: Kat Oakley, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

Senior Planner Kat Oakley conducted a PowerPoint presentation and reviewed slides with the following titles: Abandonment of two...; Vicinity Map; Access Easement Request; Utility Easement Request; Evaluation (Northern Easement); Evaluation (Eastern Easement); Caswell Ln; Utility Easements; Reviewing Agencies; Public Notice; Recommendation; Findings; and Motion. She explained that reduction of the northern easement would increase the property available for owner's use by 40 feet.

Mark Gunderson, representing the applicant, believed the easement on the northern portion of the property should be fully abandoned because it is likely unbuildable. He said the people affected by the northern easement have access through a southern easement. Individuals are not entitled to have the easement of their choice, but they are entitled by law to have access via an easement.

Public Comment:

On the call for public comment, Ms. Bonnie Warner noted the subject easement is full of boulders and trees, and making a road there would be to the detriment of the beauty of the property. She urged the Board to approve a full abandonment of the easement.

Mr. Harold Schamback spoke about a meeting with Commissioner Clark and Assistant County Manager Dave Solero about a potential thoroughfare expected to go through the area to the north of this property. He felt this request was unnecessary.

Mr. Dmitry Karpov expressed concern that there would be through traffic on his street if the easement were not fully abandoned. He thought more families will eventually move onto the street, and he supported the full abandonment of the easement.

Ms. Ama Karpov added her support for the full abandonment of the easement, saying the population on Caswell Lane is getting younger and younger, and she wanted the road to be safe.

Mr. Thomas Busso was called but did not speak.

Ms. Nancy Davis spoke about the history of the road. She expressed support for the County's recommendation, opposing full abandonment of the easement. She said she would be one of the two impacted houses, so there would not be much through traffic. She did not know why the County approved building permits for properties that only had access through Forest Service land. She said she only wanted access to her property.

Mr. Edward Devenyns expressed support for the easement abandonment applied for by the applicants. He listed reasons for his objection to Rose Rock Lane residents

using the easement as access to Caswell Lane and provided a history of the Bureau of Land Management homes in that area. He said the Forest Service gave two options for those property owners, both of which would provide legal access to the Youngs and other users without disturbing the easement. He said Caswell Lane is a private road.

Ms. Alana Wild said she provided public comments to Ms. Oakley and added her public support for the full abandonment of the easement. She discussed the residents' obligation to maintain the road in inclement weather, and said she hoped the Forest Service would provide legal access through Rose Rock Lane.

Barrett Young said the easement is the only known legal access, and obtaining special use permits would not provide long-term future proof. He indicated he could not rely on the Forest Service to maintain access, fearing they could become landlocked if homeowners made different choices in the future. He expressed support for the County's recommendation.

Ms. Loise Travis mentioned topography concerns from a surveyor, who thought it would cost at least \$300,000 to put a road on the northern easement. She remarked that the southern easement has not been developed in 40 years. She said the Forest Service is working with the residents to help complete a special use permit application, and she felt it would be inappropriate to attack the tranquility of Caswell Lane.

Discussion by Commission:

Vice Chair Lazzareschi asked whether the County typically petitioned the Forest Service to legalize access roads.

Deputy District Attorney Jennifer Gustafson said she is not aware of that having been done before, nor if the County would have standing to do so.

In response to Vice Chair Lazzareschi's further question, Ms. Oakley confirmed that, should partial abandonment be approved now, nothing would stop the applicant from applying for full abandonment once the neighbors legalize their current access. It would still need to go through a full review at that time.

Ms. Oakley illustrated for Commissioner Flick where the neighbors are currently getting access and the location of the requested abandonment. She confirmed the two easements off Caswell Lane are not currently developed or being used as easements. Fully abandoning the easement, she continued, would benefit the applicants by freeing up that portion of their property, though it would also eliminate a legal access opportunity for two parcels. Nobody would be landlocked if the easement were fully abandoned because of the access easement on the southern property. However, staff's concern is that there is no legally developed access there. She discussed two ways the two access easements off Caswell Lane could become developed.

Chair Pierce said he was fine with the complete abandonment but would follow the rest of the Commission's wishes.

Vice Chair Lazzareschi stated he cannot make the “no detriment” finding given that there is no currently developed legal access for those property owners, and he believed the County’s recommendation was appropriate.

Vice Chair Lazzareschi moved that Abandonment Case Number WAB24-0008 for Sweet Clover Residential Trust be partially approved, retaining a 20-foot wide public access easement along the northern property line, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

Commissioner Barnes seconded the motion, which passed with a vote of four for, none against, with Commissioners Kennedy, Nelson, and Owens absent.

Secretary Trevor Lloyd recited the appeal procedure for items heard before the Planning Commission.

B. Abandonment Case Number WAB25-0002 (Mandeville Abandonment) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in a 33’ wide access and utility easements on the south side of the parcel and a 16’ portion of a 33’ wide access and utility easements on the north side of the parcel.

- Applicant/Property Owner: William C Mandeville
- Location: 1600 Taos Lane
- APN: 142-260-07
- Parcel Size: 1 Acre
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Planning Area: Southwest Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Clark
- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3612
- E-mail: cbronczyk@washoecounty.gov

Planning Manager Trevor Lloyd conducted a PowerPoint presentation and reviewed slides with the following titles: Located at 1600 Taos Lane; Vicinity Map; Request; Site Plan (2 slides); Evaluation; Findings; and Possible Motion.

Public Comment:

Mr. H. William Brooks, the property owner of the two properties abutting the subject property, expressed support for staff’s recommendation of partial approval with the conditions as presented. This would retain a 20-foot remainder access easement to perpetuate uniformity of road and existing utility access.

MOTION: Commissioner Barnes moved that Abandonment Case Number WAB25-0002, for the abandonment of a 16-foot portion of the access easement along the northern border of the parcel, and the abandonment of a 13-foot portion of the access easement along the southern property line, for William C. Mandeville Family Trust be approved with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

Chair Pierce seconded the motion, which passed with a vote of four for, none against, with Commissioners Kennedy, Nelson, and Owens absent.

C. Amendment of Conditions Case Number WAC25-0004 (Praana Extension of Time) for WSUP22-0037 [For possible action] - For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0037 (Praana Solar). The amendment of conditions is for a 2-year extension.

- Applicant: Praana Energy
- Property Owner: Hooper Family Trust
- Location: 5 miles west of Flannigan, intersection of Rainbow Road and Calveda Way
- APN: 074-470-02; 074-470-03; 074-470-04; and 074-470-05
- Parcel Size: 26.06 Acres; 116.22 Acres; 17.630 Acres; and 119.02 Acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Planning Area: High Desert
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3612
- E-mail: cbronczyk@washoecounty.gov

Planning Manager Trevor Lloyd conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: Approximately 5 miles west of Flannigan; Vicinity Map; WSUP22-0037 Original Request; VAC25-0004 – Current Request; site rendering; Evaluation; Public Notice; Findings; and Motion.

Applicant Charles Hooper concurred with what was said during the presentation and requested the two-year extension to pursue the project.

Public Comment:

There was no response to the call for public comment.

MOTION: Vice Chair Lazzareschi moved that Amendment of Conditions Case Number WAC25-0004 for Praana Energy be approved with the conditions included as Exhibit A to this matter, having reaffirmed all five findings in accordance with Washoe County Code Section 110.810.30.

Chair Pierce seconded the motion, which passed with a vote of four for, none against, with Commissioners Kennedy, Nelson, and Owens absent.

9. Chair and Commission Items

A. Future agenda items

There were no items.

B. Requests for information from staff

There were no requests.

10. Director's and Legal Counsel's Items

A. Report on previous Planning Commission items

Secretary Trevor Lloyd indicated the Board of County Commissioners is expected to consider the Housing Package 2.5A and amendments to Section 610 for final subdivision maps at their April 8, 2025, meeting.

B. Legal information and updates

There were no updates.

11. *General Public Comment and Discussion Thereof

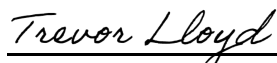
There was no response to the call for public comment.

12. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 6:58 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor.

Approved by Commission in session on May 6, 2025


Trevor Lloyd

Secretary to the Planning Commission