



WASHOE COUNTY PLANNING COMMISSION

DRAFT Meeting Minutes

Planning Commission Members

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

Tuesday, December 2, 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, December 2, 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 Lazzareschi called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present:	Jim Barnes R. Michael Flick Linda Kennedy Daniel Lazzareschi, Chair Kate Nelson (Zoom) Amy Owens Rob Pierce, Vice Chair
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Commissioners absent:	None
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Staff present:	Trevor Lloyd, Secretary, Planning and Building Chris Broncyzk, Senior Planner, Planning and Building Julee Olander, Planner, Planning and Building Beth Hickman, Deputy District Attorney, District Attorney's Office Adriana Albaran, Recording Secretary, Planning and Building
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2. Pledge of Allegiance

Commissioner Kennedy led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Beth Hickman 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 Lazzareschi opened the Public Comment period.

Public Comment:

There was no response to the call for public comment.

6. Approval of December 2, 2025, Agenda

Chair Lazzareschi indicated he would let the applicant who wished to withdraw their application speak about it during that item.

Vice Chair Pierce moved to approve the agenda for the December 2, 2025, meeting. Commissioner Owens seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Public Hearings

A. Amendment of Conditions Case Number WAC25-0018 (Rock Springs Solar) for WSUP21-0001 [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP21-0001 to amend Condition 1(c), which requires building permits to be issued within five years from the date of Washoe County's approval of the special use permit. The amended condition extends the deadline to obtain building permits for two years, until May 4, 2028.

- Applicant: CED Rock Springs Solar LLC
- Property Owner: CED Rock Springs Solar LLC, Jeffrey Wise, Cheryl J. Lindsley et al, Julie Skeen et al, & Ragnar Kuehnert Living Trust
- Location: Off Fish Springs Road & Rainbow Way
- APN: 074-061-21, 29, 30, 36, 37 & 39 and 074-040-20, 22, 25
- Parcel Size: Total project – 660 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: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: JOlander@washoecounty.gov

Doug Thornley with Holland & Hart noted that the applicant requested a postponement until the February meeting to address a few administrative issues. He thanked planning staff for their help in these matters.

There was no public comment on this item.

MOTION: Chair Lazzareschi moved that Agenda Item 7.A. be postponed and rescheduled by staff for February.

Commissioner Flick seconded the motion, which passed unanimously with a vote of seven for, zero against.

B. Master Plan Amendment Case Number WMPA25-0004 and Regulatory Zone Amendment Case Number WRZA25-0005 (Sunset Ranch) [For possible action] – For hearing, discussion, and possible action to:

- (1) Adopt an amendment to the Washoe County Master Plan, South Valleys Master Plan Land Use Map, to change the master plan land use designation for a ±41.7 -acre parcel (APN: 055-042-37) from Rural (R) to Rural Residential (RR); and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities;
- (2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to change the regulatory zoning on the same parcel from General Rural (GR) to Medium Density Rural (MDR); and if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Wood Rodgers, Inc.
- Property Owner: Sunset Ranch LLC
- Location: 5000 Old US 395
- APN: 055-042-37
- Parcel Size: 41.7 -acres
- Master Plan: Rural
- Regulatory Zone: Rural Residential
- Planning Area: South Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Clark

- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

Planner Julee Olander conducted a slideshow presentation and reviewed slides with the following titles: Request; Aerial Image; Area Characteristics; MPA Request; RZA Request; Background; MPA Evaluation; RZA Evaluation; Availability of Facilities; Access, Traffic & Circulation; Neighborhood Meetings & Public Comment; Noticing; Reviewing Agencies & Findings; and Possible Motions.

Eric Hasty with Wood Rogers conducted a slideshow presentation and reviewed slides with the following titles: Location; Site Features; Current Master Plan & Zoning; Proposed Request; Master Plan Amendment; Regulatory Zone Amendment (2 slides); Permitted Uses; Services and Future Use; Future Use; Sunset Ranch MPA & ZMA Review; and Sunset Ranch MPA & RZA.

Mr. Hasty stated that this would be for family use and explained that medium density rural zoning was chosen because that was the designation of the adjacent properties. The request for four parcels can be done through the parcel map process, he continued, while any request for more lots would require a tentative map which would need Planning Commission approval.

Public Comment:

There was no response to the call for public comment.

MOTION: Chair Lazzareschi moved that the resolution contained at Attachment A of the staff report be adopted to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0004, having made all five findings in accordance with Washoe County Code Section 110.820.15(d). He further moved that the resolution and the proposed Master Plan Amendments in WMPA25-0004 be certified as set forth in the staff report for submission to the Washoe County Board of County Commissioners, and the chair be authorized to sign the resolution on behalf of the Planning Commission.

Commissioner Kennedy seconded the motion, which passed unanimously with a vote of seven for, zero against.

MOTION: Chair Lazzareschi moved that the resolution included as Exhibit B be adopted recommending adoption of Regulatory Zone Amendment Case Number WRZA25-0005, having made all of the findings set forth in Washoe County Code Section 110.821.15. He further moved that the resolution and the proposed Regulatory Zone Amendment in WRZA24-0005 be certified as set forth in the staff report for submission to the Washoe County Board of Commissioners, and the chair be authorized to sign the resolution on behalf of the Washoe County Planning Commission.

Commissioner Owens seconded the motion, which passed unanimously with a vote of seven for, zero against.

8. Chair and Commission Items

A. Future agenda items

There were none.

B. Requests for information from staff

There were none.

9. Director's and Legal Counsel's Items

A. Report on previous Planning Commission items

Secretary Trevor Lloyd stated the senior housing code amendment was read into the record at the November 18 Board of County Commissioners (BCC) meeting with the second reading scheduled to take place on December 16. The first reading of the small housing and infill development code amendment is also scheduled for that same meeting. The Planning Commission's decision on the Iveson special use permit application was appealed and will be heard by the BCC in January.

Mr. Lloyd indicated he sent the Planning Commission members an evacuation study survey provided by the Washoe County Emergency Management team.

B. Legal information and updates

There were none.

10.*General Public Comment and Discussion Thereof

There was no response to the call for public comment.

11.Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 6:26 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor.

Approved by Commission in session on January 6, 2026.

Trevor Lloyd
Secretary to the Planning Commission