

Washoe County Board of County Commissioners



WDCA23-0001

Amends Chapter 110, Article 220 (Tahoe Area), Wood Creek Regulatory Zone

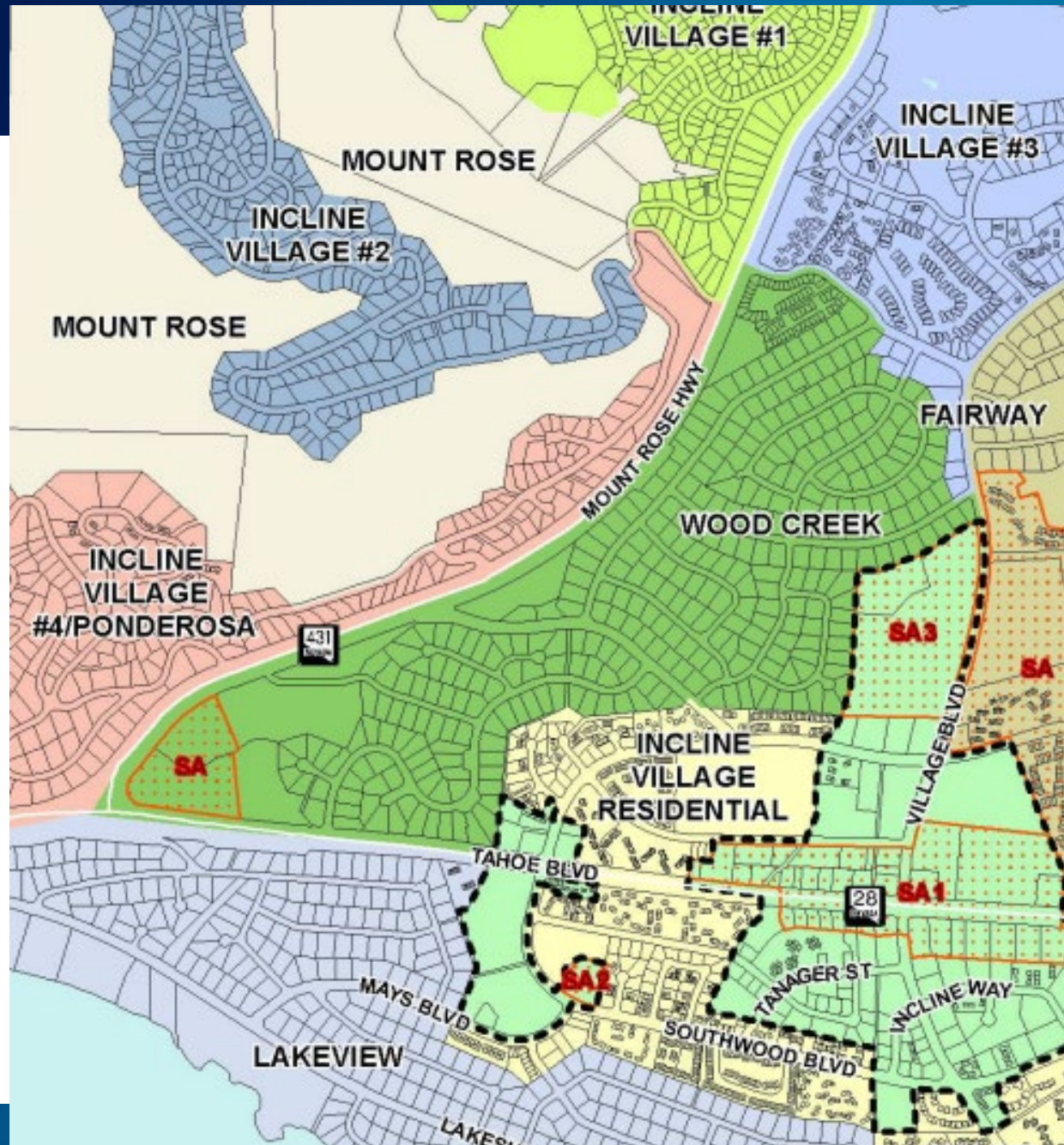
January 23, 2024

Subject Request

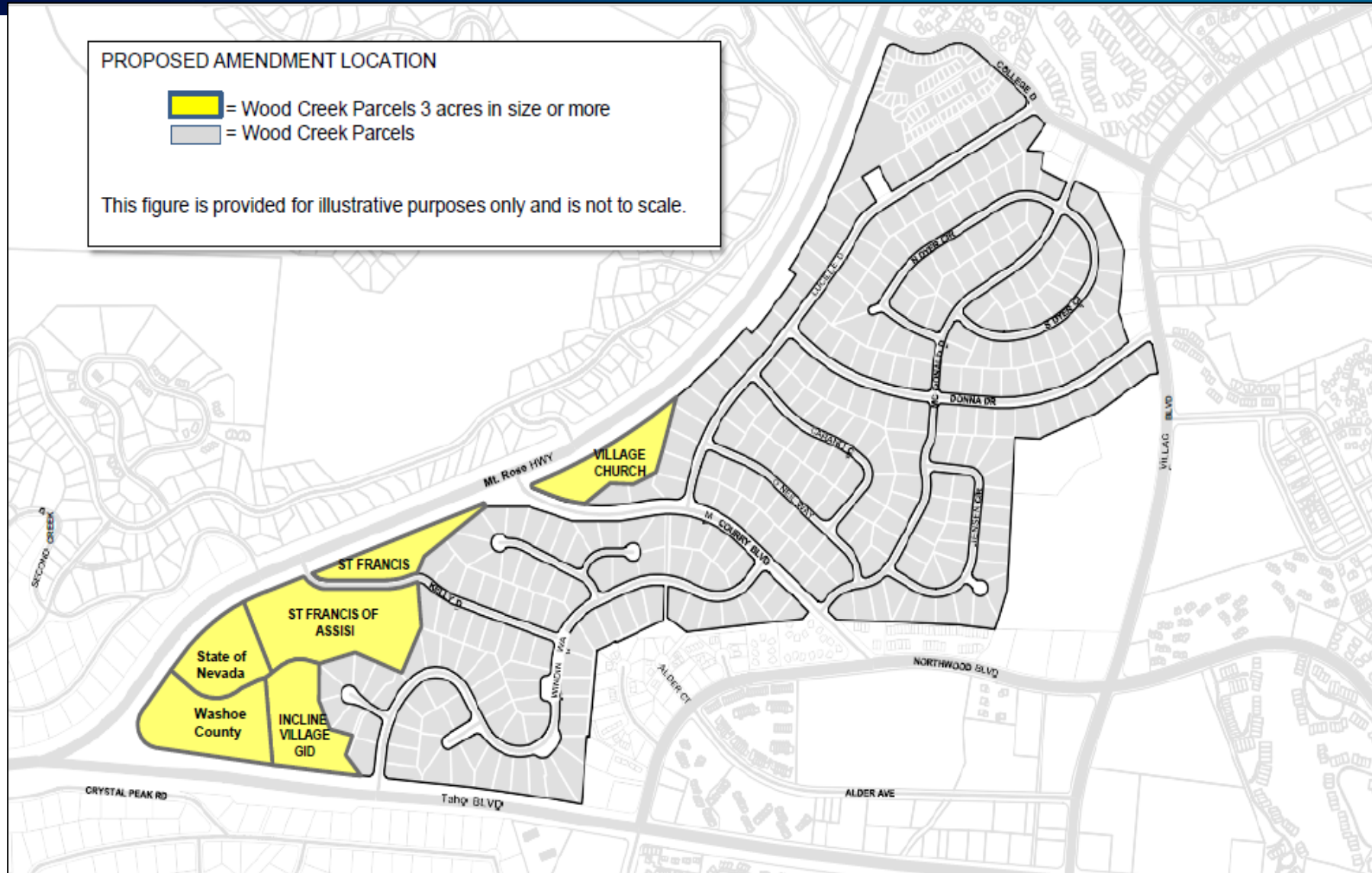


Amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

Location



Location



History



- **June 2, 2023**. Neighborhood meeting
 - Notice was sent to 198 properties. 20 people attended. Public concerns included traffic, noise, parking, environmental impacts, fire safety, and possible potential negative impact to public schools.
- **June 8, 2023**. Subject DCA application Submitted.
- **September 27, 2023**. TRPA RPIC informational meeting.
 - TRPA received nearly 100 written public comments, approximately thirty-six (36) were in opposition and fifty-five (55) expressed support for the amendment. No public (verbal) testimony was given and all RPIC members expressed support for the proposal with no notable concerns raised.
- **November 7, 2023**. Washoe County Planning Commission
 - Voted unanimously to recommend approval of Development Code Amendment WDCA23-0001 to the “Board”.

Background



- There are 27 regulatory zones within the Tahoe Area Plan.
- The requested school use type is only permitted outright in the Incline Village - Commercial (IV-C) regulatory zone and are permitted with a special use permit in the Incline Village - Residential (IV-R) and Fairway regulatory zones.

ZONING DISTRICTS (Chapter 18.02)

	Public Service	Recreation
	Day Care Center/Child	Participatory Sports Facilities
	Schools - Pre-school	Day Use Areas
	Schools - Elementary	Sport Assembly
	Churches	Group Facilities
	Cultural Activities	Schools - College
	Local Assembly and	Publicly Owned Assembly
Incline Village Commercial*	G	
Incline Village Tourist*	A	
Crystal Bay Tourist	X	
Ponderosa Ranch*	X	
Chateau	X	
Crystal Bay	X	
Crystal Bay Condominium*	X	
Fairway*	X	
Incline Village 1	S	
Incline Village 2	X	
Incline Village 3*	X	
Incline Village 4	S	
Incline Village 5	X	
Incline Village Residential	X	
Lakeview	S	
Mill Creek	X	
MT. Shadows*	S	
Stateline	X	
Tyrollan Village*	X	
Wood Creek*	X	
Marlette	S	
Martin Peak	X	
Mount Rose	X	
Tunnel Creek	X	
East Shore	X	
Incline Meadows	X	

Applicant Background



- Saint Clare's Tahoe
(at St. Francis of Assisi)



- Village Church



Requested Amendment



Section 110.220.275 Wood Creek Regulatory Zone.

Section 1'
Secondary
equal to, c

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	

through
arcel in size

***On those parcels in size equal to, or greater than, three-acres.**

Public / Agency Comment



Close to 200 public comments. Mix of support and opposition.

Public concerns predominantly surrounded around traffic, noise, parking, environmental impacts, fire safety, and possible potential negative impact to public schools.

Applicant has provided a draft Initial Environmental Checklist (TRPA requirement) and responses to each of the concerns indicating possible mitigations to address. Included as Appendix to Exhibit C – DCA Application.

No agency concerns or comment were received in opposition.

DCA Findings



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 allows for a more desirable utilization of land within the regulatory zones.
4. No Adverse Effects. 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.

Planning Commission Recommendation



The Planning Commission recommended that the Board of County Commissioners introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) within Article 220, Tahoe Area. If supported, the Board is asked to set the public hearing for second reading and possible adoption of the Ordinance for February 20, 2024.

Possible Motion



Move to introduce and conduct a first reading of Bill Number [insert Bill number provided by County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 220 (Tahoe Area), Section 110.220.275 Wood Creek Regulatory Zone to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone; and all matters necessarily connected therewith and pertaining thereto

Thank you

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