



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: October 14, 2025

DATE: September 12, 2025

TO: Board of County Commissioners

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THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division,
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SUBJECT: Public Hearing: Second reading and possible adoption of an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 220 Tahoe Area, to increase the maximum density for multiple family dwellings in the Crystal Bay Condominiums Regulatory Zone Special Area from four (4) units per acre to six (6) units per acre; and all matters necessarily connected therewith and pertaining thereto. (Commission District 1.) FOR POSSIBLE ACTION

SUMMARY

The Washoe County Commission is asked to hold a second reading and possibly adopt an ordinance amending Washoe County Code Chapter 110, Article 220 Tahoe Area, in order to increase the maximum density for multiple family dwellings in the Crystal Bay Condominiums Regulatory Zone Special Area from four (4) units to six (6) units per acre. The requested code amendments are described in detail beginning on page 2 of this staff report. Additional analysis can be found in Attachment C, Planning Commission staff report.

Washoe County Strategic Objective supported by this item:

Vulnerable Populations: Expand appropriate housing options across our community.

PREVIOUS ACTION

September 9, 2025. The Board of County Commissioners (Board) introduced and conducted a first reading of the proposed ordinance amending Article 220 – Tahoe Area of the Washoe County Development Code (WDCA25-0004).

August 5, 2025. The Washoe County Planning Commission (PC) reviewed the proposed amendments to Washoe County Code Chapter 110 (Development Code) and voted unanimously to recommend approval of Development Code Amendment WDCA25-0004 to the Board. In doing so, the Planning Commission made all of the following findings:

AGENDA ITEM # _____

Development Code Amendment Findings (one must be made):

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; 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.

January 26, 2021. The Board of County Commissioners (“BCC”) adopted a comprehensive package of amendments that amended the Washoe County Master Plan, Tahoe Area Plan (WMPA19-0007); the Tahoe Area Regulatory Zone Map (WRZA19-0007); and the Washoe County Development Code (WDCA19-0007) by replacing Article 220 Tahoe Area Plan Modifiers with two new articles, Article 220 Tahoe Area and Article 220.1 Tahoe Area Design Standards.

BACKGROUND

The subject request is to amend the maximum density for multiple family dwellings in the Tahoe - Crystal Bay Condominiums, Special Area (TA_CBC SA) regulatory zone from four (4) to six (6) units per acre. The applicant contends the increase in density allows for a more viable project on one of the parcels and will incentivize redevelopment in the special area.

Currently, the maximum number of units the special area (2.34-acres) would allow is up to nine (9) multiple family dwelling units. The change in density from 4 to 6 units per acre would allow up to 14 units; providing a maximum of five (5) additional multiple family dwellings for the entire regulatory zone. This scenario is unlikely, as four of the five subject parcels are currently “built out” and constrained due to past TRPA approvals for coverage. The easterly parcels 122-591-01 (26,528-sf), 122-591-02 (5,750-sf) & 122-591-03 (4,792-sf) are developed with two detached single-family dwelling air space condominiums with common open space per recorded parcel map #5225. APN 122-128-15 is developed with a commercial professional office space building and is deed-restricted for coverage purposes for the project area of the aforementioned parcel map. In order to increase density, or develop multiple family dwellings on these parcels, a new parcel map would be required, as well as the removal of TRPA’s deed restrictions for land coverage maximums. While the subject of the request is to increase the density for the entirety of this regulatory zone, the applicant has shared that their purpose in the submittal is to develop the westernmost parcel at 560 Lakeshore Boulevard (APN 122-128-07). Approval of this amendment would increase the maximum number of units for

this specific parcel from four (4) to six (6) multiple family dwellings. The parcel is currently developed with three vacant structures that were in association with the previous use as a gas station. It is likely these structures will be removed to accommodate future development on the site.



Aerial Image of Crystal Bay Condominiums - Special Area Overlay

Article 220 Amendment

The following is a summary of the specific section of Article 220 requested for amendment:

Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.

Increase the maximum density for multiple family dwellings from 4 to 6 units per acre in the Crystal Bay Condominium Special Area regulatory zone.

The proposed text amendment is shown in Bold Red.

Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.

CRYSTAL BAY CONDOMINIUMS 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
Public Service		

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	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	As above
Multiple Family Dwellings	A	X 6 units per acre
Commercial		
Eating and drinking Places	A	
Food and Beverage Retail Sales	A	
Service Station	A	
Outdoor Retail Sales	S	
Professional Offices	S	
Furniture, Home Furnishings and Equipment	S	
General Merchandising Stores	S	
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		
SHOREZONE – TOLERANCE DISTRICT 2 AND 3		

The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board conduct the second reading and adopt the attached ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 220 Tahoe Area.

It is further recommended that the Board affirm the following four findings of fact that the Washoe County Planning Commission made on August 5, 2025, as recorded within Resolution Number 25-11 (Attachment B):

1. That the development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. That the development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes of the Development Code as expressed in Article 918, Adoption of Development Code;
3. That the development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board, and the requested amendment allows for a more desirable utilization of land within the regulatory zones;
4. The 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.

If adopted, the Ordinance will be effective on October 24, 2025.

POSSIBLE MOTION

Should the Board agree with the Planning Commission's recommendation, a possible motion would be:

“Move to adopt Ordinance Bill Number [insert Bill number provided by County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code) within Articles 220 Tahoe Area, as provided in Attachment D; and all matters necessarily connected therewith and pertaining thereto.”

Attachments:

- A. Working Copy of Proposed Ordinance
- B. Planning Commission Resolution & Action Order
- C. Planning Commission Staff Report
- D. BCC Ordinance (Clean Copy)

cc: GilanFarr Architecture, office@gilanfarrarchitecture.com