

Washoe County Board of County Commissioners



COMMUNITY
SERVICES DEPARTMENT

WMPPA25-0002 & WRZA25-0002
(700 Harper Court)

September 9, 2025

Consideration of the Planning Commission's recommendation to:

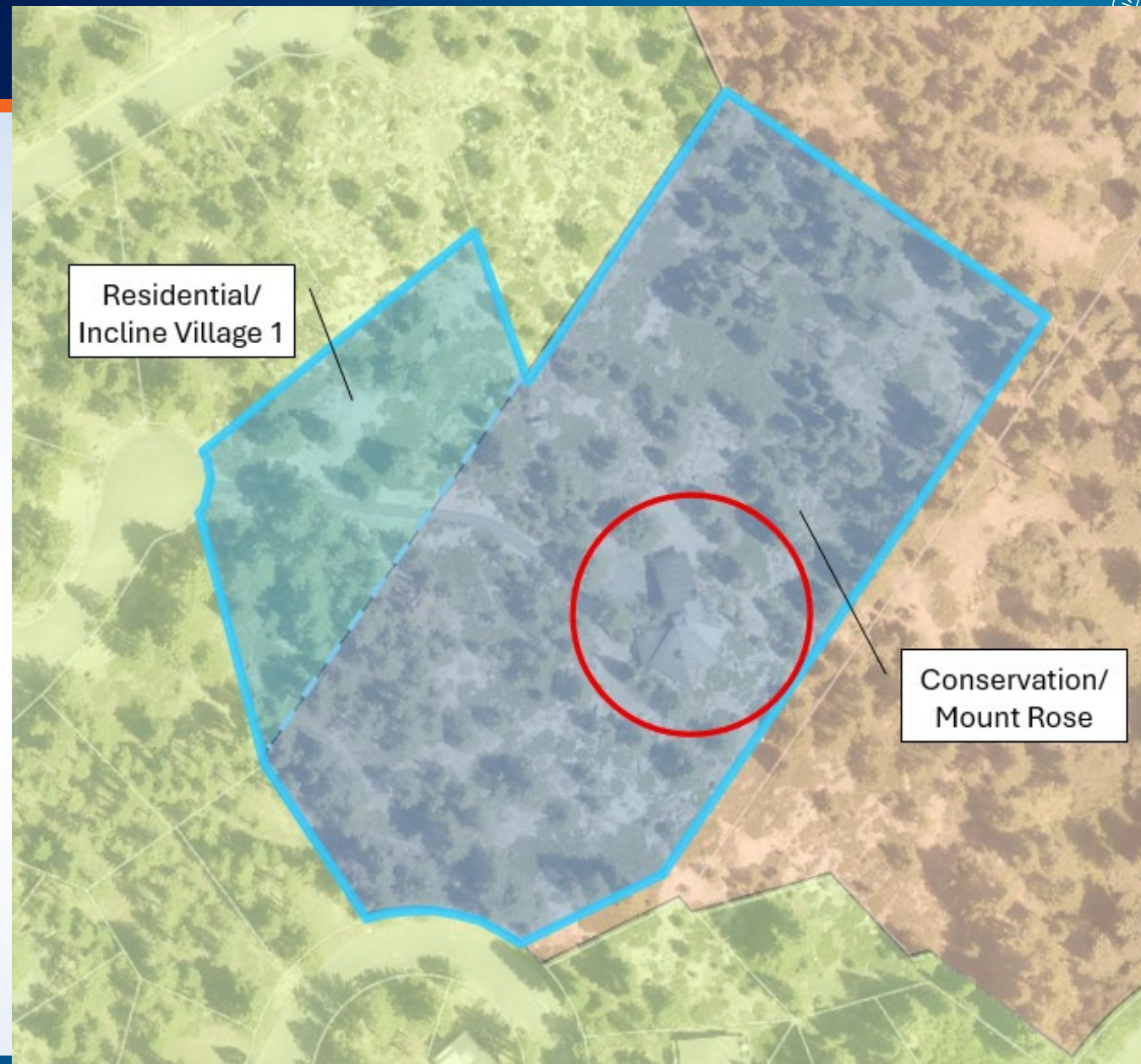


- 1) Adopt an amendment to the Washoe County Master Plan, Tahoe Area Plan, to change the master plan land use category on a 5.74-acre parcel (APN 125-010-21) from 80% Conservation and 20% Residential to 100% Residential; and if approved, authorize the chair to sign a resolution to this effect. The master plan amendment is subject to approval and a finding of conformance with the Tahoe Regional Plan by the Tahoe Regional Planning Agency.
- 2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Tahoe Regional Plan, adopt an amendment to the Tahoe Area regulatory zone map, to change the regulatory zone on the same parcel from 80% Mount Rose and 20% Incline Village-1 to 100% Incline Village-1; and if approved, authorize the chair to sign a resolution to this effect.

Vicinity Map

APN:	125-010-21
Parcel Size:	5.75 acres
Existing Master Plan:	Conservation - 80% / Residential - 20%
Proposed Master Plan:	Residential - 100%
Existing Regulatory Zone:	Mount Rose - 80% / Incline Village 1 - 20%
Proposed Regulatory Zone:	Incline Village 1 - 100%
Planning Area:	Tahoe





Section 110.220.355 Mount Rose Regulatory Zone.



MOUNT ROSE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transportation Routes	S	

“Summer Homes”: A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access



- 5 public comments received since agenda posting
 - All expressed a concern for increased development potential
 - TRPA coverage restrictions limit the parcel from being developed further

Agency Comment



Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
FS - State Office, Humboldt-Toiyabe Nat'l Forest	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X		
IVGID	X	X		
Nevada Tahoe Conservation District	X			
North Lake Tahoe FPD	X	X		
Tahoe Regional Planning Agency	X			
US Forest Service (LTBMU) 'Lake Tahoe Basin Management Unit'	X			
Nevada Division of State Lands - Tahoe	X			

Staff believes all required findings for both the Master Plan Amendment and the Regulatory Zone Amendment can be made as indicated in the staff report.

Recommendation

- Adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the Tahoe Area Plan as set forth in Master Plan Amendment Case Number WMPA25-0002, subject to final approval of the amendment and a favorable conformance review and adoption by the Tahoe Regional Planning Agency.
- Adopt and authorize the Chair to sign the resolution contained as Attachment C to this staff report to amend the Tahoe Area Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA25-0002, subject to final approval of the associated master plan amendment and a favorable conformance review and adoption by the Tahoe Regional Planning Agency.

Move to: (1) adopt master plan amendment case number WMPA25-0002, which is an amendment to the Tahoe Area Plan as provided in Attachment A; and (2) subject to final approval of the associated master plan amendment and a finding of conformance with the Tahoe Regional Plan by the Tahoe Regional Planning Agency, adopt regulatory zone amendment case number WRZA25-0002 as set forth in Attachment B.

Thank you

Courtney Weiche, Senior Planner
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