



## **RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION**

**Initiating and recommending approval of an ordinance amending the Washoe County Code at Chapter 110 (Development Code) to update Articles 220 Tahoe Area and 220.1 Tahoe Area Design Standards. These updates include adding a section to establish standards for affordable, moderate, and achievable housing in multifamily areas. These updates also include amending various sections to: amend references to the prior Washoe County master plan and update organizational names; clarify application requirements for amendments to Articles 220 and 220.1; update references to the TRPA's Code of Ordinances related to land coverage; update maximum height and minimum residential density in town centers; add standards for height, parking, density and coverage for affordable, moderate, and achievable housing in town centers; update standards for bicycle storage; provide for reductions in parking minimums for affordable, moderate, and achievable housing, and add standards for the submittal and review of the required parking analysis; modify minimum lot width and setbacks for residential and mixed use developments in preferred affordable areas; modify requirements for encroachment into front yard setbacks on corner and sloped lots; modify standards for accessory dwelling units; modify standards for temporary uses; require development within avalanche hazard areas to record a hold harmless agreement; modify explanation of use tables to clarify the meaning of "A" and add administrative review permit; modify permitting requirements for multiple family dwellings in Crystal Bay Tourist, Incline Village Tourist, and Incline Village Commercial; add Schools—Kindergarten Through Secondary Schools as a special use in Incline Village Tourist; add multiple family dwellings and employee housing as allowed uses and update special policies in the Ponderosa Ranch regulatory zone; allow single family dwellings by right in the Incline Village 5, Crystal Bay, and East Shore regulatory zones, and require a hold harmless agreement for development in the Incline Village 5 and Crystal Bay regulatory zones; update special policies for Crystal Bay; remove provisions related to the Tyrolian Village regulatory zone special area; and all matters necessarily connected therewith and pertaining thereto.**

Resolution Number 25-05

### **WHEREAS;**

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Article 220 Tahoe Area and 220.1 Tahoe Area Design Standards, as fully described in Exhibit A-1 to this resolution; and

- C. Development Code Amendment Case Number WDCA25-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on June 3, 2025; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA25-0003:
  - 1. Consistency with Master Plan. The proposed 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 allow 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.

**NOW, THEREFORE, BE IT RESOLVED** that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on June 3, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

*Trevor Lloyd*

Trevor Lloyd, Secretary

*Rob Pierce*

Rob Pierce, Chair



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, TAHOE AREA PLAN (WMPA25-0001) TO ADD THE TAHOE TRANSPORTATION DISTRICT TO THE DEVELOPMENT OF A PARKING MANAGEMENT PLAN; UPDATE A SECTION RELATED TO TRANSIT; UPDATE SECTIONS RELATED TO PEDESTRIAN, BICYCLE, AND MULTI-MODAL FACILITIES; UPDATE PLANNED ROADWAY NETWORK PROJECT DETAILS; UPDATE REFERENCES TO THE UNIVERSITY OF NEVADA, RENO AT TAHOE; AND ADD DATES TO DATA TABLES; AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 25-08

Whereas, Master Plan Amendment Case Number WMPA25-0001 came before the Washoe County Planning Commission for reconsideration at a duly noticed public hearing on August 5, 2025; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission has made at least three of the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA25-0001, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was

adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Tahoe Regional Plan by regional planning authorities, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA25-0001, comprised of the text changes as included at Exhibit A-1 to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners.

ADOPTED on August 5, 2025

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

  
Trevor Lloyd, Secretary

  
Daniel Lazzareschi, Chair