

Washoe County Board of County Commissioners



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0004
(560 Lakeshore)

September 9, 2025

Amend 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.

Subject Location



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560 Lakeshore Blvd.



Agency Review



| 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 | X | | |
| (Land Development) (All Apps) | X | X | | |
| Washoe County Engineering & Capital Projects Director (All Apps) | X | | | |
| NNPH Environmental Health | X | | | |
| IVGID | 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 is able to make all 4 required findings, as shown in the staff report and recommends approval.
 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 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.

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) within Articles 220 Tahoe Area, as provided in Attachment A; and further move to schedule a public hearing for the second reading and possible adoption of the ordinance for WDCA25-0004 for October 14, 2025.

Thank you

Courtney Weiche, Senior Planner
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