



Pre-Application & Neighborhood Meeting Process

Board of Adjustment Meeting - March 3, 2022



Regional Open Space >

Setbacks >

Short Term Rentals >

Zoning Maps

Neighborhood Meetings

Complaint Types - Who
Handles What?

Neighborhood Meeting HUB

Washoe County Community Services Department launched the Neighborhood Meeting HUB site on February 15, 2022. This HUB site is the primary location for neighborhood meeting info, community input surveys and meeting summaries. [CLICK HERE](#) to visit the Neighborhood Meeting HUB site.

The purpose of the neighborhood development meetings is to integrate community feedback into development plans **before** they are submitted to the County for approval.

Neighborhood Meeting Support

Phone: 775-328-6100

Email: Planning@washoecounty.gov

Planning's Web Page: www.washoecounty.gov/csd/planning_and_development



Applicants



Neighborhood Meetings Citizen Engagement Site Washoe County Community Services Department



The Community Services Department is refocusing the development process to boost community engagement and feedback for projects in each district. Neighborhood Meetings will provide a forum for the community to engage with developers on incoming project applications.

The purpose of the Neighborhood Meetings is to integrate community feedback into development plan designs **before** they are submitted to the County for approval.

Upcoming Project Information

After a development application has been received, projects are moved to the [Washoe County Applications](#) page.

Project List

Select a project to see details

947 Tahoe Condominium

Donovan Pit

Mock Project A

Project Details

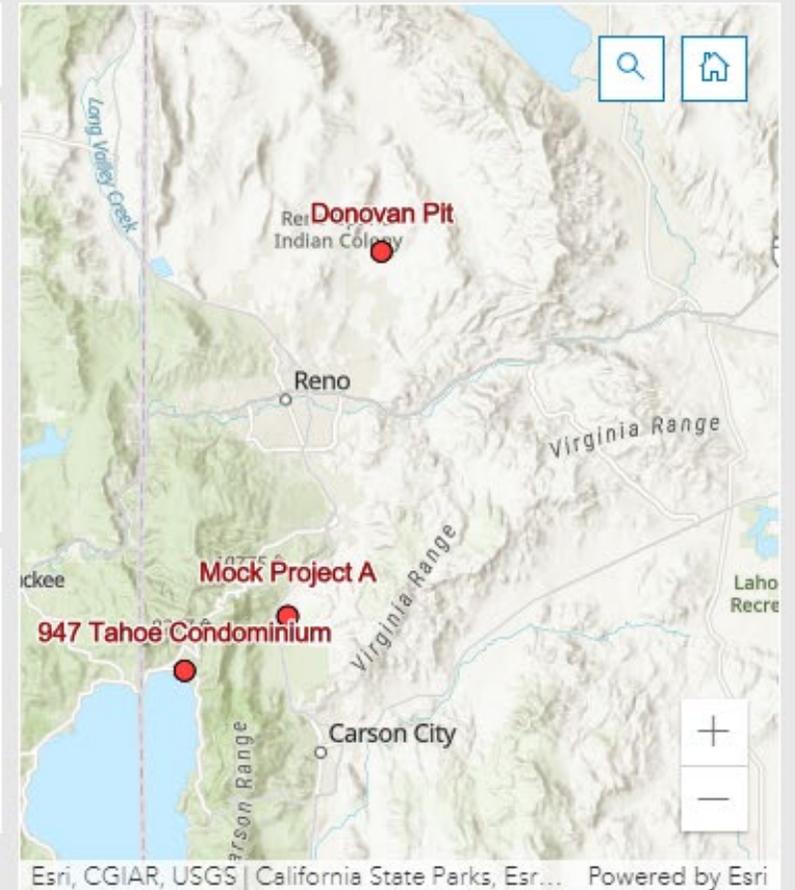
Select from the Project List
to see details

Project Documents

Select from the Project List
to see related documents

Documents

Upload



Development Review Application Process

1

STEP ONE

DEVELOPMENT PROPOSAL / APPLICATION VETTING

1(a) Pre-Application Meeting²

- ✓ With Washoe County Planning staff
- ✓ Must occur prior to holding the Neighborhood Meeting

Required for commercial uses triggering either an Administrative Permit (AP) or Special Use Permit (SUP), Master Plan Amendments, Regulatory Zone Amendments, Development Code Amendments, and Variances.

1(b) Pre-Development Meeting

- ✓ With Agency Representatives and Washoe County Planning staff
- ✓ 2nd and 4th Wednesdays of each Month

Existing process will be used (to include initial application review) for: Tentative Subdivision Maps, Commercial Boarding Stables and Kennels, Special Use Permits or Administrative Permits outside the Truckee Meadows Service Area requiring water or sewer, Projects of Regional Significance.

OR

Exceptions³ (Pre-application meeting not required for):

- Single Family Residential
- Abandonments
- Appeals
- Applications that receive a waiver from the Director
- Accessory Dwelling Unit
- Amendment of Conditions
- Parcel Maps

Development Review Application Process



STEP TWO³

APPLICANT HOSTED NEIGHBORHOOD MEETING

Applicant solicits feedback from residents who live within 750 feet of the proposed development (notice to a minimum of 30 properties required).

- * The meeting will be scheduled, noticed¹, and hosted by the applicant.
- * Must occur no more than six months nor less than 10 days prior to application submittal and as close as possible to project location.

Development Review Application Process

Applicant reviews feedback and provides a summary of any changes that were made to the project application that demonstrate how the community concerns/feedback were addressed.

3

STEP THREE

APPLICATION SUBMITTAL (Intake on 8th of Month)

WC Planners provides analysis of applicants responses to neighborhood meeting feedback in staff report. The staff report is sent to the applicable board for the hearing.

Questions?

