

# Washoe County Planning Commission



## **WDCA23-0001**

**Amends Chapter 110, Article 220 (Tahoe Area), Wood Creek Regulatory Zone**

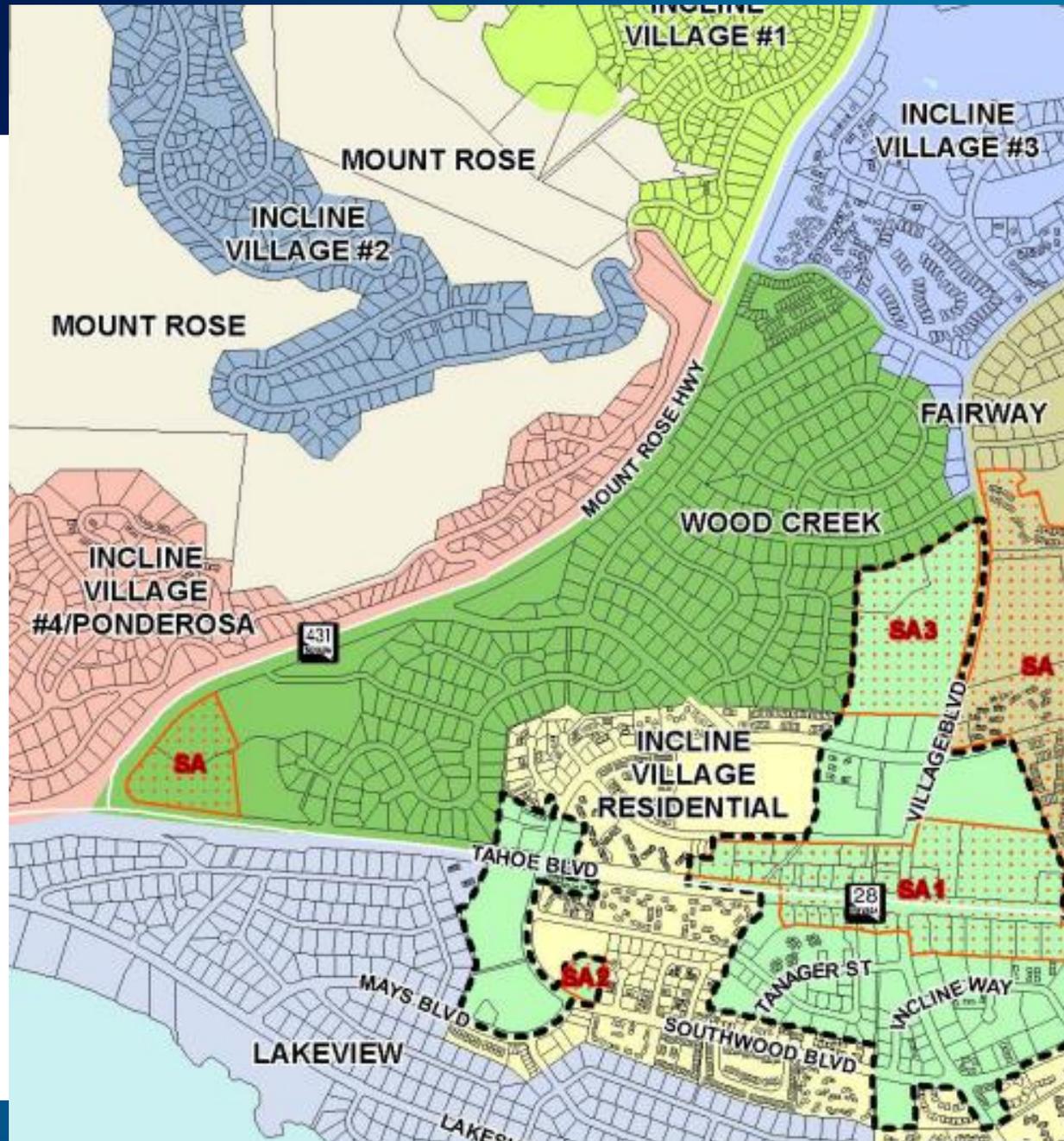
**November 1, 2022**

# DCA Request



Request is to amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

# Location





# History



- June 2, 2023. Neighborhood meeting
  - Notice was sent to 198 properties. 20 people attended. Public concerns included traffic, noise, parking, environmental impacts, fire safety, and possible potential negative impact to public schools.
  - A summary of the neighborhood meeting and responses to public input by the applicant are included as Exhibit D – Appendix 3.
- June 8, 2023. Subject DCA application Submitted.
- September 27, 2023. RPIC informational meeting.
  - TRPA received nearly 100 written public comments, approximately thirty-six (36) were in opposition and fifty-five (55) expressed support for the amendment. No public (verbal) testimony was given and all RPIC members expressed support for the proposal with no notable concerns raised.
    - Exhibit C – Appendix 3 RPIC Staff Report and Public Comment.

# Background



- There are 27 regulatory zones within the Tahoe Area Plan.
- The requested school use type is only permitted outright in the Incline Village - Commercial (IV-C) regulatory zone and are permitted with a special use permit in the Incline Village - Residential (IV-R) and Fairway regulatory zones.

**ZONING DISTRICTS (Chapter 18.02)**

Zoning District	Public Service										
	Day Care Center/Child	School - Pre-school	School - Kindergarten	Churches	Cultural/activities	Local Assembly and	Publicly Owned Assembly	Schools - college	Group Facilities	Sport Areas	Recreation
Incline Village Commercial*	G	X	A	A	A	A	X	X	G	A	A
Incline Village Tourist*	A	X	X	A	A	A	X	X	G	A	A
Crystal Bay Tourist	A	X	X	A	A	A	X	X	G	A	A
Ponderosa Ranch*	A	X	X	A	A	A	X	X	G	A	A
Chateau	A	X	X	A	A	A	X	X	G	A	A
Crystal Bay	X	X	X	X	X	X	X	X	X	X	X
Crystal Bay Condominium*	X	X	X	X	X	X	X	X	X	X	X
Fairway*	X	X	X	X	X	X	X	X	X	X	X
Incline Village 1	S	X	X	X	X	X	X	X	X	X	X
Incline Village 2	X	X	X	X	X	X	X	X	X	X	X
Incline Village 3*	X	X	X	X	X	X	X	X	X	X	X
Incline Village 4	S	X	X	X	X	X	X	X	X	X	X
Incline Village 5	X	X	X	X	X	X	X	X	X	X	X
Incline Village Residential	X	X	X	X	X	X	X	X	X	X	X
Lakeview	S	A	G	S	S	X	X	X	X	X	X
Mill Creek	X	X	X	X	X	X	X	X	X	X	X
MT. Shadows*	G	X	X	X	X	X	X	X	X	X	X
Stateline	X	X	X	X	X	X	X	X	X	X	X
Tyrollan Village*	X	X	X	X	X	X	X	X	X	X	X
Wood Creek*	X	X	X	X	X	X	X	X	X	X	X
Marlette	S	X	X	X	X	X	X	X	X	X	X
Martin Peak	X	X	X	X	X	X	X	X	X	X	X
Mount Rose	X	X	X	X	X	X	X	X	X	X	X
Tunnel Creek	X	X	X	X	X	X	X	X	X	X	X
East Shore	X	X	X	X	X	X	X	X	X	X	X
Incline Meadows	X	X	X	X	X	X	X	X	X	X	X

# Applicant Background



- Saint Clare's Tahoe  
(at St. Francis of Assisi)



- Village Church



# Requested Amendment



## Section 110.220.275 Wood Creek Regulatory Zone.

**Section 1:**  
Secondary  
equal to, c

WOOD CREEK 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
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
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	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	

through  
arcel in size

**\*On those parcels in size equal to, or greater than, three-acres.**

# Public / Agency Comment



Close to 200 public comments since application submittal (Both TRPA & County). Mix of support and opposition.

Public concerns predominantly surrounded around traffic, noise, parking, environmental impacts, fire safety, and possible negative impacts to public schools.

Applicant has provided a draft Initial Environmental Checklist, IEC, (TRPA requirement). The IEC evaluates the potential environmental effects associated with adoption and implementation of the proposed Development Code Amendment. Included as Appendix to Exhibit C – DCA Application.

No agency concerns or comment were received in opposition.

# DCA Findings



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.
4. No Adverse Effects. 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.

# Recommendation



It is recommended that the Washoe County Planning Commission consider a recommendation of approval to the BCC for WDCA23-0001, to amend Washoe County Chapter 110 (Development Code) within Article 220.

# Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA23-0001, to amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 Wood Creek Regulatory as reflected in the proposed ordinance attached as Exhibit A-1.

I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of four findings.

# Thank you

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