



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Jim Barnes
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi, Vice-Chair
Kate S. Nelson
Amy Owens
Rob Pierce, Chair
Secretary
Trevor Lloyd

Tuesday, June 3, 2025
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

Information regarding this public notice is available in Spanish at the following link:
www.washoecounty.gov/comdev/board_commission/planning_commission

La información sobre este aviso público está disponible en español en el siguiente enlace
"link": www.washoecounty.gov/comdev/board_commission/planning_commission

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/84272659406>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 842 7265 9406**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 842 7265 9406** and pressing #.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/divisions/Communications/WCTV/wctv-vod.php> and will also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete case descriptions are provided beginning on page four of this agenda.)

- **Amendment of Conditions Case Number WAC25-0006 (Sierra Vista AC) for WTM18-001**
- **Development Code Amendment Case Number WDCA25-0003, Master Plan Amendment WMPA25-0001 and Regulatory Zone Amendment WRZA25-0001 (2025 Tahoe Area Plan Update)**

Possible Changes to Agenda and Timing. Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

Public Comment. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Commission or by action of the Chair. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Public Participation. Any public wishing to present printed materials at the hearing must bring eight (8) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Brandon Roman (broman@washoecounty.gov) by 4:00 p.m. the business day immediately preceding the meeting. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on **Monday June 2, 2025**, to the Committee members prior to the meeting.

Responses to Public Comments. The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

Forum Restrictions and Orderly Conduct of Business. The Planning Commission conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

Posting of Agenda. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Supporting Materials. Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained online at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division's Office (contact Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail (broman@washoecounty.gov)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Supporting materials are available to the public at the same time they are available to Planning Commissioners. If materials are distributed at a meeting, they are available within one business day after the meeting.

Special Accommodations. The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g., sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Planning and Building Division at (775) 328-6100 at least two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

6:00 p.m.

- 1. Call to Order and Determination of Quorum** [Non-action item]
- 2. Pledge of Allegiance** [Non-action item]
- 3. Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone** [Non-action item]

4. Appeal Procedure [Non-action item]

5. Public Comment [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item. Comments are to be made to the Planning Commission as a whole.

6. Approval of the June 3, 2025, Agenda [For possible action]

7. Approval of the [May 6, 2025 Draft Minutes](#) [For possible action]

Commission members may identify any additions or corrections to the draft minutes as transcribed.

8. Planning Items

- A. Appointments to Parcel Map Review Committee – Recommendation that the Chair of the Washoe County Planning Commission appoint Rob Pierce as the member of the Planning Commission to serve as representative to the Washoe County Parcel Map Review Committee with a term retroactive from July 1, 2024 to June 30, 2026; and appoint Kate Nelson as the member of the Planning Commission to act as an alternate in the event the regular representative is absent with a term retroactive from July 1, 2024 to June 30, 2025. It is also recommended that the Chair of the Washoe County Planning Commission appoint Linda Kennedy as the member of the Planning Commission to act as an alternate representative to the Washoe County Parcel Map Review Committee in the event the regular representative is absent with a term effective July 1, 2025 to June 30, 2026.

9. Public Hearing Items [For possible action]

- A. [Amendment of Conditions Case Number WAC25-0006 \(Sierra Vista AC\) for WTM18-001](#) [For possible action] - For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number WTM18-001 to reduce the front yard setback from 20 feet to 10 feet for the house, and 20 feet for the garage.

- Applicant/Property Owner: JC Sierra Vista LLC
- Location: 585 E. Patrician Drive
- APN: 080-635-04, 05, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 080-641-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 080-642-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 080-636-01, 02, 03, 04, 05, 06, 07, 08, 09, 080-637-01, 080-638-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14 15, 16, 17, 18, 19, 20, 21, 080-031-01, 080-730-21, 35, 080-635-03
- Parcel Size: 0.193, 0.201, 0.256, 0.253, 0.257, 0.199, 0.190, 0.154, 0.149, 0.170, 0.305, 0.216, 0.120, 0.149, 0.149, 0.148, 0.261, 0.251, 0.228, 0.210, 0.199, 0.189, 0.190, 0.186, 0.177, 0.169, 0.152, 0.140, 0.140, 0.140, 0.150, 0.183, 0.197, 0.189, 0.188, 0.188, 0.188, 0.190, 0.141, 0.154, 0.161, 0.159, 0.154, 0.180, 0.144, 0.308, 0.285, 0.199, 0.171, 0.189, 0.210, 0.242, 0.180, 0.200, 0.130, 0.147, 0.190, 0.147, 0.166, 0.287, 17.175, 43.211, 26.890,

- 0.235, 0.185, 0.175, 0.164, 0.169, 0.168, 0.171, and 0.176 acres.
- Master Plan: Rural (R) and Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS), General Rural (GR)
- Planning Area: North Valleys
- Development Code: Authorized in Article 608, Tentative Subdivision Maps
- Commission District: 5 – Commissioner Herman
- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3612
- E-mail: cbronczyk@washoecounty.gov

B. Development Code Amendment Case Number WDCA25-0003, Master Plan Amendment WMPA25-0001 and Regulatory Zone Amendment WRZA25-0001 (2025 Tahoe Area Plan Update) [For possible action] – For hearing, discussion and possible action to approve:

- (1) Initiate an amendment to the Washoe County Code at Chapter 110 (Development Code) to update Article 220 Tahoe Area and Article 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.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend

denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

AND

- (2) Adopt an amendment to the Tahoe Area Plan (the Washoe County Master Plan for Washoe Tahoe) to remove references to the Tyrolian Village special area; add the Tahoe Transportation District to the development of a parking management plan; update section related to transit; update section related to pedestrian, bicycle, and multi-modal facilities; update planned roadway network project details; update references to University of Nevada, Reno at Tahoe; and add dates to data tables; and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Tahoe Regional Plan by the regional planning authorities.

AND

- (3) Subject to final approval of the associated master plan amendment and development code amendment, and a finding of conformance with the Tahoe Regional Plan, recommend adoption of an amendment to the Tahoe Area regulatory zone map, to delete the Tyrolian Village special area, a 2.24-acre special area encompassing APN 126-420-02; and if approved, authorize the chair to sign a resolution to this effect.

- Development Code: Authorized in Article 818, Amendment of Development Code; Article 820, Amendment of a Master Plan; Article 821 Amendment of a Regulatory Zone
- Commission District: District 1 – Commissioner Hill
- Staff: Kat Oakley, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: koakely@washoecounty.gov

10. Chair and Commission Items [Non-action item]

- A. Future agenda items
- B. Requests for information from staff

11. Director's and Legal Counsel's Items [Non-action item]

- A. Report on previous Planning Commission items
- B. Legal information and updates

12. Public Comment [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item. Comments are to be made to the Planning Commission as a whole.

13. Adjournment [Non-action item]