



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

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

Tuesday, August 5, 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.)

- **Abandonment Case Number WAB25-0003 (Red Rock Road)**
- **Abandonment Case Number WAB25-0004 (Lemos)**
- **Amendment of Conditions Case Number WAC25-0010 (St James Village) for TM5-2-92**
- **Master Plan Amendment WMPA25-0001 (2025 Tahoe Area Plan Update)**

- **Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court)**
- **Development Code Amendment Case Number WDCA25-0004 (560 Lakeshore)**

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 August 4, 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 August 5, 2025 Agenda [For possible action]

7. Approval of the [July 1, 2025, Draft Minutes](#) [For possible action]

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

8. Public Hearings [For possible action]

A. [Abandonment Case Number WAB25-0003 \(Red Rock Road\)](#) – For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in 20,606 square feet of right-of-way along Red Rock Road on APNs 087-390-10 and 087-380-11.

- Applicant: Christy Corporation
- Property Owner: Lifestyle Homes TND LLC
- Location: Along Red Rock Road
- APN: 087-390-10 & 087-380-11
- Parcel Size: 308.6 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Specific Plan (SP) and Public Semi-Public Facility (PSP)
- Planning Area: North Valleys
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 5 – Commissioner Herman
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Building and Planning
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

B. [Abandonment Case Number WAB25-0004 \(Lemos\)](#) – For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the 130-foot portion of a 50-foot-wide grading easement coterminous with the northern property line of Lot 10 of Tract Map 1413A.

- Applicant/Property Owner: Gene Lemos
- Location: 2805 Old Ranch Road
- APN: 055-092-10
- Parcel Size: 5.093 acres

- Master Plan: Rural
- Regulatory Zone: General Rural (GR)
- Planning Area: South Valleys
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Clark
- Staff: Tim Evans, Planner; Luke Mathers, Planning Intern
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2314
- E-mail: TEvans@washoecounty.gov;
LMathers@washoecounty.gov

C. Amendment of Conditions Case Number WAC25-0010 (St James Village) for TM5-2-92 – For hearing, discussion, and possible action to approve an amendment of

conditions for Tentative Subdivision Map Case Number TM5-2-92 to remove three parcels from the St. James's Village Tentative Map that total 224.10 acres that were cut off from the project when the I-580 Freeway was constructed. This request will also result in a reduced total unit count for the St. James's Village Tentative Subdivision Map from 510 lots to 450 lots. The parcels to be removed have the following APN's: 046-060-45, 046-060-47, and 046-080-40.

- Applicant/Property Owner: St James Village, Inc.
- Location: 4100 Joy Lake Road (Sales Office)
- APN: 046-060-45, 046-060-47, and 046-080-40
- Parcel Size: 185.18, 23.63, and 15.29 Acres.
- Master Plan: Suburban Residential (SR), Rural (R)
- Regulatory Zone: (APN: 046-060-45) Public / Semi-Public Facilities (PSP) (3%), Low Density Suburban (LDS) (28%); General Rural (GR) (69%); (APN: 046-060-47) PSP (8%), LDS (56%), GR (36%); (APN: 046-080-40) PSP (3%), LDS (56%), GR (41%)
- Planning Area: Forest
- Development Code: Authorized in Article 608, Tentative Subdivision Maps
- Commission District: 2 – Commissioner Clark
- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3612

D. Master Plan Amendment WMPA25-0001 (2025 Tahoe Area Plan Update) – For hearing, discussion and possible action to adopt an amendment to the Tahoe Area Plan (the Washoe County Master Plan for Washoe Tahoe) 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 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 Tahoe Regional Planning Agency.

- Development Code: Article 820, Amendment of a Master Plan
- 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: koakley@washoecounty.gov

E. Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court) – For hearing, discussion, and possible action to:

(1) Adopt an amendment to the Washoe County Master Plan, Tahoe Area Plan, to change the master plan land use category on a 5.74-acre parcel (APN 125-010-21) from 80% Conservation/20% Residential to 100% Residential; and

(2) Recommend adoption of an amendment to the Tahoe Area Plan regulatory zone maps to change the regulatory zone on the same parcel from 80% Mount Rose/20% Incline Village-1 to 100% Incline Village-1. Any approvals by the Planning Commission are subject to final approval by the Board of County Commissioners and the Tahoe Regional Planning Agency; and

(3) If approved, authorize the chair to sign resolutions to this effect.

- Applicant: Exline & Company, Inc.
- Property Owner: Mitchell E. Larson Living Trust
- Location: 700 Harper Court
- APN: 125-010-21
- Parcel Size: 5.75 acres
- Master Plan: Conservation - 80%/ Residential - 20%
Residential - 100%
- Regulatory Zone: Mount Rose - 80% / Incline Village 1 - 20%
Incline Village 1 -100%
- Planning Area: Tahoe
- Development Code: Authorized in Article 820, Amendment of Master Plan &
Article 821, Amendment of Regulatory Zone
- Commission District: District 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

F. Development Code Amendment Case Number WDCA25-0004 (560 Lakeshore) – For hearing, discussion and possible action to recommend approval of an amendment to 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; and all matters necessarily connected therewith and pertaining thereto.

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

- Applicant: GilanFarr Architecture
- Property Owner: Village Springs, LLC
- Location: Tahoe – Crystal Bay Condominium, Special Area
- APN: 122-128-07 (1.113-acres or 48,482-sf)
122-128-15 (16,552-sf)
122-591-01 (26,528-sf)
122-591-02 (5,750-sf)
122-591-03 (4,792-sf)
- Parcel Size: 2.34-acres or 102,104-sf
Residential
- Master Plan: Tahoe – Crystal Bay Condominium, Special Area
- Regulatory Zone: Tahoe
- Planning Area: Authorized in Article 818, Amendment of Development Code
- Development Code: 1 – Commissioner Hill
- Commission District: Tahoe – Crystal Bay Condominium, Special Area
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

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

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

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

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

11. 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.

12. Adjournment [Non-action item]