



Planning Commission Staff Report

Meeting Date: August 5, 2025

Agenda Item: 8F

DEVELOPMENT CODE AMENDMENT
CASE NUMBER:

WDCA25-0004 (560 Lakeshore)

BRIEF SUMMARY OF REQUEST:

Increase maximum density for multiple family dwellings in the Crystal Bay Condominiums Regulatory Zone Special Area from 4 to 6 units per acre

STAFF PLANNER:

Courtney Weiche, Senior Planner
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cweiche@washoecounty.gov

CASE DESCRIPTION

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
APNs and Parcel Size(s):	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)
Project Area:	2.34-acres or 102,104-sf
Master Plan:	Residential
Regulatory Zone:	Tahoe – Crystal Bay Condominium, Special Area
Planning Area:	Tahoe
Development Code:	Authorized in Article 818, Amendment of Development Code
Commission District:	1 – Commissioner Hill

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The development code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the development code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the development code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Real property owners may submit an application to initiate a development code amendment.

The Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or deny the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments denied upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background and Proposed Amendment

The subject request is to amend the maximum density for multiple family dwellings in the Tahoe - Crystal Bay Condominiums, Special Area (TA_CBC SA) regulatory zone from four (4) to six (6) units per acre. The proposed change remains below TRPA's maximum density of 15 units per acre for areas zoned for multiple family dwellings as stated in TRPA Code Section 31.3.2-1. The applicant contends the increase in density allows for a more viable project and will incentivize redevelopment in the project area.

Currently, the maximum number of units the project area (2.34-acres) would allow is up to nine (9) multiple family dwelling units. The change in density from 4 to 6 units per acre would allow up to 14 units; providing a maximum of five (5) additional multiple family dwellings. This scenario is unlikely, as four of the five subject parcels are currently "built out" and constrained due to past TRPA approvals for coverage. The easterly parcels 122-591-01 (26,528-sf), 122-591-02 (5,750-sf) & 122-591-03 (4,792-sf) are developed with two detached single-family dwelling air space condominiums with common open space per recorded parcel map #5225. APN 122-128-15 is developed with a commercial professional office space building and is deed-restricted for coverage purposes for the project area of the aforementioned parcel map. In order to increase density, or develop multiple family dwellings on these parcels, a parcel map amendment for the airspace condominium units would be required, as well as the removal of TRPA's deed restrictions for land coverage maximums. While the subject of the request is to increase the density for the entirety of this regulatory zone, the applicant has shared that their purpose in the

submittal is to develop the westernmost parcel at 560 Lakeshore Boulevard (APN 122-128-07). Approval of this amendment would increase the maximum number of units on this specific parcel from four (4) to six (6) multiple family dwellings. The site is currently developed with three remaining vacant structures in association with the previous use as a gas station.



Aerial Image of Crystal Bay Condominiums - Special Area Overlay

Neighborhood Meeting

A neighborhood meeting was held virtually using “zoom” on April 28, 2025. The applicants presented on the intent and purpose of the requested amendment, specifically sharing their vision for 560 Lakeshore Boulevard, as the development of this parcel is the primary driving factor for the applicant’s requested code amendment. As cited in Exhibit C - Neighborhood Meeting Materials, the project representatives shared that the “owner is committed to a more community-appropriate alternative than a gas station, and that increasing residential density modestly could make the site viable for a vibrant, mixed-use redevelopment.” There was a mix of support for the increase in density, however all attendees expressed a strong desire to prevent the subject parcel from being redeveloped with a gas station, primarily citing environmental concerns.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. No comments of concern or opposition were received.

The Engineering Division commented: *“At the time of submittal for a Building Permit for the development of the proposed multifamily project, a traffic trip generation letter will be required and shall be prepared by a Nevada licensed engineer, and shall comply with the Tahoe Area Plan, Washoe County, RTC, and NDOT requirements. If the trip generation meets the Washoe County threshold of 80 weekday peak hour trips a detailed traffic impact report will be required.”*

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			

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

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.

Staff comment: The proposed amendment is consistent with the Master Plan, which allows a density of 15 units per acre within Town Centers, of which the subject parcel is in. While the Special Area was created to allow for lower-density multi-family development, increasing the allowed density from 4 to 6 units per acre moves closer to aligning with the Master Plan's broader intent to encourage more efficient land use and diverse housing options in concentrated areas. This modest increase maintains the area's low-density character while supporting the Master Plan's goals of promoting smart growth, housing availability, and land use compatibility within the Tahoe Area.

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.

Staff comment: The proposed development code amendment will not adversely impact public health, safety, or welfare and supports the original purpose of the Development Code as outlined in Article 918. The amendment seeks to clarify and realign the intent of the Tahoe Area Plan, which designated the Special Area as a branch of an established high density regulatory zone to allow—rather than restrict—low-density multi-family dwellings. Increasing the allowed density from 4 to 6 units per acre remains consistent with the goal to implement a low-density character to the area, aligns more closely with surrounding land uses, and promotes more efficient and economically viable development.

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.

Staff comment: The proposed development code amendment responds to changed conditions, including evolving housing needs, market dynamics, and the growing demand for additional multi-family housing in the region. Since the Special Area was established, further analysis and experience with the Tahoe Area Plan have highlighted that the limit of 4 units per acre is potentially too restrictive to support the development of multi-family housing in this zone. Increasing the allowed density to 6 units per acre allows for a more desirable and efficient utilization of land and better meets current community and economic needs—while still maintaining the low-density character intended for the area.

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.

Staff comment: The proposed amendment to increase density from 4 to 6 units per acre in this Special Area will not adversely affect the implementation of the policies or action programs of the Washoe County Master Plan. The modest increase supports the Population Element by offering additional housing options that address community needs without significantly altering overall population projections or straining infrastructure. The limited scale of the amendment ensures no negative impact on conservation goals, while promoting thoughtful land use within an already developed area.

Public Notice

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting and sent to the Citizen Advisory Board Chairperson and Board Members at least 10 days prior to this meeting.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA25-0004, to amend Washoe County Code Chapter 110 (Development Code) within Article 220, as provided in the draft ordinance attached to this staff report. The following motion is provided for your consideration.

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 WDCA25-0004, to amend Washoe County Code Chapter 110 (Development Code), Article 220 Tahoe Area, as provided in 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 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 the following four findings in accordance with Washoe County Code Section 110.818.15(e):

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.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING 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.

Resolution Number 25-10

WHEREAS

- A. Development Code Amendment Case Number WDCA25-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on August 5, 2025; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed development code amendment; and
- C. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings necessary to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA25-0004:
 - 1. Consistency with Master Plan. The proposed 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.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on August 5, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Daniel Lazzareschi, Chair

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT:~~ DELETE LANGUAGE

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040
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Summary: Amends Washoe County Code Chapter 110 (Development Code) to increase the maximum density for multiple family dwellings in the Crystal Bay Condominiums regulatory zone special area.

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING 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.
WHEREAS:

- A. This Commission desires to amend the Washoe County Development Code (Chapter 110 of the Washoe County Code), Article 220 Tahoe Area, in order 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, as set forth in this Ordinance; and
- B. The Washoe County Planning Commission held a duly noticed public hearing for WDCA25-0004 and initiated the proposed amendments to Washoe County Code Chapter 110, Article 220 Tahoe Area, by Resolution Number 25-XX on August 5, 2025; and

- C. The amendments and this ordinance were drafted in concert with the District Attorney's Office; and
- D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in NRS Chapter 278; and therefore, it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Washoe County Code Chapter 110 (Development Code), Article 220 Tahoe Area, Section 110.220.255 is hereby amended to read as follows:

Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.

CRYSTAL BAY CONDOMINIUMS 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
Public Service		
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	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	

Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	As above
Multiple Family Dwellings	A	4 6 units per acre
Commercial		
Eating and drinking Places	A	
Food and Beverage Retail Sales	A	
Service Station	A	
Outdoor Retail Sales	S	
Professional Offices	S	
Furniture, Home Furnishings and Equipment	S	
General Merchandising Stores	S	
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		
SHOREZONE – TOLERANCE DISTRICT 2 AND 3		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	

Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

SECTION 2. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2025.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2025.

Vote:

DRAFT: August 5, 2025

Ayes:

Nays:

Absent:

Alexis Hill, Chair
County Commission

ATTEST:

Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the
_____ day of the month of _____ of the year _____.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Development Code Amendment Application Supplemental Information

(All required information may be separately attached)

1. What section of the Washoe County Code (WCC) 110 of the Development Code is being requested to be amended?

2. Provide the specific language you are seeking to delete and/or add to the Development Code?

3. What is the purpose to amend the Development Code?

4. Are there any negative impacts to amending this section of the Development Code?



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Courtney Weiche
Washoe County
Senior Planner
Planning & Building Division
Community Services Department
775.328.3608

RE: Draft findings for proposed Regulatory Zone Amendment

110.818.15 (e) Findings.

Finding: 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.

Rationale: The proposed amendment is consistent with the Master Plan, which promotes a minimum density of 15 units per acre in designated high-density areas. While the Special Area was created to allow for lower-density multi-family development, increasing the allowed density from 4 to 6 units per acre moves closer to aligning with the Master Plan's broader intent to encourage more efficient land use and diverse housing options. This modest increase maintains the area's low-density character while supporting the Master Plan's goals of promoting smart growth, housing availability, and land use compatibility within the Tahoe Area.

Finding: 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.

Rationale: The proposed Development Code amendment will not adversely impact public health, safety, or welfare and supports the original purposes of the Development Code as outlined in Article 918. The amendment seeks to clarify and realign the intent of the Tahoe Area Plan, which designated the Special Area as a branch of a High Density area to allow—rather than restrict—low-density multi-family dwellings. Increasing the allowed density from 4 to 6 units per acre remains consistent with the goal to implement a low-density character to the area, aligns more closely with surrounding land uses, and promotes more efficient and economically viable development. This change supports property owner equity, and ensures the code continues to promote thoughtful, balanced growth in line with community goals.



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Finding: 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.

Rationale: The proposed Development Code amendment responds to changed conditions, including evolving housing needs, market dynamics, and the growing demand for attainable multi-family housing in the region. Since the Development Code's original adoption, further analysis and experience with the Tahoe Area Plan have highlighted that a strict limit of 4 units per acre is unnecessarily restrictive and limits the full potential of the designated Special Area. Increasing the allowed density to 6 units per acre allows for a more desirable and efficient utilization of land, supports financial viability for property owners, and better meets current community and economic needs—while still maintaining the low-density character intended for the area.

Finding : 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.

Rationale: The proposed amendment to increase density from 4 to 6 units per acre in this small Special Area will not adversely affect the implementation of the policies or action programs of the Conservation or Population Elements of the Washoe County Master Plan. The modest increase supports the Population Element by offering additional housing options that address community needs without significantly altering overall population projections or straining infrastructure. The limited scale of the amendment ensures no negative impact on conservation goals, while promoting thoughtful land use within an already developed area.

Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.

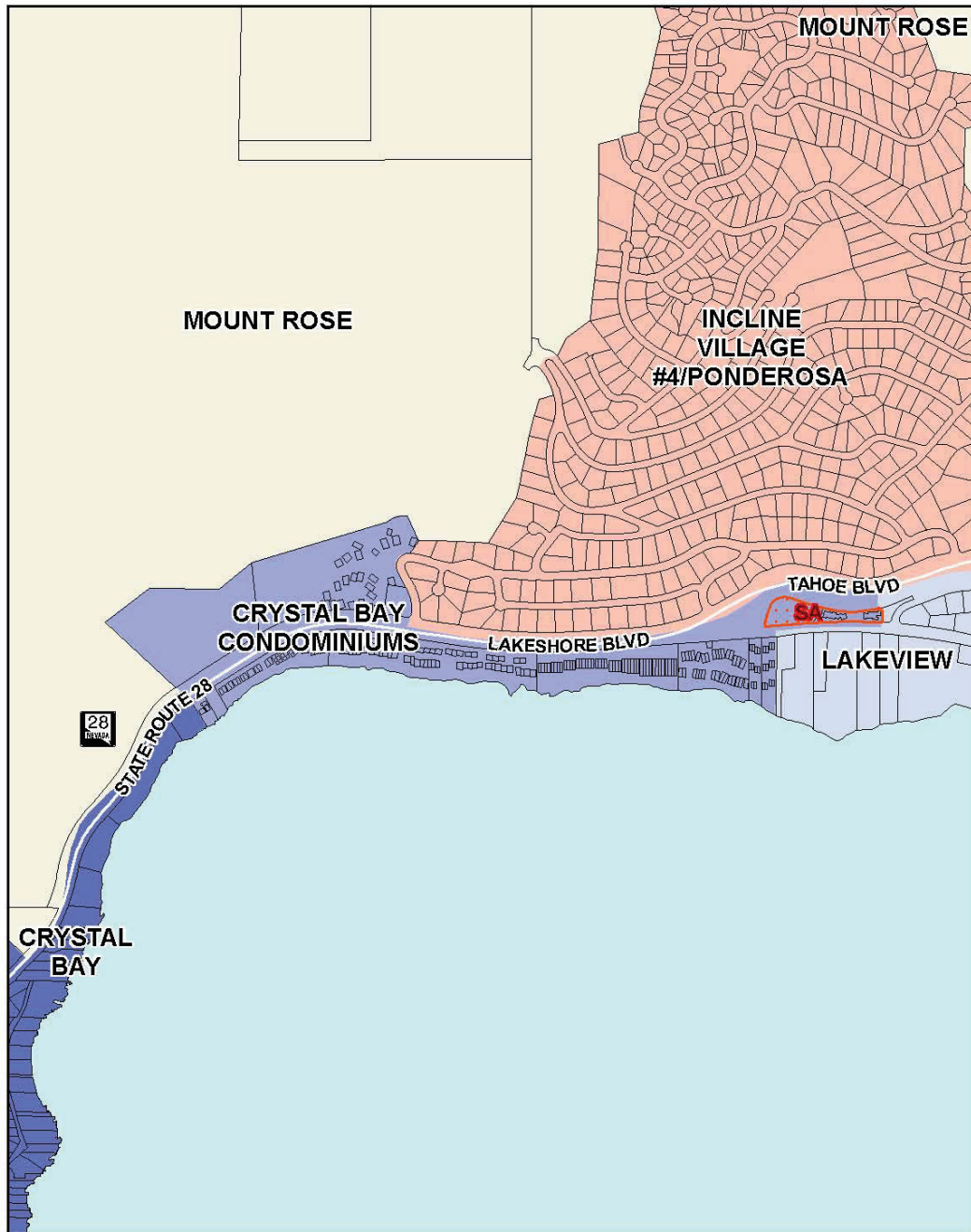
CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
PERMISSIBLE USES – CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	Same as above
Multiple Family Dwellings	A	4 units 6 Units per acre
Commercial		
Eating and drinking Places	A	

Food and Beverage Retail Sales	A	
Service Station	A	
Outdoor Retail Sales	S	
Professional Offices	S	
Furniture, Home Furnishings and Equipment	S	
General Merchandising Stores	S	
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		
SHOREZONE – TOLERANCE DISTRICT 2 AND 3		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.260 Crystal Bay Condominium Regulatory Zone Special Policies.

The following special policies will be implemented in the Crystal Bay Condominiums Regulatory Zone.

1. The Crystal Bay Condominiums Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
 - a. Scenic Restoration Area



CRYSTAL BAY CONDOMINIUMS Regulatory Zoning



Figure 110.220.016 Crystal Bay Condominiums Regulatory Zone Location Map



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Trevor Lloyd
Washoe County Planning & Building Division
Community Services Department
1001 East Ninth Street
Reno, NV 89512

RE: Summary of Neighborhood Meeting Comments – 560 Lakeshore Development Code Amendment (Washoe County)

Overview:

At the neighborhood meeting for the proposed Development Code Amendment at 560 Lakeshore, the project representative presented a vision for a more thoughtful, community-enhancing redevelopment that would move away from the currently permitted gas station use. The purpose of the amendment is to allow for flexibility in land use, including a possible increase from 4 to 6 residential units per acre along with 4,000 sq. ft. of commercial space.

Key Community Comments & Project Representative Responses:

1. Concerns About Conflict of Interest

- A few residents questioned whether the project representative's involvement posed a conflict due to proximity to the Crystal Shores Villas HOA.
- **Project Response:** The representative clarified that their role is to facilitate discussion and provide viable development alternatives for the property owner, not to promote any personal interest. There is no conflict, and community feedback is central to the process.

2. Density and Housing

- Some attendees voiced opposition to increasing residential density from 4 to 6 units per acre, citing a desire to preserve community character and avoid overdevelopment.
- **Project Response:** The representative explained that 4 units per acre are no longer financially feasible for redevelopment. Increasing to 6 units, particularly in a **mixed-use format**, could encourage better land use while still being consistent with surrounding densities and compatible with community needs.

3. Concerns About a Gas Station

- Several residents opposed the idea of rebuilding a gas station due to past contamination concerns and environmental sensitivity near Lake Tahoe.



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- **Project Response:** The representative emphasized that the goal is to **avoid redevelopment as a gas station** by offering better alternatives. Although gas stations remain a permitted use under current zoning, the amendment seeks to open the door to residential and commercial mixed-use that would have **lower environmental and traffic impact**.

4. Clarification on the Proposal

- Residents, including Rick Pertell, requested details about the owner's vision, commercial square footage, and possible sale of the property.
- **Project Response:** The representative confirmed the owner is aiming to position the land for a **better long-term use** and is exploring mixed-use development as a more positive outcome for the community. The 4,000 sq. ft. of commercial space would provide flexibility without the intensity of a full-service station.

5. Environmental and Infrastructure Concerns

- Some participants raised historic contamination issues and questioned the practicality of a new gas station or any high-impact development.
- **Project Response:** All prior contamination monitoring was resolved and cleared three years ago. The development team has worked with NDOT to resolve boundary matters and remains committed to **responsible, compliant redevelopment**.

6. Community Engagement and Alternatives

- Several attendees suggested parks, lower-density residential, or other community uses.
- **Project Response:** The representative welcomed these ideas, encouraged further feedback, and affirmed that the amendment process is **intended to gather public input**. Residents were encouraged to continue participating and submit formal comments to the County.

Closing Remarks:

The project representative reiterated that the property owner is committed to a **more community-appropriate alternative** than a gas station, and that increasing residential density modestly could make the site viable for a **vibrant, mixed-use redevelopment**. Residents were thanked for their input, and next steps include continuing public engagement through the County's review process.



Date: July 1, 2025

To: Courtney Weiche, Senior Planner
From: Janelle Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Development Code Amendment Case WDCA25-0004 560 Lakeshore
APN 122-128-07

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application, prepared by GilanFarr Architecture, is for a development code amendment to approve an increased density in this area from 4 units per acre to 6 units per acre.

The Engineering and Capital Projects Division recommends approval of this development code amendment case with the following comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)
Contact Information: Mitchell Fink, P.E. (775) 328-2050

Discussion: At the time of submittal for a Building Permit for the development of the proposed multifamily project, a traffic trip generation letter will be required and shall be prepared by a Nevada licensed engineer, and shall comply with the Tahoe Area Plan, Washoe County, RTC, and NDOT requirements. If the trip generation meets the Washoe County threshold of 80 weekday peak hour trips a detailed traffic impact report will be required.

Washoe County will not support nor allow direct ingress or egress to Tahoe Blvd. from the proposed project. Primary access for the proposed project will be from Lakeshore Blvd.

WDCA25-0004
EXHIBIT D

From: [John James](#)
To: [Weiche, Courtney](#)
Cc: [Jeffrey Smith](#)
Subject: Development Code Amendment WDCA25-0004 (560 Lakeshore)
Date: Monday, June 16, 2025 3:41:29 PM

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[Report Suspicious](#)

Hello Courtney

NLTFPD has reviewed Development Code Amendment Case Number WDCA25-0004 (560 Lakeshore) and requests that the \$87.00 fee be added to cover the cost of our portion of the review.

- NLTFPD Comments: This project will be reviewed for WUI and Fire Code compliance once it's formally submitted for building permits.

Please keep in mind that the location of existing fire hydrants is a key factor in meeting fire code requirements and ensuring adequate fire department access and water supply.

Thanks,



John James
Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8131 | Cell: [775.413.9344](tel:775.413.9344)
Email: jjames@nltfpd.net
[866 Oriole Way | Incline Village | NV 89451](#)



WDCA25-0004
EXHIBIT D



Date: June 16, 2025

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Development Code Amendment Case Number WDCA25-0004 (560 Lakeshore)

GENERAL PROJECT DISCUSSION

For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.255 Crystal Bay Condominiums Special Area #1, to increase the maximum density for multiple family dwellings from 4 to 6 units per acre.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

There are no water rights conditions for this amendment.

**WDCA25-0004
EXHIBIT D**