

From: [Mark Nelson \(Home Gmail\)](#)
To: [Roman, Brandon](#)
Cc: [Emerson, Kathy](#); [Lloyd, Trevor](#); [Mullin, Kelly D.](#); [Albarran, Adriana](#); kfromherz@lands.nv.gov
Subject: Re: FW: Master Plan Amendment Case WMPA25-0002 and WRZA25-0002 - NDSL Agency Comment
Date: Monday, August 4, 2025 12:22:59 PM

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Public Comment

With regard to comment:

From: Kevin Fromherz <kfromherz@lands.nv.gov>

Sent: Thursday, July 31, 2025 2:31 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Cc: Heather Watkins <h.watkins@lands.nv.gov>; Brent E. Moore <bemoore@lands.nv.gov>

Subject: Master Plan Amendment Case WMPA25-0002 and WRZA25-0002 - NDSL Agency Comment

I support NDSLs thoughtful comment and appreciate it being communicated in advance. Obviously, NDSL did not write all the prohibited actions on its property, but issues such as fugitive dust, future contaminated water runoff, changes in water flows due to development, etc. must also be avoided.

On Mon, Aug 4, 2025 at 9:15 AM Roman, Brandon <BRoman@washoecounty.gov> wrote:

Greetings Commissioners and Interested Parties,

Please review the Agency Comments provided by Senior Planner Weiche. This was not in the staff report. I have posted this online for the public as well.

From: Weiche, Courtney <CWeiche@washoecounty.gov>

Sent: Thursday, July 31, 2025 3:55 PM

To: Roman, Brandon <BRoman@washoecounty.gov>

Subject: FW: Master Plan Amendment Case WMPA25-0002 and WRZA25-0002 - NDSL Agency Comment

For the record to the Planning Commission.

From: Kevin Fromherz <kfromherz@lands.nv.gov>
Sent: Thursday, July 31, 2025 2:31 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Cc: Heather Watkins <h.watkins@lands.nv.gov>; Brent E. Moore <bemoore@lands.nv.gov>
Subject: Master Plan Amendment Case WMPA25-0002 and WRZA25-0002 - NDSL Agency Comment

Good afternoon,

Nevada Division of State Lands (NDSL) has reviewed the proposed changes to the master plan and wants to ensure that the intent of the neighboring NDSL Conservation Area Parcels is considered. NDSL has three conservation area parcels that are directly adjacent to the applicant's parcel APN's 125-041-08, 125-041-07, and 125-052-02. Additionally, NDSL has two parcels near the applicant's property APN's 125-041-13 and 125-252-03.

NDSL does not object to the master plan change however would like to make the planning commission and the applicant aware that these parcels are protected for their conservation values. Homeowners are not allowed to store materials, cut trees, or perform defensible space work on any NDSL Conservation Area Parcel. In the event of redevelopment of the parcel the applicant should carefully plan to ensure that their defensible space needs can be met without entering a NDSL conservation area. Additionally, NDSL will not authorize any easements for driveways, utilities, or other needs on the property. NDSL will object to any changes to setback modification requests or any improvement that may cause or require damage to one of the conservation areas.

Thank you for your time,



Kevin Fromherz

Nevada Tahoe Resource Team Program Manager
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003, Carson City, Nevada 89701
kfromherz@lands.nv.gov
Office: 775-684-2736
[Facebook](#) | [Instagram](#) | [LinkedIn](#)



From: [Weiche, Courtney](#)
To: [Roman, Brandon](#)
Subject: FW: Rebuttal to Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court) - (Request id 190183)
Date: Monday, August 4, 2025 3:58:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Brandon,

Can you please forward the below public comment to the Commissioners appropriately?

Thank you.

From: Planning Counter <Planning@washoecounty.gov>
Sent: Monday, August 4, 2025 3:42 PM
To: Weiche, Courtney <CWeiche@washoecounty.gov>
Subject: FW: Rebuttal to Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court) - (Request id 190183)

fyi



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, August 4, 2025 3:33 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Rebuttal to Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court) - (Request id 190183)

Good day,

Please see request below for Planning Commission/Board of Adjustment.

Sincerely,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

Have some kudos to share about a County Manager's Office employee or experience? Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

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From: Mike Lonich <mlonich208@gmail.com>
Sent: Friday, August 1, 2025 4:45 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Rebuttal to Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court)

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Rebuttal to Proposed Rezoning from Recreational to Residential – Washoe County

Subject Parcel: 125-010-21

Address: 700 Harper Court

Current Zoning: 20% Residential / 80% Conservation

Proposed Zoning: 100% Residential

Location Context: Incline Village 1 (20%) / Mount Rose (80%)

Submitted to: Washoe County Planning Commission

Submitted by: Michael S. And Janet Lonich

767 Geraldine Dr. Incline Village

Date: August 1, 2025

Dear Members of the Washoe County Planning Commission,

We are writing to express our strong opposition to the proposed rezoning of the above-referenced parcel from a current designation of 20% residential and 80% recreational to 100% residential.

This rezoning proposal poses serious risks to the environmental integrity, wildfire safety, community character, and infrastructure capacity of the surrounding areas—particularly within the Mount Rose corridor and adjacent Incline Village neighborhoods. Below are key reasons to deny the request:

1.

Environmental Protection & Watershed Preservation

The 80% recreational portion of the parcel plays a critical environmental role, providing:

- Wildlife habitat
- Watershed filtration that protects the clarity and quality of nearby Lake Tahoe
- Vegetative buffers that help reduce erosion and runoff

Rezoning this land for residential use would allow development in fragile alpine terrain, potentially causing:

- Soil disturbance, increasing sediment flow into Lake Tahoe
- Loss of mature forest, harming biodiversity
- Fragmentation of migration corridors for native species

This directly conflicts with the Tahoe Regional Planning Agency (TRPA) goals and Washoe County's own Master Plan, which emphasizes open space conservation in this region.

2.

Wildfire Risk Amplification

The Mount Rose area lies within the Wildland-Urban Interface (WUI)—a zone highly prone to catastrophic wildfires. Increasing residential density here would:

- Add more structures and fuel loads to a high-risk zone
- Strain already limited evacuation routes
- Overextend fire protection services in remote, steep terrain

At a time when Nevada faces growing climate instability, upzoning fire-prone forestland is shortsighted and irresponsible.

3.

Traffic and Infrastructure Burden

Mount Rose Highway and roads servicing Incline Village are already nearing capacity during peak seasons. Increasing residential development:

- Will place additional strain on narrow, mountainous roads
- May require infrastructure expansion at public expense
- Could worsen emergency response times

The region lacks the capacity to accommodate the infrastructure demands of a full residential build-out on this parcel.

4.

Community Character and Precedent

Approving this rezoning would:

- Undermine decades of careful land-use planning that preserves the recreational and ecological character of the Mount Rose corridor
- Open the door to similar rezoning petitions, encouraging unchecked sprawl in other recreational zones
- Diminish public trust in Washoe County's commitment to balanced, sustainable growth

5.

Existing Zoning Is Already a Compromise

The parcel currently enjoys 20% residential zoning, which already provides development potential. Expanding to 100% residential is not a necessity—it's a profit-driven maneuver that sacrifices long-term environmental and community stability.

Conclusion

This rezoning is incompatible with the environmental sensitivities, wildfire risk profile, infrastructure limitations, and community goals of Washoe County's mountainous regions. We urge the Planning Commission to reject the request and uphold the existing zoning.

Respectfully,

Michael S. and Janet Lonich

767 Geraldine Dr Incline Village, Nv 89451

Mlonich208@gmail.com

(949)291-9357

Sent from my iPad

From: [Weiche, Courtney](#)
To: [Roman, Brandon](#)
Cc: [Lloyd, Trevor](#)
Subject: FW: Public Hearing Comments 700 Harper Court 125-010-21
Date: Monday, August 4, 2025 2:03:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Brandon,

Please distribute the below public comment to the Commissioners appropriately.

Thank you,



Courtney Weiche, Senior Planner

Planning & Building Division | Community Services Department

cweiche@washoecounty.gov | Direct Line: 775.328.3608

Have some kudos to share about a CSD employee or experience?

[Submit a Nomination](#)



From: Jean Desmarais <jadesmarais63@gmail.com>
Sent: Monday, August 4, 2025 12:43 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Cc: Weiche, Courtney <CWeiche@washoecounty.gov>
Subject: Public Hearing Comments 700 Harper Court 125-010-21

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The only purpose of changing the zoning on APN 125-010-21 is for development. Once the property is rezoned away from conservation it will never be returned. There are three natural springs on and about this property. These springs feed several wetlands below.

This developer is using Exline and a previous washoe planner in this effort and the continued corruption of the Incline Village community.

J A Desmarais
778 Geraldine Drive
Incline Village NV 89451

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Subject: FW: Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court)
Date: Monday, August 4, 2025 4:19:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
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Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, August 4, 2025 4:08 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Julie <julieahbra@gmail.com>
Sent: Sunday, August 3, 2025 9:28 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court)

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Dear Washoe County Planning Commission,

I have never submitted public comment before and I may not be the most articulate, but I am passionate about you NOT ADOPTING Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court).

I have lived full time on Geraldine Drive (just below 700 Harper Court) for over 20 years. Like my husband and I, many in the neighborhood are hardworking average middle class folks. A huge consideration when purchasing here was the fact that we bordered wilderness. We've witnessed first hand the negative impact on our environment over the years just with the increase of current homes being occupied full time. Not to mention the tremendous concern we all have with wildfire evacuation.

The Mitchell E Larson Living Trust knew their property was 80% Conservation when purchased, and they've a huge beautiful home to enjoy. There is absolutely no reason to change that except for their benefit. Their representatives reached out to us in the neighborhood and gave ridiculous statements that there will not be any further building if this was changed. I've yet to speak to any neighbor who didn't laugh at this as there is no guarantee of this with current nor future owners.

I suppose I'm asking you to consider all of us who chose this neighborhood for the quiet, the protected wilderness, and wildlife, over changes to benefit one. The reality is we need more land protected not less.

Respectfully,

Julie Bradt
790 Geraldine Dr

Sent from my iPad



Lynne Reilly mft ladc

Licensed Marriage and Family Therapist (NV 0927, CA 44651)
Licensed Alcohol and Drug Counselor (NV 01088)

8/4/2025

Washoe County Planning Commission

Re: Master Plan Amendment Case# WMPA25-0002 and WRZA25-0002 700 Harper Ct., Incline Village, NV 89451 (APN-125-010-2)

This proposal will take away a conservation area, which includes 80% of the property, and make the property 100% residential. This would turn an entire 5+ acres into development with multiple dwellings. This area is in the middle of a residential, single family home, neighborhood. This lot is surrounded by Forest Service and IVGID properties. There are also multiple springs on this lot and a major project would certainly impact this water source. There are multiple wildlife species that use this corridor to access water.

Thank you

Lynne Reilly