

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

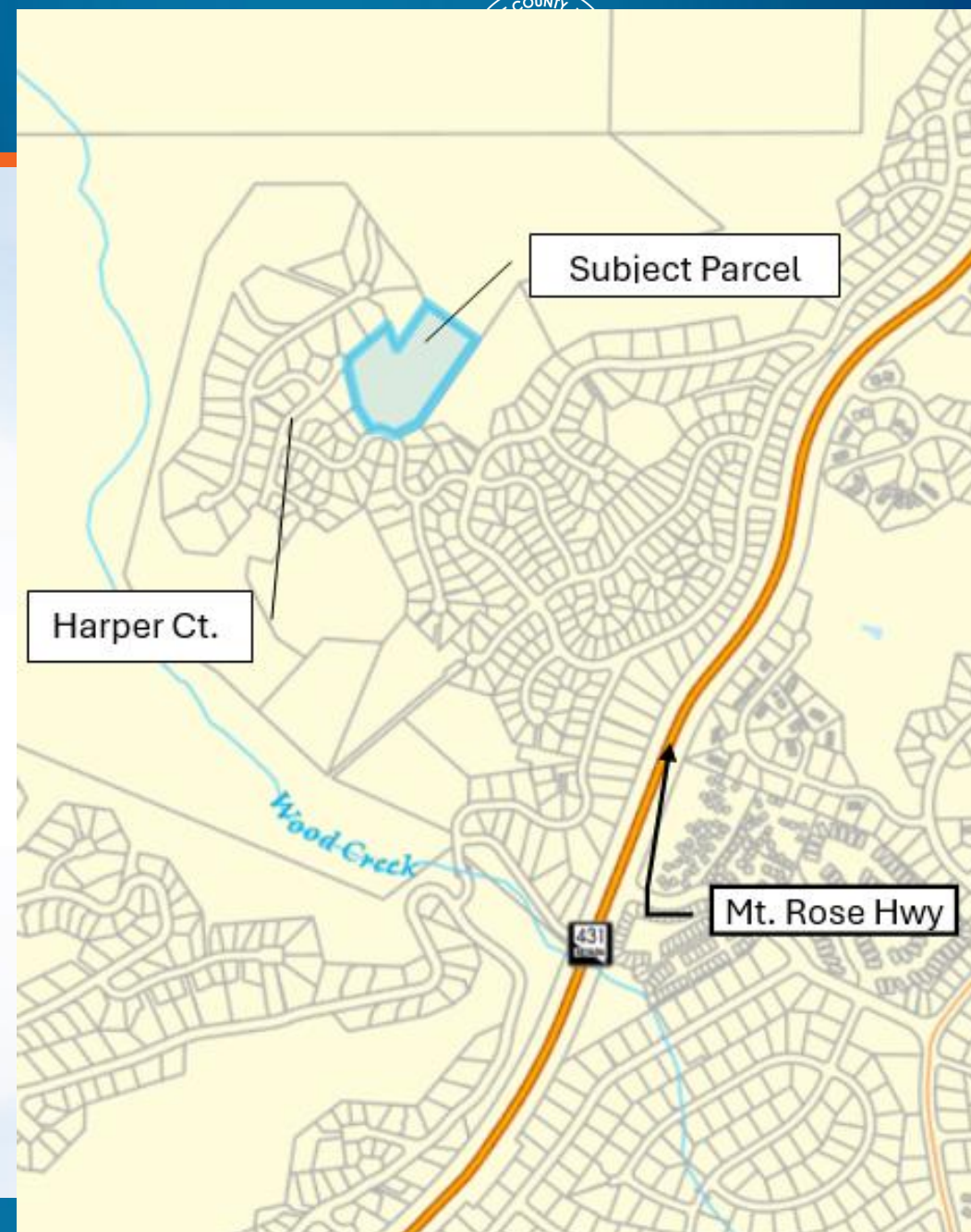
WMPA25-0002 & WRZA25-0002 (700 Harper Court)

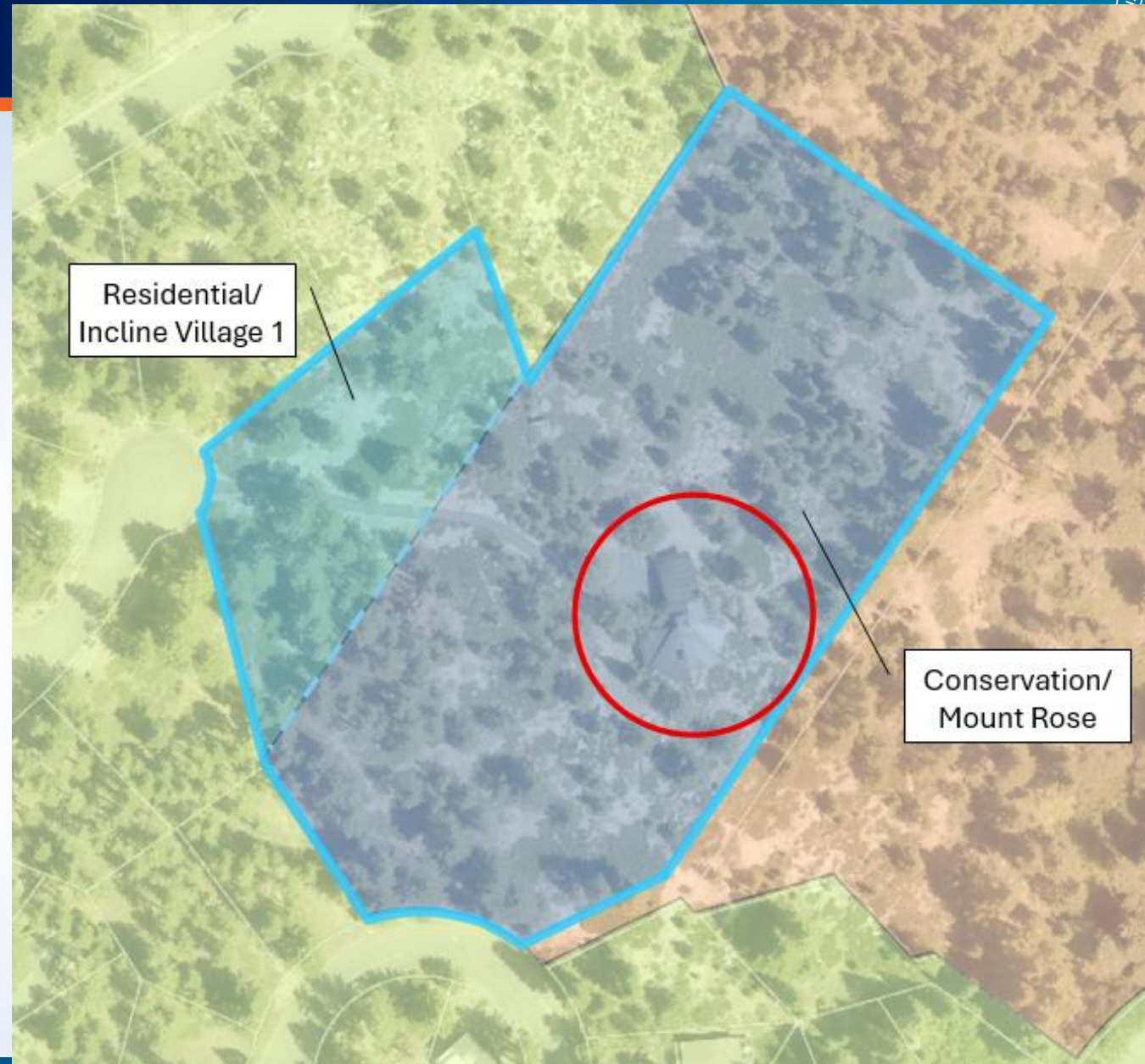
August 5, 2025

- 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
- 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

Vicinity Map

APN:	125-010-21
Parcel Size:	5.75 acres
Existing Master Plan:	Conservation - 80%/ Residential - 20%
Proposed Master Plan:	Residential - 100%
Existing Regulatory Zone:	Mount Rose - 80% / Incline Village 1 - 20%
Proposed Regulatory Zone:	Incline Village 1 -100%
Planning Area:	Tahoe





Section 110.220.355 Mount Rose Regulatory Zone.



MOUNT ROSE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transportation Routes	S	

“Summer Homes”: A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access



- 5 public comments received since agenda posting
 - All expressed a concern for increased development potential
 - TRPA coverage restrictions limit the parcel from being developed further

Agency Comment



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	✓			

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

'Lake Tahoe Basin Management Unit'	X			
Nevada Division of State Lands - Tahoe	X			

Staff believes all required findings for both the Master Plan Amendment and the Regulatory Zone Amendment can be made as indicated in the staff report.

Recommendation



It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A & B of the staff report to amend the Tahoe Area Plan as set forth in WMPA25-0002 & WRZA25-0002.

It is further recommended that the Planning Commission forward the master plan and regulatory zone amendment to the Washoe County Board of County Commissioners for their consideration of adoption.

Possible MPA 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 adopt the resolution contained at Exhibit A of this staff report to amend the Tahoe Area Plan as set forth in Master Plan Amendment Case Number WMPA25-0002, having made at least three of the five findings set forth in Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA25-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

Possible RZA Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA25-0002, having made all of the findings set forth in Washoe County Code Section 110.821.15. (RZA motion language should contain) I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

Thank you

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