



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 8, 2018

DATE: Wednesday, May 02, 2018

TO: Board of County Commissioners

FROM: Eva M. Krause, AICP, Planner, Planning and Building Division
328-3628, ekrause@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Dept., 328-3619,
mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Regulatory Zone Amendment Case Number WRZA18-0003 (Coches/Tower) – adoption of an amendment to the Tahoe Regulatory Zone Map, changing the regulatory zone for a ± 1.58 -acre parcel (APN: 130-312-25) and a ± 1.9 -acre parcel (APN: 130-312-30) from Medium Density Suburban (MDS - 3 units per acre) to Low Density Suburban (LDS – 1 unit per acre); possible affirmation of the findings of fact of the Washoe County Planning Commission as outlined in the staff report for this item; and possible direction to the Director of the Planning and Building Division to sign and certify the amended Tahoe Regulatory Zone Map; and possible authorization to the Chair to sign a Resolution included as Attachment A to the staff report for this item adopting the amendment to the Tahoe Regulatory Zone Map.

The subject parcels are located at 1131 Lakeshore Boulevard (APN: 130-312-25; Coches LLC) and 1135 Lakeshore Boulevard (APN: 130-312-30; Towers LLC), Incline Village, Nevada. The properties are situated within the Tahoe Area Plan and Incline Village/Crystal Bay Citizen Advisory Board boundaries and within Section 23, T16N, R18E, MDM, Washoe County, NV. (Commission District 1.)

SUMMARY

This is a request to change the regulatory zone on two parcels of ± 1.58 -acres and ± 1.9 -acres from Medium Density Suburban (MDS - 3 units per acre) to Low Density Suburban (LDS - 1 unit per acre).

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

AGENDA ITEM # _____

PREVIOUS ACTION

On April 3, 2018, the Washoe County Planning Commission heard the Regulatory Zone Amendment request and recommended adoption. The Planning Commission recommended adoption by a vote of seven in favor, none opposed, and none absent.

On March 5, 2018, the proposed Regulatory Zone Amendment application was presented and discussed at the Incline Village/Crystal Bay Citizen Advisory Board (CAB); there were several questions about accessory dwellings and spot zoning. The CAB voted to recommend approval; five in favor and one opposed.

BACKGROUND

The applicant is seeking to amend the Tahoe Regulatory Zone Map in order to facilitate construction of a detached accessory dwelling with up to 1,500 sq. ft. of living area on both of the subject parcels. The current regulatory zone of Medium Density Suburban (MDS) limits the size of a detached accessory dwelling to no more than 800 square feet. However, the Low Density Suburban (LDS) regulatory zone allows a detached accessory dwelling to have up to 1,500 square feet of living area. Therefore, the applicant is seeking to amend the regulatory zones on both parcels to LDS. The subject properties are both over an acre in area, which is consistent with the minimum lot size required for the LDS regulatory zone.

FISCAL IMPACT

No fiscal impact

RECOMMENDATION

It is recommended that the Board of County Commissioners affirm the approval of the Planning Commission, adopt Regulatory Zone Amendment Case Number WRZA18-0003 (Coches/Tower) amending the Regulatory Zone on a ± 1.58 and a ± 1.9 -acre parcel from Medium Density Suburban (MDS - 3 units per acre) to Low Density Suburban (LDS - 1 units per acre), affirm the following findings of fact of the Washoe County Planning Commission as outlined below; and, direct the Director of the Planning and Building Division to sign and certify the amended Tahoe Regulatory Zone Map. It is further recommended that the Board authorize the Chair to sign the Resolution (Attachment A) adopting the amendment to the Tahoe Regulatory Zone Map (Regulatory Zone Amendment Case Number WRZA18-0003).

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions, More Desirable Use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County

Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to adopt an amendment to the Tahoe Regulatory Zone Map, changing the regulatory zone for a ± 1.58 -acre and a ± 1.9 -acre parcel from Medium Density Suburban (MDS - 3 units per acre) to Low Density Suburban (LDS - 1 units per acre); to affirm the findings of fact of the Washoe County Planning Commission as outlined in the staff report for this item; to direct the Director of the Planning and Building Division to sign and certify the amended Tahoe Regulatory Zone Map; and, to authorize the Chair to sign the Resolution included as Attachment A to the staff report for this item adopting the amendment to the Tahoe Regulatory Zone Map."

Attachments:

- A. Regulatory Zone Amendment Resolution
- B. Planning Commission Staff Report for WRZA18-0003
- C. Planning Commission Signed Resolution
- D. Planning Commission Draft Minutes for April 3, 2018 meeting

xc:

Applicant/Owner: Coches, LLC and Tower, LLC, Duane E. Andrews, Managing Member, 11350 Lakeshore Boulevard, Incline Village, NV 89451

Consultant: Kevin Agan, Agan Consulting Corporation,
office@aganconsulting.com