

**B. Regulatory Zone Amendment Case Number WRZA18-0003 (Coches/Tower)** – For possible action, hearing, and discussion to recommend approval of or deny an amendment to the Tahoe Regulatory Zone Map, changing the regulatory zone from Medium Density Suburban (MDS – 3 units/acre) to Low Density Suburban (LDS – 1 unit/acre) on two properties located at 1131 and 1135 Lakeshore Boulevard.

- Applicant: Coches, LLC; Tower, LLC
- Property Owner: Coches, LLC; Tower, LLC
- Location: 1131 and 1135 Lakeshore Blvd.
- Assessor's Parcel Numbers: 130-312-25; 130-312-30
- Parcel Sizes: 1.58 acres; 1.90 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 821
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 23, T16N, R18E, MDM
- Prepared by: Eva Krause, AICP, Planner  
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Planning and Building Division
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Trevor Lloyd, Secretary, read the item into the record. Chair Chvilicek called for any disclosures from the Commission. Commissioner Horan said he was a Trustee of the General Improvement District (GID) at Incline Village, but he noted the GID did not have any land use authority and any utility permissions would be dealt with by staff. DDA Edwards asked Commissioner Horan if he had any pecuniary interest or commitments in a private capacity for this item. Commissioner Horan stated he did not. DDA Edwards felt Commissioner Horan could act on this item. Chair Chvilicek opened the public hearing and Eva Krause, AICP Planner, presented the Staff Report.

Chair Chvilicek called for questions from the Commission. Hearing none, she called for public comment. There was no response to the call for public comment. Chair Chvilicek called for a motion.

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of the proposed Regulatory Zone Amendment Case Number WRZA18-0003 and the proposed Tahoe Regulatory Zone Map having made all of the following findings in accordance with Washoe County Code Section 110.821.15. He further moved to certify the resolution and the proposed Regulatory Zone Map as attached to the staff report for submission to the Washoe County Board of County Commissioners and to authorize the chair to sign the resolution on behalf of the Planning Commission. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment identifies and 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.