



WRZA18-0003 Coches/Tower



***Washoe County Planning Commission
April 3, 2018***



Overview

- **Washoe County (WC) Zoning – minimum lot size, setbacks, uses**
- **MDS – 3 units per acre**
- **LDS – 1 unit per acre**
- **TRPA – one unit per parcel**
- **Tahoe Regional Planning Agency (TRPA) prohibits creation of new parcels (division of land) and limits uses**

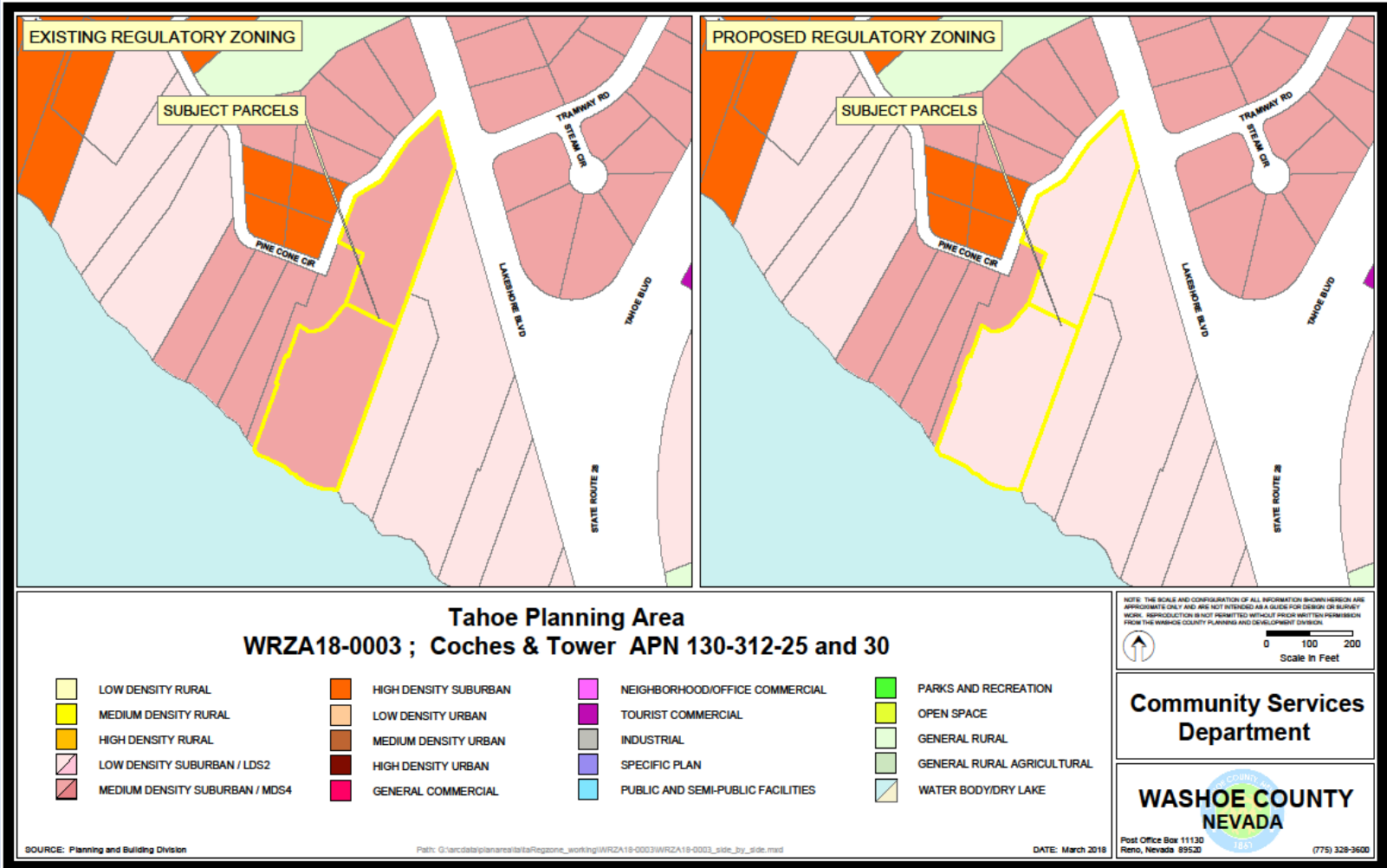


Overview

- **Both WC and TRPA permit Detached Accessory Dwelling (DAD)**
- **MDS limits DAD to 800 sq. ft.**
- **LDS limits DAD to 1,500 sq. ft.**
- **TRPA requires 1 acre min. lot for DAD**
- **Both parcels are over one acre in size**
- **Applicants would like to have the option to build 1,500 sq. ft. DAD**



Request





Public Notice & CAB

- **Notice sent to 76 property owners within 750 feet**
- **One adjoining property owner called to ask questions**
- **Incline Village/Crystal Bay CAB, March 5, 2018 – recommended approval 5 to 1**



Reviewing Agencies

- **Washoe County Community Services**
 - Planning and Building Division
 - Engineering and Capital Projects
- **Regional Transportation District**
- **Incline Village General Improvement District**
- **North Lake Tahoe Fire Protection District**
- **Tahoe Regional Planning Agency**



Regulatory Zone Amendment Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions; more desirable use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**



Possible 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 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. I further move 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.