

Washoe County Planning Commission



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WAC23-0009 (Boulder Bay Building A - Amendment)

August 1, 2023

Request

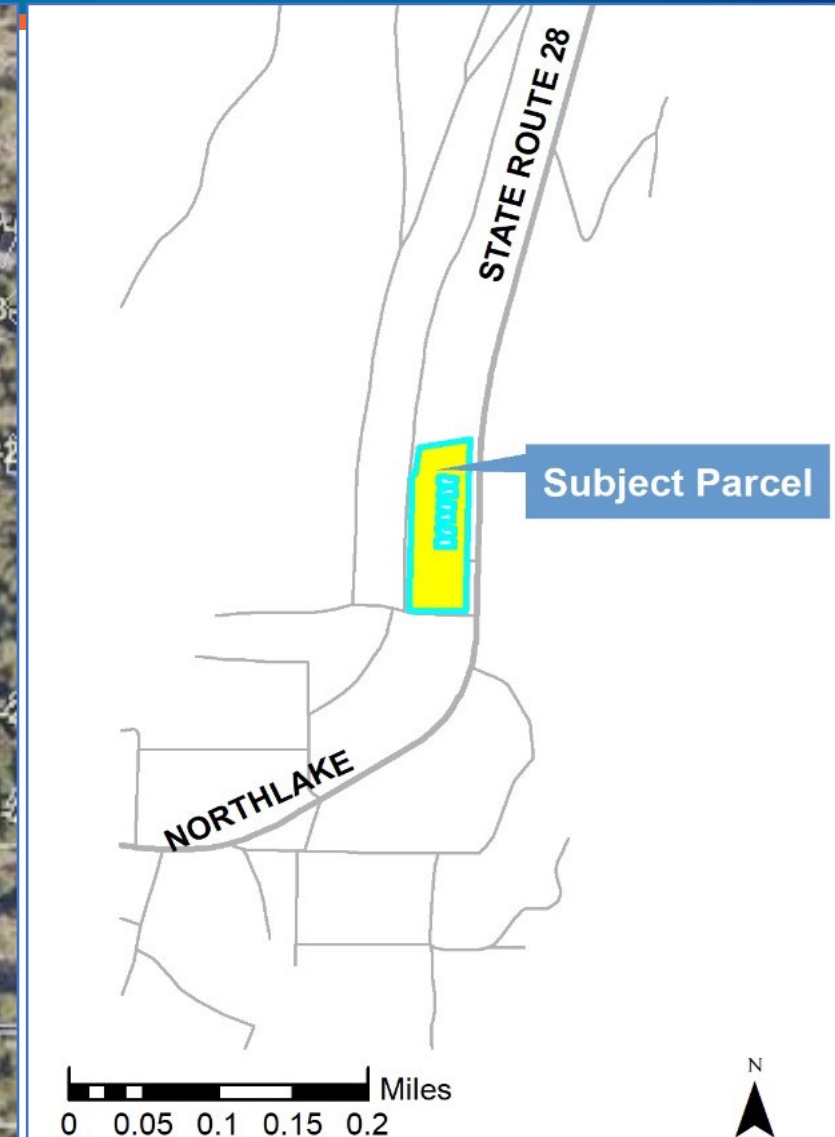


This is a request for an amendment of conditions for Tentative Subdivision Map Case Number TM16-004 (Boulder Bay) to reduce the amount of open space area associated with Building A to 1.25 acres and to transfer open space acreage adjacent Waldorf Astoria Lake Tahoe development project (Formerly known as Boulder Bay)

Vicinity Map



- Located off of State Route 28
- Located in Crystal Bay
- Adjacent to the Biltmore Casino area



In 2007, TRPA approved a demonstration project program to allow a few redevelopment projects to test new ideas for reducing coverage, installing environmental improvements and improving visual impacts above and beyond what is normally required in the basin.

- The redevelopment of the Biltmore Casino was one of the selected demonstration projects.
- The project was approved in 2007, and consisted of a casino, hotel, employee housing, shopping, health and wellness, timeshare units and whole ownership condominiums.

Background

The original request for TM16-004 was to approve a tentative subdivision map for an 18 unit common open space condominium development.

- The request included a special use permit for grading.
- TM16-004 was approved by the Washoe County Planning Commission on July 5, 2016
- TM16-004 Final Map was recorded on October 5, 2018.
- The development has been constructed and the final condominium was sold in February 2021.

Evaluation of Request



The request is to reduce the existing common area of 2.53 acres to 1.25 acres of common area, and to transfer the remaining acreage to the adjacent Waldorf Astoria-Lake Tahoe (WALT) project, formerly known as Boulder Bay.

- In 2016 when TM16-004 and SB16-005 were submitted, the applicants at the time submitted the TRPA approval which showed building elements encroaching on the subject parcel.

Original 2016 TRPA Approved Site Plan



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Evaluation of Request



- In April 2023, the project went back before the TRPA for review, and TRPA approved it. The project contained amended site plans which shows building elements of the overall resort encroaching into the parcel.

April 2023 TRPA Approved Site Plan



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Evaluation of Request

- Covenants, Conditions and Restrictions (CC&R's) were recorded to help guide the long-term management, maintenance and community regulations for the development.
- The Granite Place CC&Rs were recorded under document number 4856409 on October 5, 2018.
- The division of the subject parcel and reduction in the common element/open space area associated with the Granite Place development was generally depicted and described in the Declaration of the CC&Rs for Granite Place.

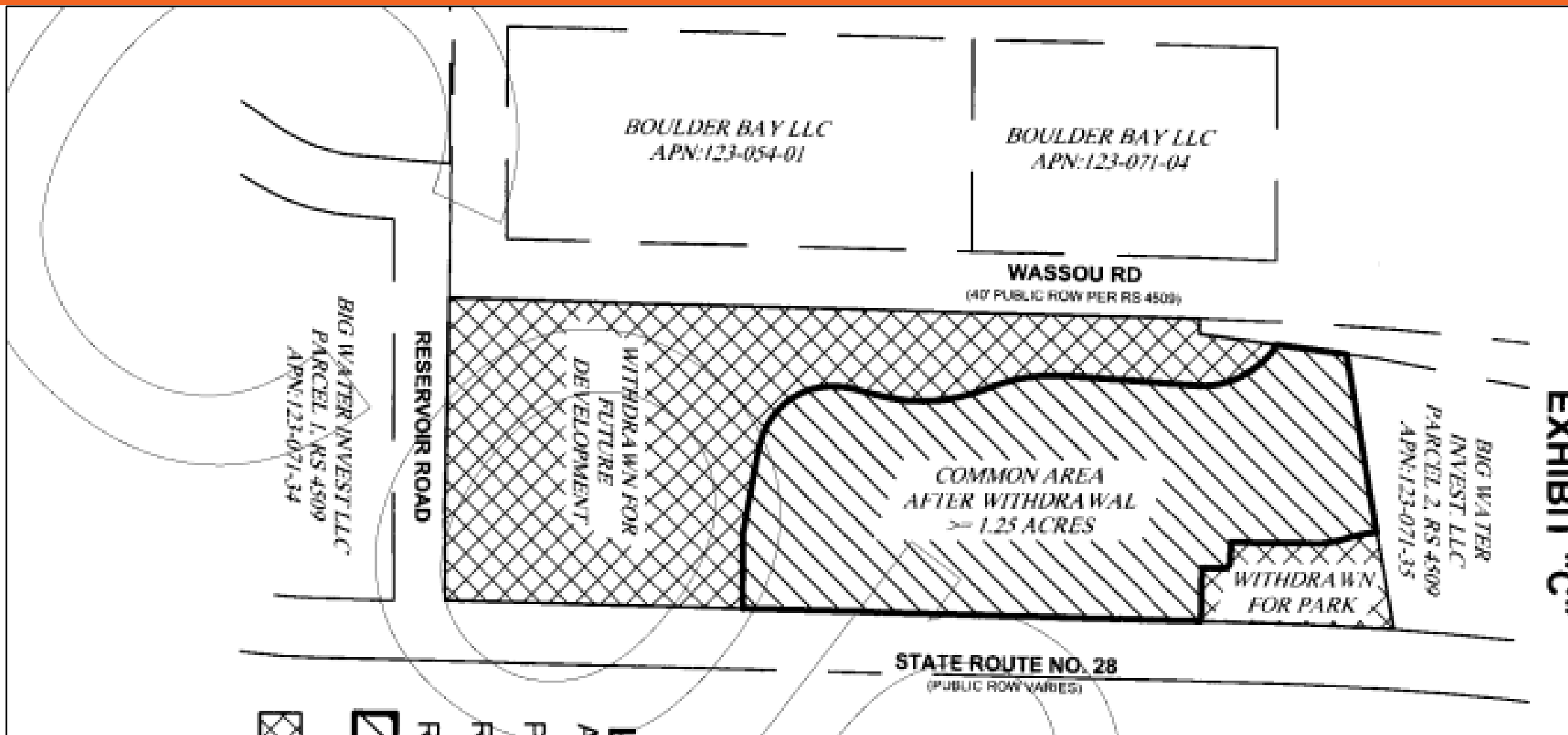


EXHIBIT "C"

Neighborhood Meeting

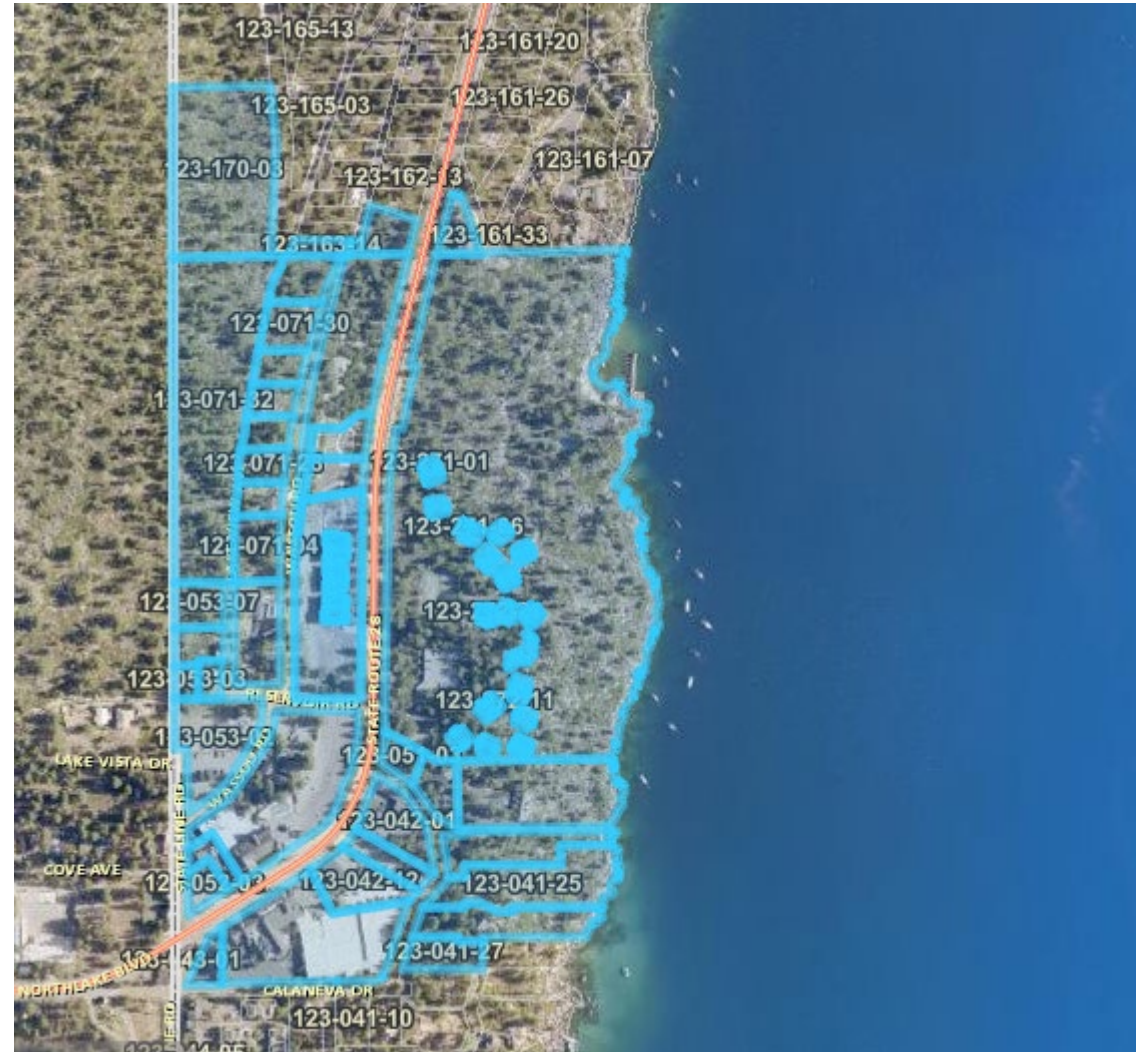


- The applicants held a neighborhood meeting on May 25, 2023.
- The meeting took place at 5:30 PM and was held at 1 Big Water Drive, in Crystal Bay, NV.
- The sign in sheet for the neighborhood meeting indicates that 4 members of the public were present, 1 Washoe County staff member was present, as well as the applicants.

Noticing



- Property owners were noticed within 750 feet of the site.
- 105 parcels were noticed.



Reviewing Agencies & Findings



- Various agencies reviewed the application and provided comments.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.
- Staff is recommending **approval with conditions**.
- The applicant is still required to meet all conditions from the previous approval WTM16-004.

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 Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0009 for Big Water Investments, LLC, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

Thank you

Chris Bronczyk, Senior Planner
Washoe County CSD – Planning Division
cbronczyk@washoecounty.gov
775-328-3612



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