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April 21, 2021

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GATELY SINGLE PARCEL PIER EXPANSION, WASHOE COUNTY, NEVADA
ASSESSOR'S PARCEL NUMBER (APN) 123-101-07, TRPA FILE NUMBER ERSP2020-1453

Dear Applicant,

TRPA is unable to approve the project referenced above, as proposed.

The existing pier is a single parcel pier, serving the upland parcel located at 570 Gonowabie Road. The proposed project includes elements that are considered an "expansion" per the following definition:

> **"Expansion" as defined by Chapter 90: Definitions of the Code of Ordinances**
>
> Outside of the shorezone, "expansion" means an increase in size or extent of an existing structure or use that results in additional commercial floor area, additional residential units, additional tourist accommodation units, additional PAOTs, additional land coverage, vehicle trips, or other capacities regulated by this Code. Within the shorezone, "expansion" means an increase in size or extent, including an increase in the dimensions of a structure, and the addition of any structure or edifice to an existing structure.

The proposed element that is considered an expansion consistent with TRPA's definition is a proposed the addition of a boatlift (to be converted from a buoy).

Further, the shoreline code explicitly limits expansions of non-conforming piers to those that have boat houses, and only then if the pier and boathouse come closer to conformance with all four findings in code section 84.4.3.F.4. Therefore, if the project is not able to make all four of the findings listed below, it is unable to expand. The findings required for an expansion are the following:

> **Chapter 82: Existing Structures and Exempt Activities**
>
> > Code Section 82.7.1.C: Nonconforming Structures: Except as expressly allowed in Chapter 84, expansion of nonconforming structures shall be prohibited. *(See referenced code section in Chapter 84)*
>
> **Chapter 84: Development Standards Lakeward of the High Water in the Shorezone and Lakezone**
>
> > Code Section 84.4.3.F.44. Expansion of a non-conforming pier.
> > An existing pier that does not conform to the applicable development standards set forth in this Section shall not be expanded except if all of the following conditions are met:

a. The expansion is limited to an existing boat house and does not increase the extent to which the boat house is non-conforming;

b. The expansion shall not increase the functional capacity of the pier;

c. The effect of the expansion is to increase the contrast rating of the structure; and

d. The expansion is the minimum necessary to accomplish the scenic quality improvement set forth in (c) above.

In order for TRPA to approve the buoy to boatlift conversion, the pier would have to comply with the design standards for a single parcel pier. The pier would be held to a 10-foot width at the pierhead and limited to one 3-foot by 30-foot catwalk.

If you have any additional questions, please contact me at tgood@trpa.org.

Thanks,

Tiffany Good
Permitting Program Manager
Current Planning