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TAHOE REGIONAL PLANNING AGENCY
NOTICE OF SPECIAL MEETING
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that on Thursday, November 14, 1985, commencing at 9:30 a.m., the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct a special meeting at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada. The agenda for said meeting is attached to and made a part of this notice. (The regularly scheduled APC meeting has been cancelled.)

Date: November 4, 1985

By: David S. Ziegler
David S. Ziegler
Acting Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
SPECIAL MEETING OF THE ADVISORY PLANNING COMMISSION

TRPA Office, 195 U.S. Highway 50
Round Hill, Zephyr Cove, Nevada

November 14, 1985
9:30 a.m.

SPECIAL MEETING AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV APPEAL

Mel Traylor, Appeal of Staff Determination to Approve Bruce Purdy's Application for a Garage and Breezeway Addition to a Single Family Dwelling, 869 Lakeshore Drive, Lot 27, Washoe County APN 122-181-27, TRPA File #85505

V PLANNING MATTERS

A. Status of Regional Plan Work Program

1. General

2. Airport Master Plan

B. Review of Final Draft, Reasonable Further Progress Report, 1982 Air Quality Plan

C. Review of Draft EIS, Relocation of the Lake Tahoe Community College

D. Discussion: Policy Advisory Committee for Administration of Transportation Development Act Funds

VI REPORTS

A. Staff

B. Legal Counsel

C. Public Interest Comments

D. APC Members

VII RESOLUTIONS

For Former APC Member Bill Murphy

VIII CORRESPONDENCE

IX PENDING MATTERS

X ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Mel Traylor, Appeal of Staff Determination to Approve Bruce Purdy's Application for a Garage and Breezeway Addition to a Single Family Dwelling, 869 Lakeshore, Lot 27, Washoe County, APN 122-181-27, TRPA File #85505

Appellant: Mel Traylor

Applicant: Bruce Purdy

Appeal: The appellant, whose property borders Mr. Purdy's east property boundary, is appealing a determination by Agency staff that the proposed project complies with Agency regulations. Specifically, the appellant believes that the proposed construction will significantly reduce the view from his property to the north and will necessitate the destruction of a 100 foot pine tree and several other large fir trees (75 feet in height). See attachment A, appellant's testimony and photos.

Property Location: 869 Lakeshore Drive, Washoe County, Nevada, APN 122-181-27.

Project Description: On August 6, 1985 the applicant submitted an application proposing to relocate an existing (14' x 20') single story garage and construct a single story (27' x 6') breezeway, (12' x 8') garbage bin storage area, and (48' x 24') two story garage. The second floor will consist of a (14' x 40') workshop (studio). The maximum height of the proposed garage is 20' 4". The impervious land coverage for the proposed buildings is 1,212 square feet. The applicant also proposes to pave an additional 574 square feet of driveway. The TRPA staff made a final determination on September 15, 1985 that the subject project complies with all applicable Agency ordinances and regulations. The subject property is located within the shorezone and, therefore, the adjoining property owners were sent notification of the pending project.

Land Coverage: The Preliminary Injunction requires compliance with the land capability classification for all projects in the basin proposing to modify or relocate land coverage. The total impervious land coverage for the existing residence, driveways and garage is 6,187 square feet or 21.6%. The subject property is located within a land capability 6, which will allow a maximum 30% coverage or 8,583 square feet based upon a lot size of 28,160 square feet. The applicant proposes to construct an additional 1,392 square feet of coverage for a total of 7,579 square feet for the subject property. The proposed project conforms to the land capability classification system.

Building Height: The average maximum height permitted under Section 7.13 of the Nevada Side Land Use Ordinance is 35 feet. The maximum height of the proposed structure is 20' 4". The existing residence is 24' in height.

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Agenda Item IV

Article V(g) of the Tahoe Regional Planning Compact, Findings: In determining that the subject project could be approved, Agency staff was required to establish that Article V(g) findings could be made with respect to the project. Finding #9 relates to the visual impact of the project by requiring that the project be consistent with the goals and policies of the Conservation Element of the Regional Plan, as amended.

Agency staff assessed the proposed building additions with respect to the applicable goals and policies and generally determined that the proposed additions would not change the existing visual character of the shoreline to any appreciable degree as viewed from Lake Tahoe. The proposed structure would not block any vistas from the public right-of-way. In the approximate vicinity of the proposed project there are no significant vistas of Lake Tahoe from Lake Shore Drive. The surrounding properties are heavily developed with single family multi-storied homes. The existing view from Mr. Traylor's property, looking west of Mr. Purdy's property, is one of tree tops and a multi-story residence.

Ordinance Provisions: Section 15.00 of the TRPA Shorezone Ordinance establishes the following special standards for review of construction in the backshore:

15.30 Scope of Review of Proposed Uses

Unless the use or construction proposed violates other applicable laws or is required to be reviewed by ordinance provisions other than Section 15.00 and Section 4.11(9) hereof, no proposed backshore use or construction may be denied; provided, however, that reasonable conditions of development may be imposed with respect to:

- (1) The shape of the proposed structures;
- (2) The exterior appearance of the proposed structures, including without limitation the colors and materials utilized in construction;
- (3) The siting of the proposed structures; and
- (4) The size of the proposed structures; provided, however, that in imposing conditions respecting size, the reviewing authority shall be guided by an appraisal of the purposes and objectives of both the Land Use Ordinance and the Shorezone Ordinance.

15.40 Criteria for Review:

In imposing conditions of development pursuant to the provisions of 15.30, the reviewing authority shall be guided by an appraisal of this ordinance in relation to the unique characteristics of the site and shall further attempt to meet the following objectives to the maximum extent feasible:

- (1) The protection of significant vistas;
- (2) Minimizing the visual impact of the proposed construction or use on the shorezone and area surrounding the site; and
- (3) The preservation of the site and shorezone from environmental harm both during and after construction.

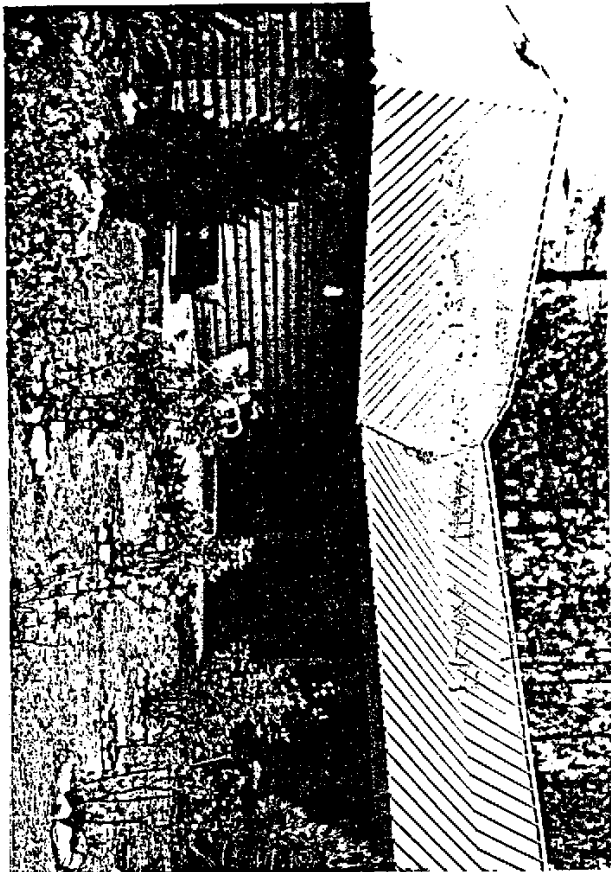
Appellant's Position: Mr. Traylor's main objections are to the overall height and length of the proposed garage. Mr. Traylor contends that the proposed structure will necessitate the removal of several large trees and block the western view from his property.

Staff's Position: The proposed structure's height of 20' 4" is well within the Agency's height standard of 35 feet. The minimum side yard setback at any point along the garage will be 10 feet as required by Washoe County. The proposed structure is setback over 100 feet from Lake Shore Drive. After both an Agency review of the submitted site plan and on site field inspection, staff has concluded that no tree removal is required for the project. The project would not violate the visual related goals and policies of the Regional Plan.

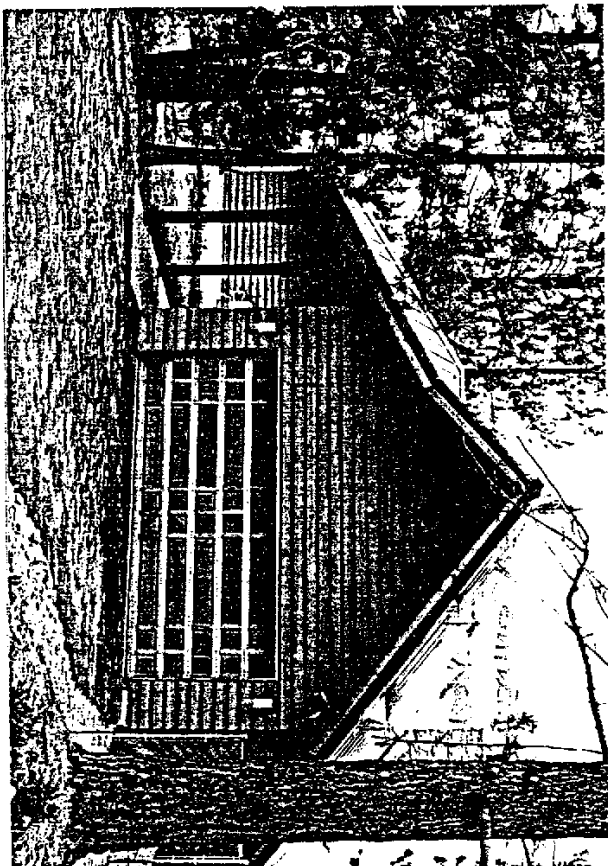
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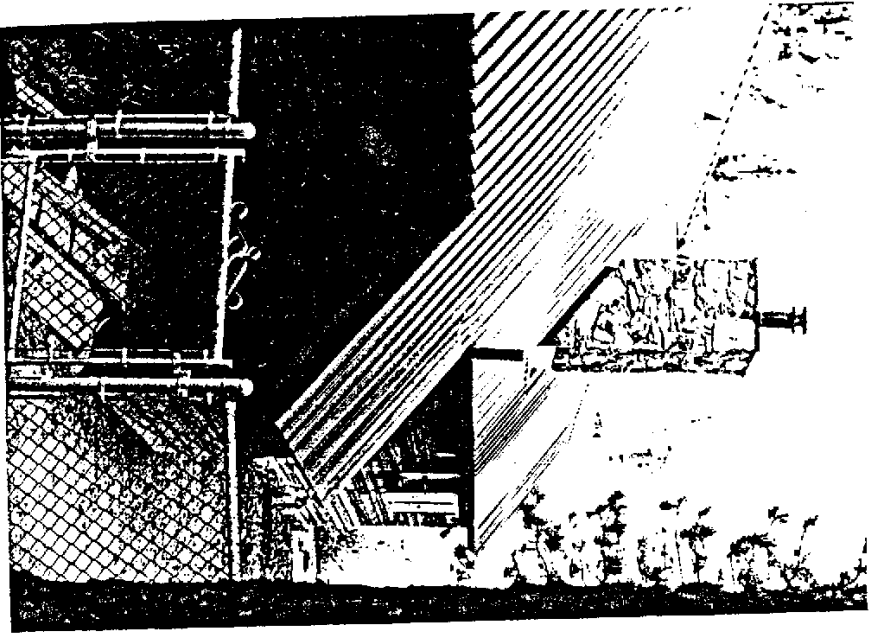
**HIGH DESERT MICROIMAGING, INC.
1225 FINANCIAL BLVD
RENO, NV 89502
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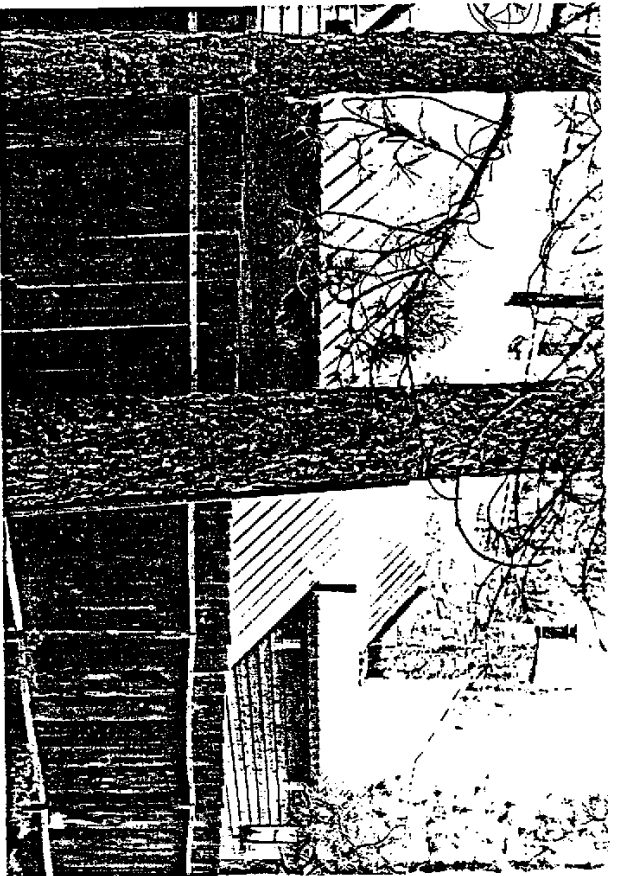
View # 1 - TRAYUOR RESIDENCE



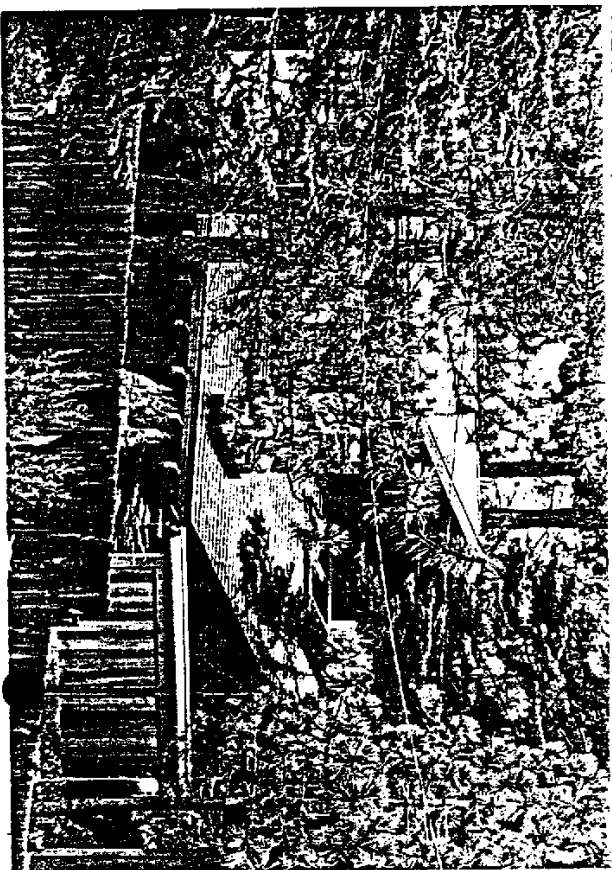
View # 2 - TRAYUOR RESIDENCE



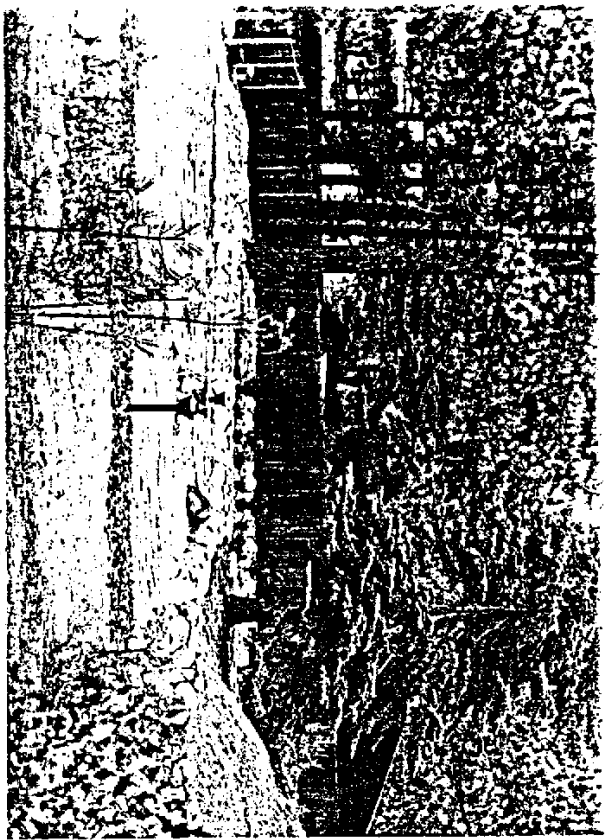
VIEW # 3 - TRAYLOR RESIDENCE



VIEW # 4 - TRAYLOR RESIDENCE



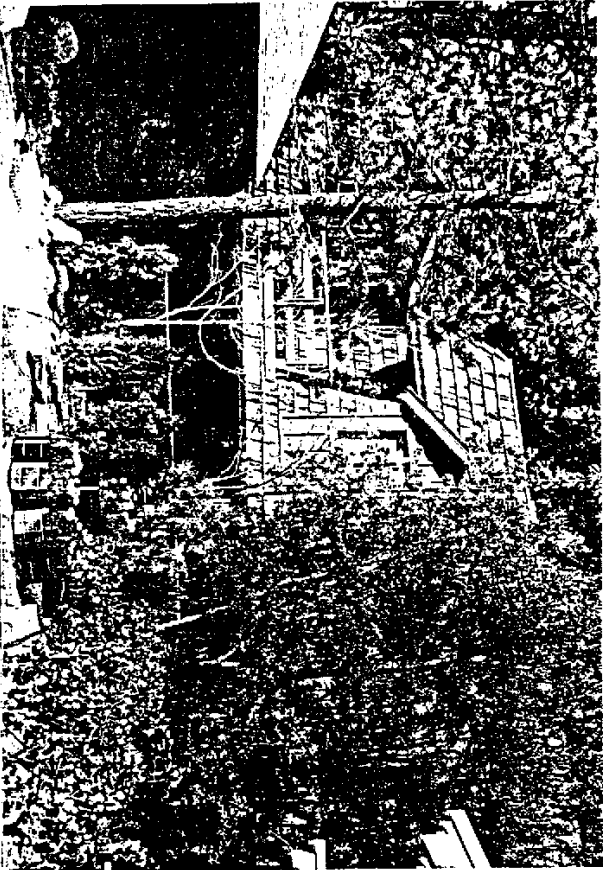
VIEW # 5 - RUDY RESIDENCE



VIEW # 6 - PUDRY RESIDENCE & GARAGE



VIEW # 7 - PUDRY RESIDENCE & GARAGE



VIEW # 8 - EXISTING RESIDENCE TO THE WEST OF PUDRY RESIDENCE.

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

November 5, 1985

To: Advisory Planning Commission
From: Agency Staff
Subject: Status of Regional Plan Work Program--General

Introduction

At its October meeting, the TRPA Governing Body reviewed the status of the Agency's consensus-building process for resolving the Regional Plan litigation. The Board was generally supportive of the tentative agreements to date, and authorized the continuation of the process. But the Board also expressed concern that the process not continue indefinitely.

Subsequent to the Board meeting, Mr. Morgan directed the staff to begin an update of the Long Range Planning Division's work program to reflect progress made on consensus to date, remaining consensus-building to be done, and related staff and committee assignments.

The Consensus-Building Workshop reinforced the need for a revised work program at its meeting on October 29-30. A small group assisted the staff in analyzing the remaining issues and developing an agenda for the next two months. The workshop members reviewed the agenda and agreed that the staff should continue to develop the work program in more detail.

Strategy

At present, although the Regional Plan is under litigation, most of the elements of the Regional Plan framework exist in draft form, and many elements have undergone detailed review by the APC, the public, and the Board. The Long Range Planning Division's goals for fiscal 85-86 are:

- to gain Governing Board approval for and implement a workable Regional Plan,
- to coordinate research activities,

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Agenda Item V.A.1

- to provide necessary program integration and support related to implementation of the Regional Plan, and
- to carry out other required planning duties.

Given the events of the first four months of the fiscal year, the Division's objectives require updating to reflect both substantive changes and schedule slippage. In general, the Consensus Building Workshop will continue to meet in November and December to consider the major remaining issues: commercial development, coverage rules, multi-density, phasing, transfer-of-development-rights, and enforcement. After resolution of those issues, the role of the full workshop will be primarily to review and ratify the work of several small groups working concurrently on other issues. Attached is a draft matrix depicting tentative assignments of APC members and other parties to the various small groups.

The following is a list of selected objectives from the Long Range Planning Division work program, showing both their originally-scheduled and revised target dates:

<u>Objective</u>	<u>Original Schedule</u>	<u>Revised Schedule</u>
A-1 Obtain consensus on key Regional Plan issues	10/85	1/86
A-2 Revise Goals and Policies as necessary; gain GB approval	1/86	3/86
A-3 Complete non-controversial portions of Code of Ordinances	10/85	3/86
A-4 Complete controversial portions of Code (see Objective A-1)	1/86	3/86
A-5 Arrange for and carry out editorial review of Code of Ordinances and related parts of Regional Plan framework	3/86	3/86
A-6 Complete Design Review Guidelines	12/85	1/86
A-7 Complete BMP Handbook	8/85	1/86
A-8 Revise Rules and Regs of Practice and Procedure	10/85	12/85