



WAC17-0004 Tyrolian Village Garages



Washoe County Planning Commission
June 6, 2017



Overview

Tyrolian Village Units 1 through 5

- Subdivisions approved between 1967-1969
- Garages were not required
- 1990 Agreement between Washoe County District Attorney's office and Tyrolian Village Association permitted construction of garages in common area.
- There is no record of the agreement



Request

- **Amend the Tentative Maps through a public process**
- **Record certificate of amendment on Final Maps**
- **Permit the construction of garages within the common area**
- **Garages are subject to conditions, pursuant to agreements between individual owners and Tyrolian Village Association**



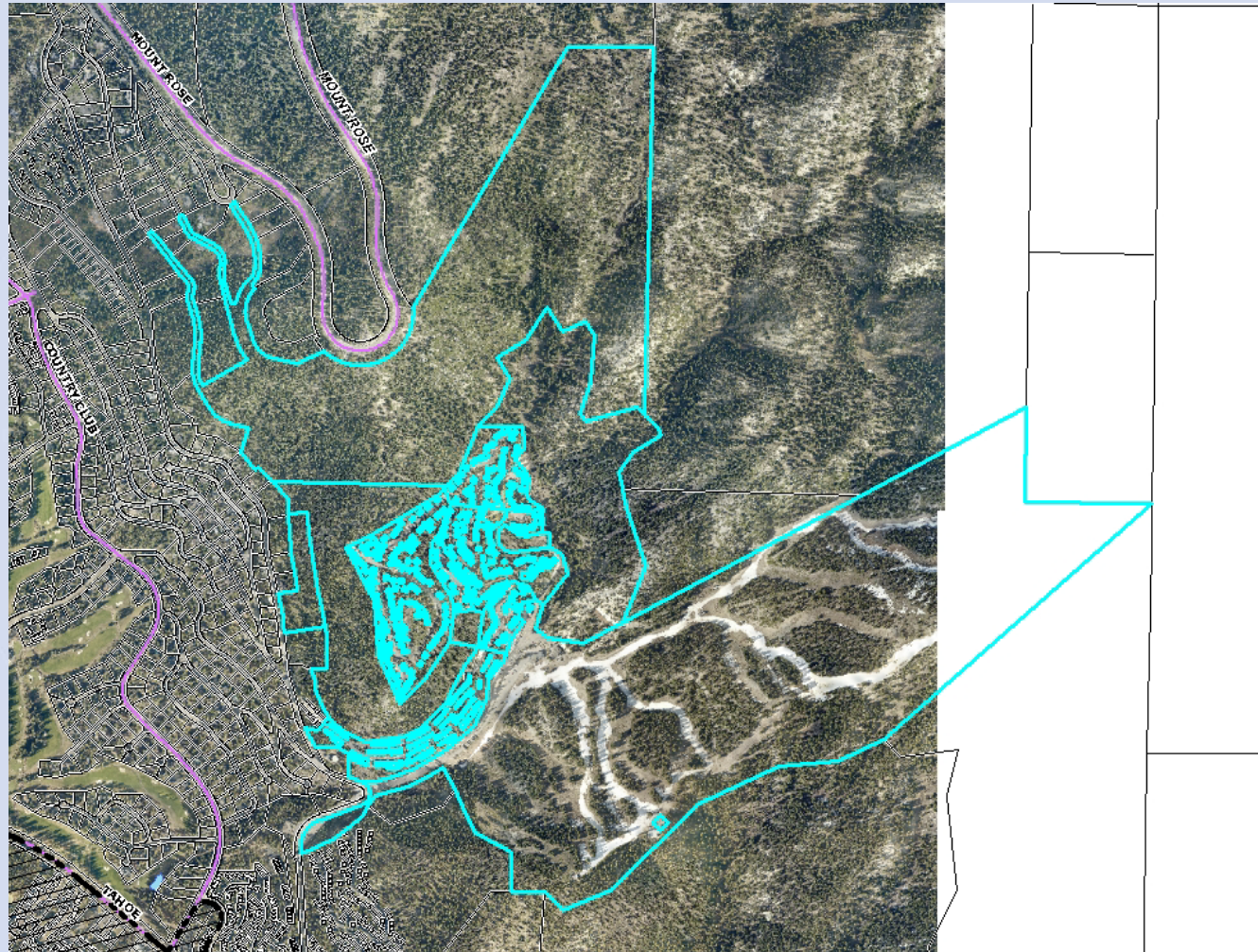
Conditions for Garages

- **One garage, no more than 576 sq. ft.**
- **One story**
- **Vehicle parking only**
- **Enter into agreement with Tyrolian Village Association**
- **Association owns the land**
- **Garages are licensed to individual owner**
- **Owner responsible for upkeep and taxes**



Public Notice & CAB

- 432 individual property owners within 500 feet were noticed on May 26, 2017
- No meeting of Incline Village/Crystal Bay CAB





Reviewing Agencies

- **Washoe County Community Services Department**
 - Planning and Development
 - Engineering and Capital Projects
- **Washoe County Health District**
 - Air Quality Management Division
 - Environmental Health Services
- **Regional Transportation Commission**
- **North Lake Tahoe Fire Protection District**
- **Incline Village General Improvement District**



Tentative Map Findings

- 1. Plan Consistency**
- 2. Design or Improvement**
- 3. Type of Development**
- 4. Availability of Services**
- 5. Fish or Wildlife**
- 6. Public Health**
- 7. Easements**
- 8. Access**
- 9. Dedications**
- 10. Energy**

Staff review of required findings is included in WAC17-0004 Staff Report starting on page 8.



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 WAC17-0004 for Tentative Map Case Numbers TM67-017, TM68-001, TM68-003, TM69-001 AND TM68-002 for Tyrolian Village Association Inc., with the conditions of approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25