

Douglas County Planning Commission Report

Meeting Date: April 08, 2025

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Meeting Overview

On April 8, 2025, the Douglas County Planning Commission considered four development applications related to a .85-acre portion of an 8.64-acre parcel located within the Clear Creek Tahoe Specific Plan and Planned Development (APN 1419-03-002-170). The parcel is situated on the east side of Golf Club Drive, east of the intersection of Gray Mill Court and Summit Camp Way, and falls within the Indian Hills/Jacks Valley Community Plan area. The applications were submitted by Chris Waechter of Kimley-Horn on behalf of Leisha Ehlert of Clear Creek Residential, LLC, and presented to the Commission by Lucille Rao of the Planning Division.

The applications included a Master Plan Amendment to change the future land use designation from Recreation to Receiving Area, a Zoning Map Amendment to rezone the area from PR (Private Recreation) to SFR-8,000 (Single-Family Residential, minimum 8,000 square foot lots), a Major Modification to reduce the number of lots in Subdivision Unit 5 from 19 to 6, and a Minor Modification to the Clear Creek Tahoe Specific Plan to reflect these changes and maintain consistency throughout the planning documents. These modifications address an oversight from a 2022 subdivision revision and follow a boundary line adjustment recorded in August 2024.

The applicant explained that the reduction from 19 to 6 lots was driven by market demand for larger single-family homes. The redesign eliminates the previously proposed shared HOA-maintained open space in favor of larger, privately maintained parcels. The 13 units removed from Unit 5 will be preserved through certified Transfer of Development Rights (TDRs), which will be allocated to other parcels within the Clear Creek development. This maintains the project's overall unit cap of 384 homes. TDR certification will be recorded with the final subdivision map in accordance with county requirements.

Infrastructure was addressed through Douglas County-issued will-serve letters confirming water and sewer service for the six new lots. Drainage from the development will be managed by a small detention basin located on Lot 401, which will be maintained by the homeowners' association via a recorded grading and drainage easement.

Lucille Rao presented the applications, highlighting their alignment with the 2020 Master Plan and staff's recommendation for approval. Chris Waechter spoke on behalf of the applicant, providing context on the overall Clear Creek Tahoe development, which spans 1,600 acres and includes 384 approved lots. Of these, 332 have been sold, 109 homes are occupied, 44 are under construction, and 33 are in design. He explained that the proposed changes ensure consistency with the 2024 boundary adjustment and the community's evolving demand.

Planning Commissioner McKalip raised concerns about hydrology and potential flash flooding. The applicant clarified that the area in question is within a small drainage catchment and that the detention basin on Lot 401 is designed to manage stormwater flows without creating downstream impacts. Questions were also raised about the golf cart path running adjacent to the development.

The applicant confirmed that the path is part of a broader trail system, will be accessed via a private easement, and will not interfere with the new lot configuration.

Planning Commissioner St. John inquired about fire safety and emergency preparedness. The applicant described 24-hour on-site management, two established evacuation routes (one to the north, one to the south via emergency access), and enhanced defensible space standards incorporated into the Clear Creek design review process. These measures are said to have exceed Douglas County's Wildland-Urban Interface code. Planning Commissioner Clutts asked for clarification regarding the TDR process and the distinction between lots and dwelling units. Staff confirmed that the total number of dwelling units remains capped at 384 and that the reallocation of the 13 units will be documented and certified as part of the final map process.

Planning Commissioner Walder also requested clarification from legal counsel regarding the required two-thirds vote for Master Plan Amendments. Deputy District Attorney AJ Hames confirmed that the vote could proceed under a single motion if the Commission chose to do so, as long as the two-thirds threshold was met.

Planning Commissioner Walder moved to adopt Resolution 2025-01, recommending approval of all four applications. The motion was seconded by Planning Commissioner James McKalip and passed unanimously, satisfying the two-thirds vote requirement for the Master Plan Amendment.

The applications will now proceed to the Board of County Commissioners for final consideration. Staff emphasized the need for proper tracking and recording of TDR certifications to ensure transparency and adherence to the project's density limits.