



Tahoe Area Plan Update.





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The *Tahoe Area Plan* is composed of three legal documents that are intended to be published together in a single document referred to as the Area Plan. Adopting the Area Plan requires acting on all three components as follows:

1. Master Plan – Amendment WCMPPA19-0007.
2. Development Code - Amendment WDCA19-0007
(Second Reading today, 1st reading was held March 10,2020.)
3. Regulatory Zone Map Adoption – WRZA19-0007.



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Goals for the Updated Plan.

1. Create a unified approach to planning and development, based on the TRPA Regional Plan, for the entire Tahoe Planning Area.
2. Establish Conformance (consistency) with the TRPA Regional Plan.
3. Create a plan that reflects current economic and social realities using a modern and consistent format.
4. Implementation - Identify projects of local and regional interest for future action.



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Goal One: Establish a uniform planning approach.

1. When the existing plan was adopted it established a separate approach to zoning and development for the Tahoe basin portion of the county.
2. The county did not act to fully remove the existing zoning designations and development standards, even though they largely did not apply.
3. These dual regulatory zone and development standards resulted in confusion and frustration for staff and the community.
4. The proposed plan removes Washoe County's traditional regulatory zones and establishes one unambiguous standard based on the existing agreement with TRPA.
5. Allowed uses remain largely the same.



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Goal Two: Establish Conformance with the Tahoe Regional Plan.

1. Adopts TRPAs Town Centers and the associated development incentives, including Coverage, Height, and Density based incentives.
2. Conforms with TRPAs regional transportation plan by emphasizing pedestrian, bicycle, and other alternative forms of transportation.
3. Conforms with TRPAs requirement for a greenhouse gas reduction strategy with a mix of requirements and incentives and provides developers with significant flexibility in determining how to meet the standard.



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Goal Three: Create a plan that is contemporary both in content and form.

1. Changes reflecting economic and social realities include:

- a. Replacing the Ponderosa Ranch amusement park in the plan with uses supporting the new multi-use path from Incline to Sand Harbor State Park.
- b. Recognizing memory care and other continuum of care uses require higher densities than currently recognized.
- c. Recognizing an increased demand for alternative transportation and outdoor recreation, particularly multi-use pathways.

2. Changes reflecting a modern format include:

- a. Adopting the document style utilized by TRPA for their planning documents. The style is designed to be visually pleasing and inviting. The document includes significant cross references to help navigate the document.



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Goal Four: Implementation - Identify projects of local and regional interest for later action.

1. Two early commitments:
 - i. Make minimal changes that would not require extensive environmental review and/or a focused community effort.
 - ii. Identify planning efforts and other actions to further refine and implement the plan, even if they end up requiring future amendments.
2. These commitments include the development of:
 - i. *A community wide parking plan.*
 - ii. *A Local Transit Plan.*
 - iii. *An updated set of Community Design Standards .*
 - iv. *An Urban Forestry Strategy.*
4. Each of these actions will require the active participation of the community and our local and regional partners.



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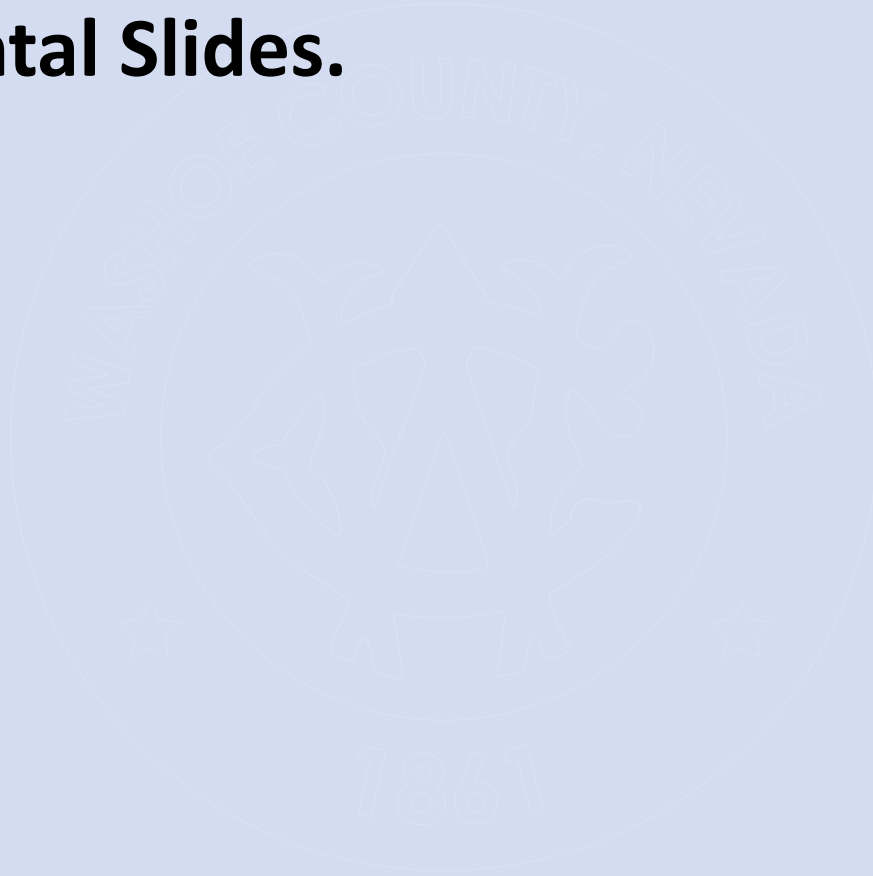
Questions?





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Supplemental Slides.





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Land Use Changes

- Ponderosa Ranch was amended to reflect to the transition from an area focused on a defunct amusement park to the present day vision of the area as a recreation portal.
- Amendments to allow “Day Use” at the Chateau without discretionary approval.
- Increases density for the “Nursing and Personal Care” and “Residential Care” uses.



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New Concepts

- Potential natural hazards
- Urban wildlife
- Urban forestry
- Greenhouse gas reduction



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New Article devoted to design standards.

- The proposed Article 220.1 Tahoe Area Design Standards is a comprehensive manual for ensuring the built environment meets both TRPA and the community's standards.





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TRPA requested change:

Section 110.220.40 Community Design and Land Use Compatibility. To ensure the compatibility of adjacent and neighboring land uses, all development in the planning area is subject to the following site and architectural design standards:

3. Coverage Reduction. Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage as follows:

a. Within Town Centers, coverage shall be reduced as follows:

i. On sites with up to 75 percent coverage, coverage shall be reduced to no more than 70 percent of the site area ~~coverage~~ as part of the project.

ii. On sites with more than 75 percent coverage, coverage shall be reduced by 5 percent of the site area as part of the project.

b. Outside of Town Centers, coverage shall be reduced by a minimum of five percent or to 70 percent, whichever results in less coverage, as part of the project.

c. Areas where coverage has been reduced in compliance with this standard may be used for BMPs, snow storage, and other uses that are exempt from coverage requirements pursuant to Chapter 30, *Land Capability System* of the TRPA Code of Ordinances.



Tahoe Area Amendment

- **Additional information.**
 - www.trpa.org
 - Bi-state compact.
 - “Story” of the Tahoe Regional Planning Agency.
 - The Tahoe Regional Plan.
 - The Code of Ordinances.
 - Chapter 11, Plan Area Statements and Maps.
 - Chapter 12, Community Plans.
 - Chapter 13, Area Plans.
 - Chapter 16, Environmental Threshold Review.