



# Tahoe Area Amendment Initiations.

# Tahoe Area Plan Update



# Tahoe Area Amendment Initiations.

- **Goals for the Updated Plan.**
  - *Create a unified approach to planning and development, based on the TRPA Regional Plan, for the entire Tahoe Planning Area.*
  - Consistency with the Tahoe Regional Planning Agency's Regional Plan.
  - Modernization and updating to reflect current economic and social realities.



# Tahoe Area Amendment Initiations.

## ■ Background.

- Washoe County's Tahoe Area Plan dates to 1996.
- The four Community Plans were adopted but it is unclear if the Plan Area Statements were ever adopted by Washoe County.



# Tahoe Area Amendment Initiations.

## ■ Background.

- Washoe County, like the other jurisdictions in the basin, has attempted to maintain a mix of its traditional planning approach alongside the approach taken by the TRPA.
- While this dual approach is difficult to administer, jurisdictions have resisted making changes to reflect a common planning approach.



# Tahoe Area Amendment Initiations.

## ■ Background.

- Since the adoption of the 2012 updated Tahoe Regional Plan, the basin's jurisdictions have been working more closely with the TRPA to develop conforming area plans.
- After some initial difficulties, Washoe County and the other jurisdictions are now developing areas plans in cooperation with TRPA staff to achieve a product that meets everyone's needs.



# Tahoe Area Amendment Initiations.

**What specific actions are required to update the Tahoe Area Plan?**

- **Initiation of Amendments to:**
  - **the Master Plan.**
  - **the Development Code.**
  - **the Regulatory Zone Map for the Tahoe Planning Area.**



# Tahoe Area Amendment Initiations.

## ■ Master Plan *Text* Amendments.

- Amendments to the Tahoe Area Plan, including the *North Stateline, Incline Commercial, Incline Tourist, and Ponderosa Ranch* Community Plans.
- Amendments to the Master Plan Map for the Tahoe Planning Area.



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- Spanish Springs Area Plan (Map: PDF JPG)
- Sun Valley (Map: PDF JPG)
- Tahoe Area Plan (Map: PDF JPG)
  - Incline Village Commercial Community Plan
  - Incline Village Tourist Community Plan
  - North Stateline Community Plan
  - Ponderosa Ranch Community Plan
- Truckee Canyon Area Plan (Map: PDF JPG)
- Verdi Area Plan (Map: PDF JPG)





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- **Master Plan *Map* Amendments.**
  - Replacing Washoe County’s Master Plan Map, and Land Use Designations with the TRPA’s Master Plan Map and Land Use Designations.



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- **Amendments to the Development Code.**
  - Amendments to Division Two, Area Regulations, Tahoe Area Modifiers, Article 220.
  - Addition of Article 220.1 Tahoe Area Design Standards.



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- **Amendments to the Tahoe Area Regulatory Zone Map.**
  - Amendment to replace the existing regulatory zone map with a map that identifies Neighborhoods (formerly Plan Area Statements and Community Plans) as the Regulatory Zones.



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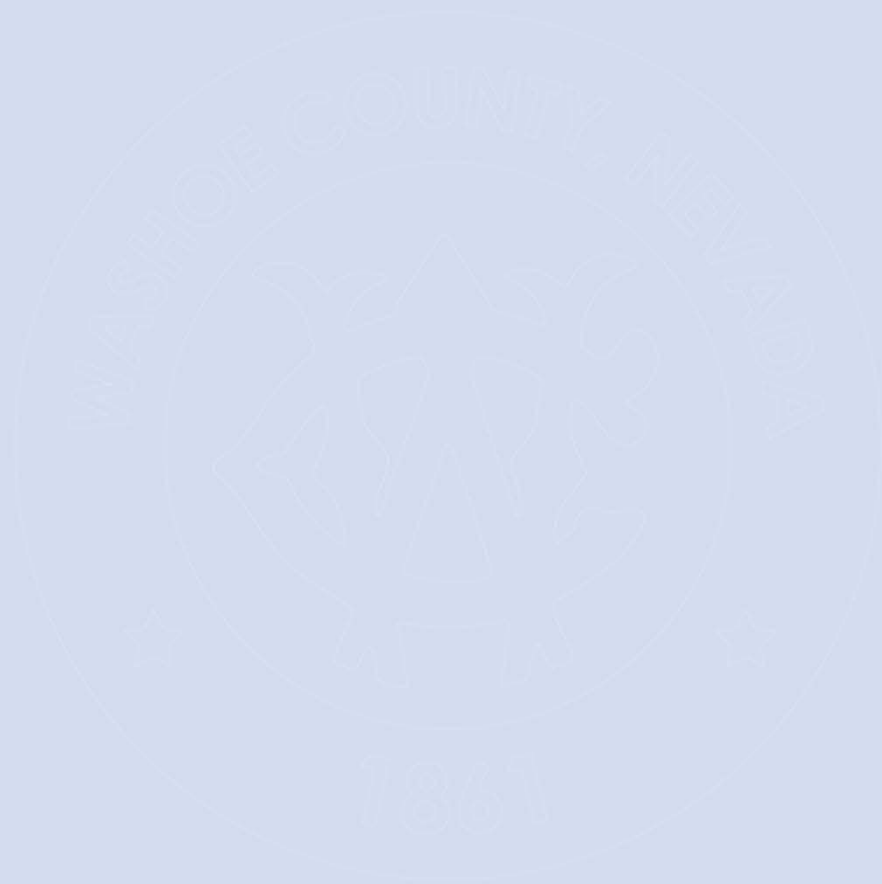
- **Additional information.**
  - [www.trpa.org](http://www.trpa.org)
    - Bi-state compact.
    - “Story” of the Tahoe Regional Planning Agency.
    - The Tahoe Regional Plan.
    - The Code of Ordinances.
      - Chapter 11, Plan Area Statements and Maps.
      - Chapter 12, Community Plans.
    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



# Tahoe Area Amendment Initiations.

## ■ Recommendation and Motion.

- Staff recommends the Planning Commission initiate amendments to the Washoe County Master Plan text and maps, the Washoe County Development Code, and the Washoe County Regulatory Zone map in regard to the Tahoe Planning Area in order to come into conformance with the Tahoe Regional Planning Agency's Regional Plan for the Tahoe Basin.
- A possible Motion for approval is provided on the first page of the accompanying staff report.





## Short Term Rental/Vacation Rental Ordinance:

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