



Tahoe Area Plan Update

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What specific actions are necessary for a comprehensive Tahoe Area Plan update?

Requested actions include amendments to:

- The Master Plan.
- The Development Code.
- The Regulatory Zone Map for the Tahoe Planning Area.



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- **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.



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Background

Washoe County's Tahoe Area Plan and dates to 1996. The plan was based on the following sub-districts.

- Four Community Plans – Mixed-use districts.
- Twenty-three Plan Area Statements, consisting of:
 - Sixteen (16) residential districts.
 - Four (4) conservation districts, and
 - Three (3) recreation areas.



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Background

- Washoe County, like the other jurisdictions in the basin, maintained its traditional regulatory zones as a kind of overlay to the approach taken by the TRPA.
- While this dual approach is difficult to administer, making the changes necessary to reflect a common planning approach wasn't necessitated until the latest regional plan update.



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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.



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Community and Agency Input

- The development of this plan has been ongoing for a number of years.
- In the last 12 months, drafts were developed and reviewed at CAB and other community venues.
- The agency review list for this effort is extensive and is attached to the staff report.
- A Neighborhood meeting as required by code and statute was held on December 9th.
- The nature of the comments and suggestions provided on the Public Review Draft is discussed beginning on page 6 of the staff report.



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Master Plan Amendments

The updated Area Plan includes the following seven chapters:

1. Introduction
2. Land Use
3. Transportation
4. Conservation
5. Recreation
6. Public Services and Facilities
7. Implementation



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Master Plan Amendments

Adopts TRPA's Land Use categories.

- Residential
- Tourist
- Mixed Use
- Recreation
- Conservation
- Backcountry
- Wilderness



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Master Plan Amendments

Establishes Town Centers with incentives for Environmental re-development.

- Increased height to four (4) stories.
- Increased density up to 25 units per acre.
- Increased transfer ratios for transfer of residential units from other areas.
- Increased coverage up to 70%.



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Master Plan Amendments

Places an emphasis Transportation, in particular multi-modal and alternative transportation systems and networks.

- The plan's commitment to the community's transportation needs is reflected by including transportation related goals and policies in as many overlapping chapters as is reasonable.
- In particular, the Transportation, Recreation, and Public Services and Facilities Chapters each directly contribute to supporting transportation infrastructure development in the planning area.



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Master Plan Amendments

Environmental Thresholds.

- TRPA's regulator4y model is dependent on the establishment and monitoring of environmental thresholds in seven different area of concern.
- The updated area plan provides updated links to those thresholds as they have evolved over time.



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Development Code Amendments

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



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Development Code Amendments

Regulatory Zones

- Removes the overlay of Washoe County's traditional regulatory zones.
- Establishes 27 independent Tahoe area regulatory zones to replace the community plans and the plan area statements.
- Establishes the allowable uses and other regulations specific to that zone.



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Development Code Amendments

Town Centers

- Establishes the boundaries and the series of incentives (height, coverage, density) and other regulations directed toward town centers.



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Development Code Amendments

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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Development Code Amendments

New Concepts

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



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Development Code Amendments

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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Amendments to the Regulatory Zone map

- The proposed Tahoe Area Regulatory Zone Map reflects the removal of Washoe County's traditional regulatory zones and formally establishes the boundaries of the 27 sub-districts previously referred to as community plans and plan area statements as independent regulatory zones.



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Recommendation and Motion

Staff recommends the Planning Commission adopt and/or recommend for adoption, as appropriate, the three resolutions attached to this staff report which collectively represent amendments to the following:

- The Washoe County Code (WCC) at Chapter 110, Development Code, Article 220, Tahoe Area, commonly referred to as the Tahoe Area Modifiers;
 - The Washoe County Code (WCC) at Chapter 110, Development Code, adding Article 220.1 Tahoe Area Design Standards;
 - The Washoe County Master Plan, Volume 2, Tahoe Area Plan, including changes to the Master Plan map; and
 - The Tahoe area Regulatory Zone map.
- Separate possible motions for approval are provided beginning of page 12 of the accompanying staff report.



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.