



# The Tahoe Area Plan and the Lake Tahoe Regional Plan



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

Washoe County Planning Commission  
February 4, 2020

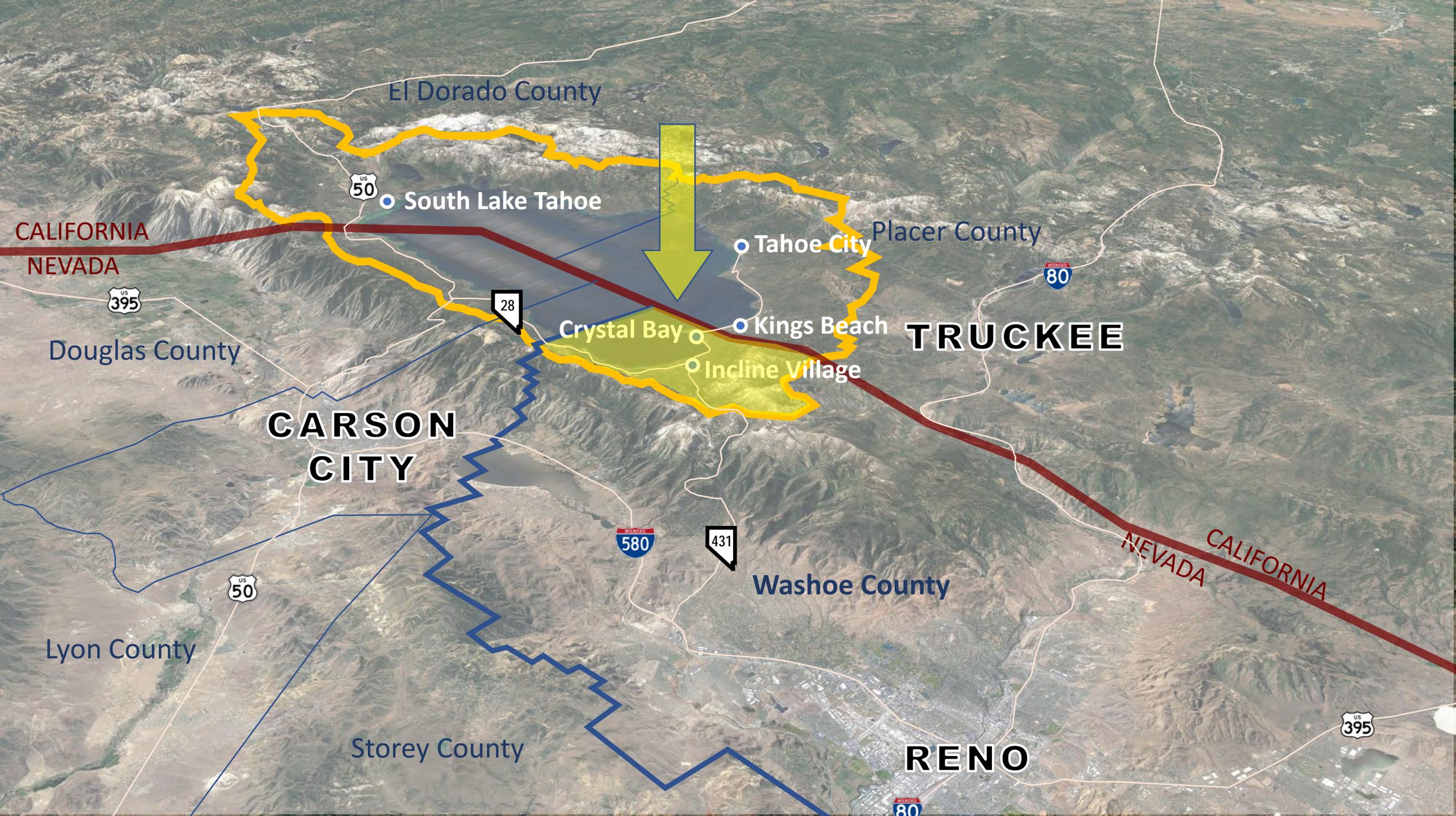
# TRPA

- Bi-State Compact Agency
- Formed 1969
- Purpose
  - Protect unique environment
  - Coordinate planning

Thresholds

Regional  
Plan

Permitting



El Dorado County

US 50  
South Lake Tahoe

CALIFORNIA  
NEVADA

US 395

Douglas County

CARSON  
CITY

28

Crystal Bay  
Kings Beach  
Incline Village

Tahoe City  
Placer County

I-80

TRUCKEE

US 50

Lyon County

I-580

431

Washoe County

NEVADA  
CALIFORNIA

Storey County

RENO

US 395

I-80

# Regional Plan – Uses and Density

- Old Approach:
  - Plan Area Statements
  - Community Plans
- New Approach:
  - Area Plans

## AREA PLAN FEATURES

- Prepared by the county
- Adopted as part of County Master Plan and Regional Plan
- Can include substitute standards
- Enables permit delegation

An aerial photograph of a large, deep blue lake, likely Lake Tahoe, with a sandy beach and a winding stream in the foreground. The background features a range of mountains under a bright blue sky with wispy white clouds. The text is overlaid on the center of the image.

TRPA strongly encourages local agencies to develop area plans.

*They are a primary tool for implementing the Regional Plan.*

# Area plans incentivize redevelopment

- As legacy development is replaced, we start to see:
  - More attractive design
  - Improved water quality
  - Land use patterns that are more conducive to alternative transportation



# Area plans enable permit delegation

- Washoe County can accept additional permitting authority
  - MOU within 6 months of conformity finding.
  - Allows “one-stop shop” permitting for most cases.
- TRPA is able to shift its focus on more regional matters

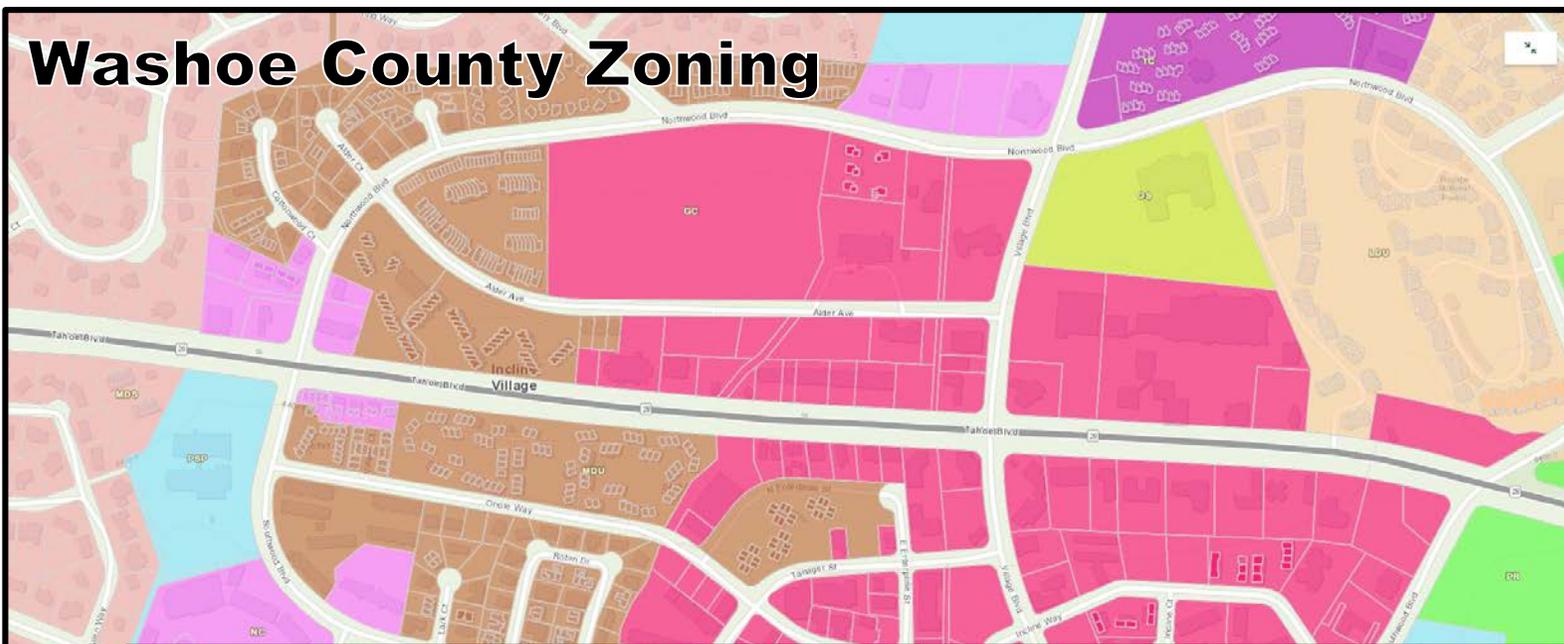
## PROJECTS NOT SUBJECT TO DELEGATION

| Development     | Inside Town Center | Outside Town Center |
|-----------------|--------------------|---------------------|
| Residential     | ≥ 50,000 sqft      | ≥ 25,000 sqft       |
| Non-Residential | ≥ 40,000 sqft      | ≥ 12,500 sqft       |
| Shorezone       | All projects       |                     |

An aerial photograph of Lake Tahoe, showing the lake's blue waters, surrounding green forests, and distant mountains under a blue sky with wispy clouds. A white-bordered box is overlaid on the center of the image, containing text.

The Tahoe Area Plan provides some immediate benefits.

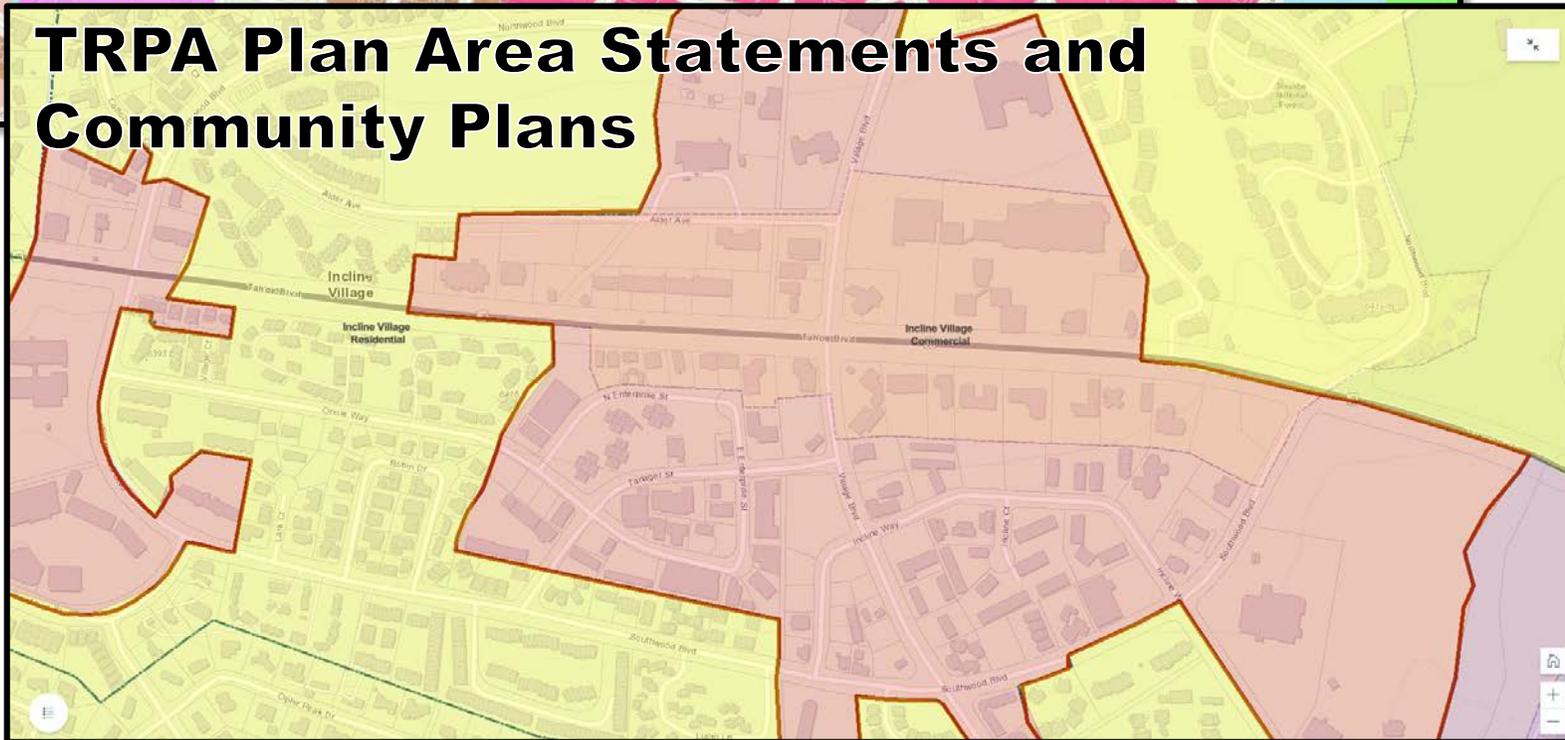
# Washoe County Zoning

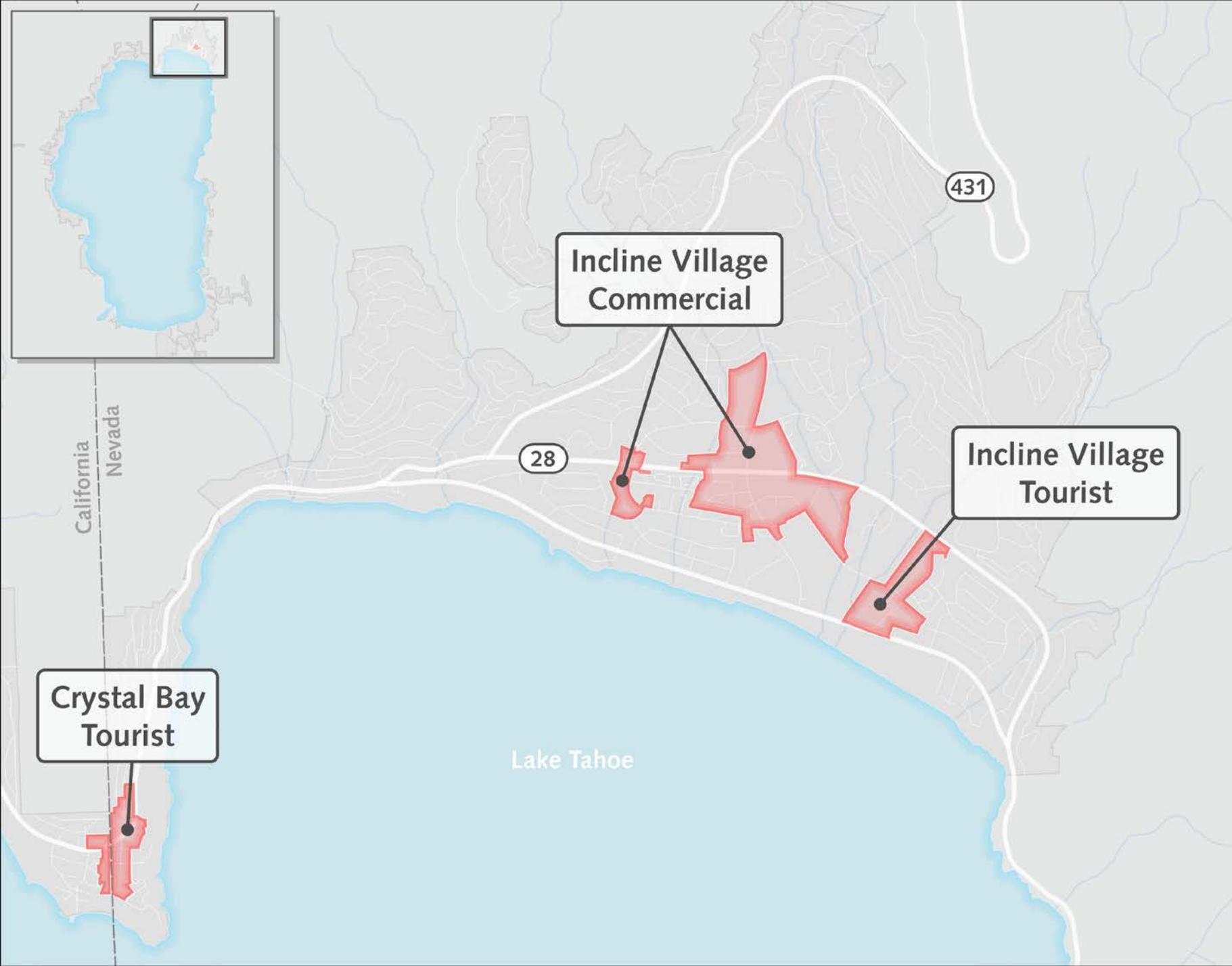


**REGULATORY CONFLICTS  
ARE ELIMINATED**

The Tahoe Area Plan will become part of both Washoe County's Master Plan and the Lake Tahoe Regional Plan

# TRPA Plan Area Statements and Community Plans

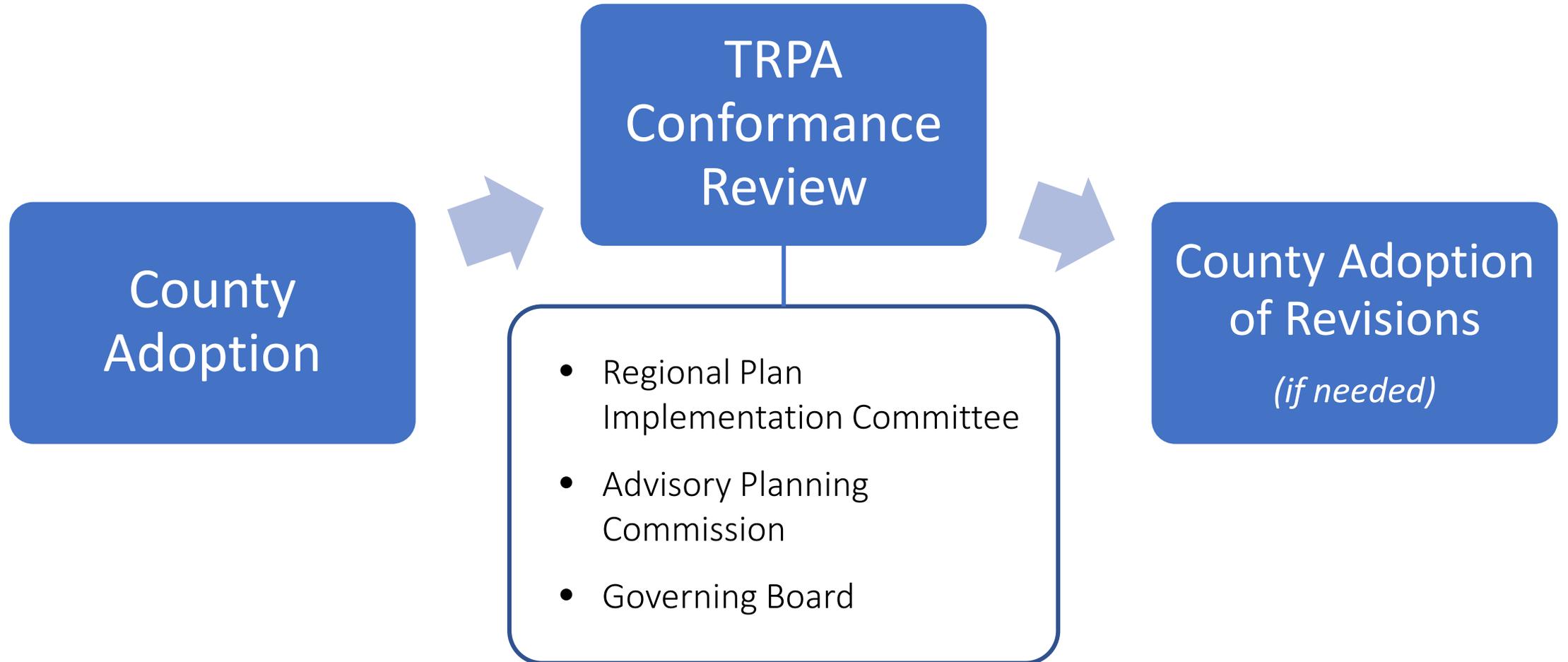




## TOWN CENTER INCENTIVES

- **Height:** up to 56 feet
- **Density:**
  - 25 units/acre for residences
  - 40 units/acre for hotels
- **Coverage:** Ability to transfer in coverage up to 70 percent

# Next Steps



# Thank You



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