



Tahoe Area Amendment Initiations

What?

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

Why?

- **To update Washoe County's Plans in the Tahoe Basin to be in conformance with the Tahoe Regional Planning Agency's Regional Plan**



Tahoe Area Amendment Initiations

■ Master Plan 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



Tahoe Area Amendment Initiations

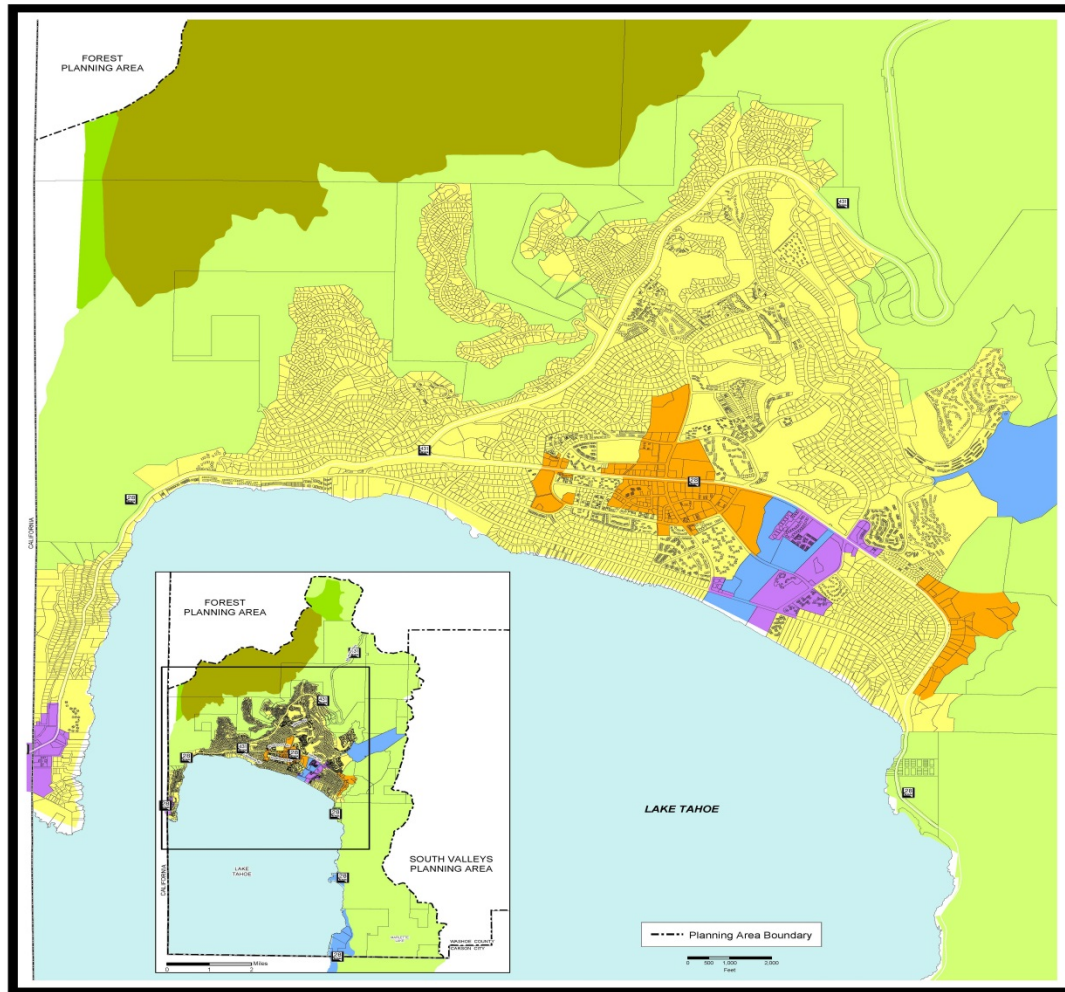
- Spanish Springs Area Plan (Map: PDF JPG)
- Sun Valley (Map: PDF JPG)
- Tahoe Area Plan (Map: PDF JPG)
 - Incline Village Commercial Community Plan
 - Incline Village Tourist Community Plan
 - North Stateline Community Plan
 - Ponderosa Ranch Community Plan
- Truckee Canyon Area Plan (Map: PDF JPG)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



Tahoe Area Amendment Initiations

■ 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.



TAHOE MASTER PLAN

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

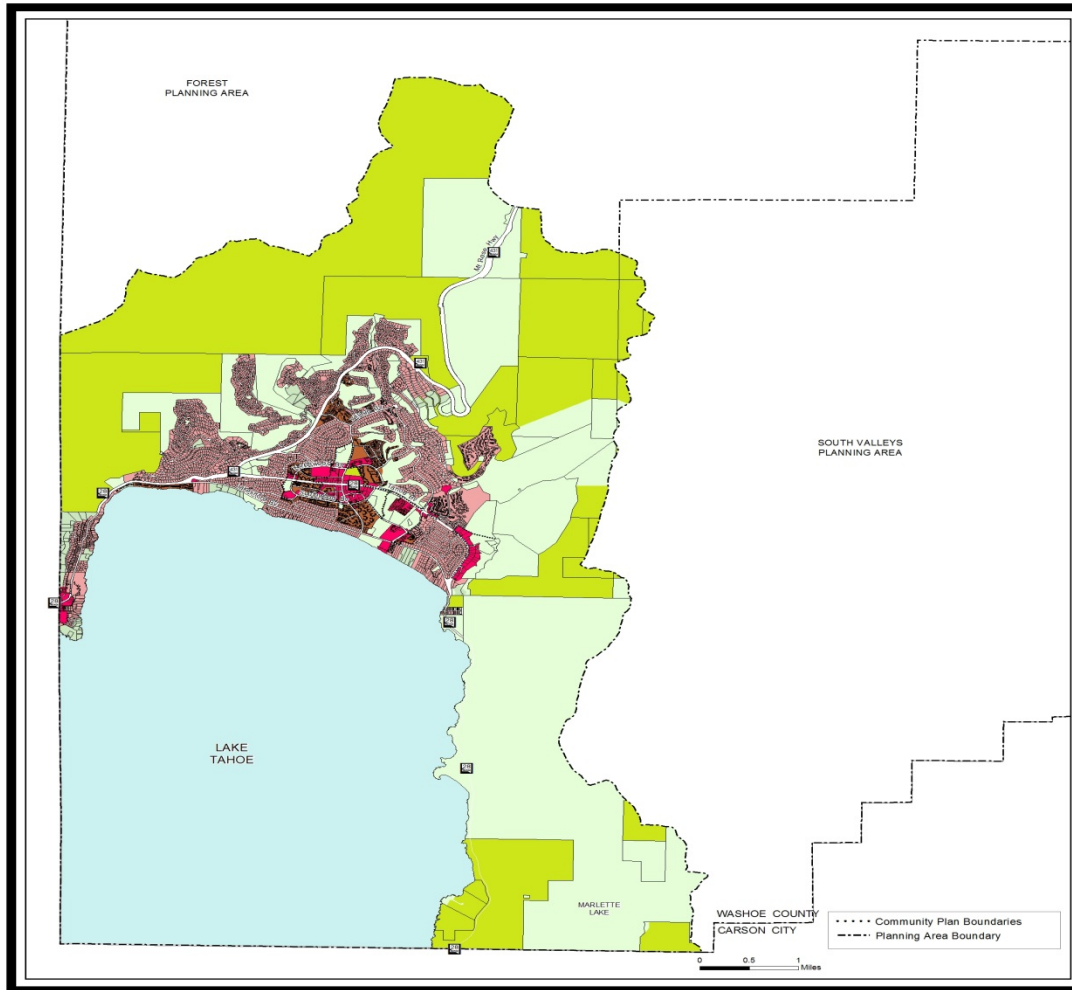
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DATE: _____ DIRECTOR: _____

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NEVADA**



TAHOE MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

Planning and Development Division

IPC Date: December 2, 2014
 BCC Date: January 26, 2015
 TRPA DATE: January 14, 2015
 Adopting Resolution Date: January 27, 2015

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 DATE: 1/27/2015 DIRECTOR: *William W. Kelly*

Community Services Department

WASHOE COUNTY NEVADA
 Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600



Tahoe Area Amendment Initiations

- **Master Plan and Map Amendments goals**
 - Modernization and updating to remove outdated references, goals and policies.
 - Environmental review and update to ensure the plan is consistent with the Tahoe Regional Planning Agency's Environmental Thresholds.
 - Adopt a Master Plan map that recognizes TRPA's approach to planning.



Tahoe Area Amendment Initiations

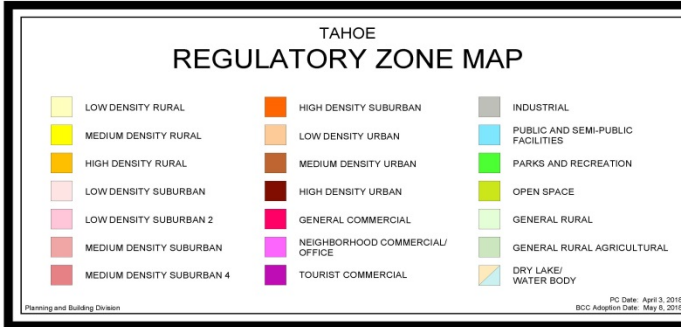
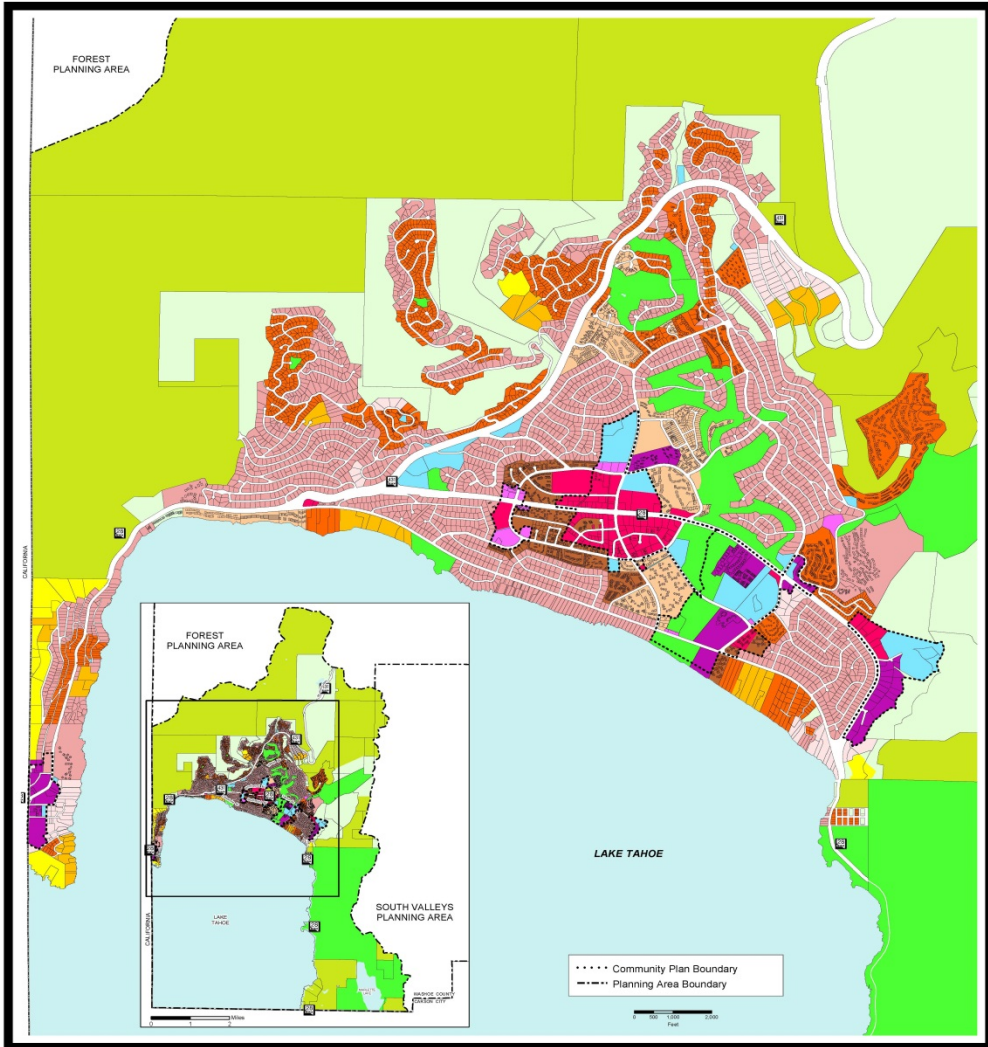
- **Amendments to the Development Code**
 - Amendments to Division Two, Area Regulations, Tahoe Area Modifiers, Article 220





Tahoe Area Amendment Initiations

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



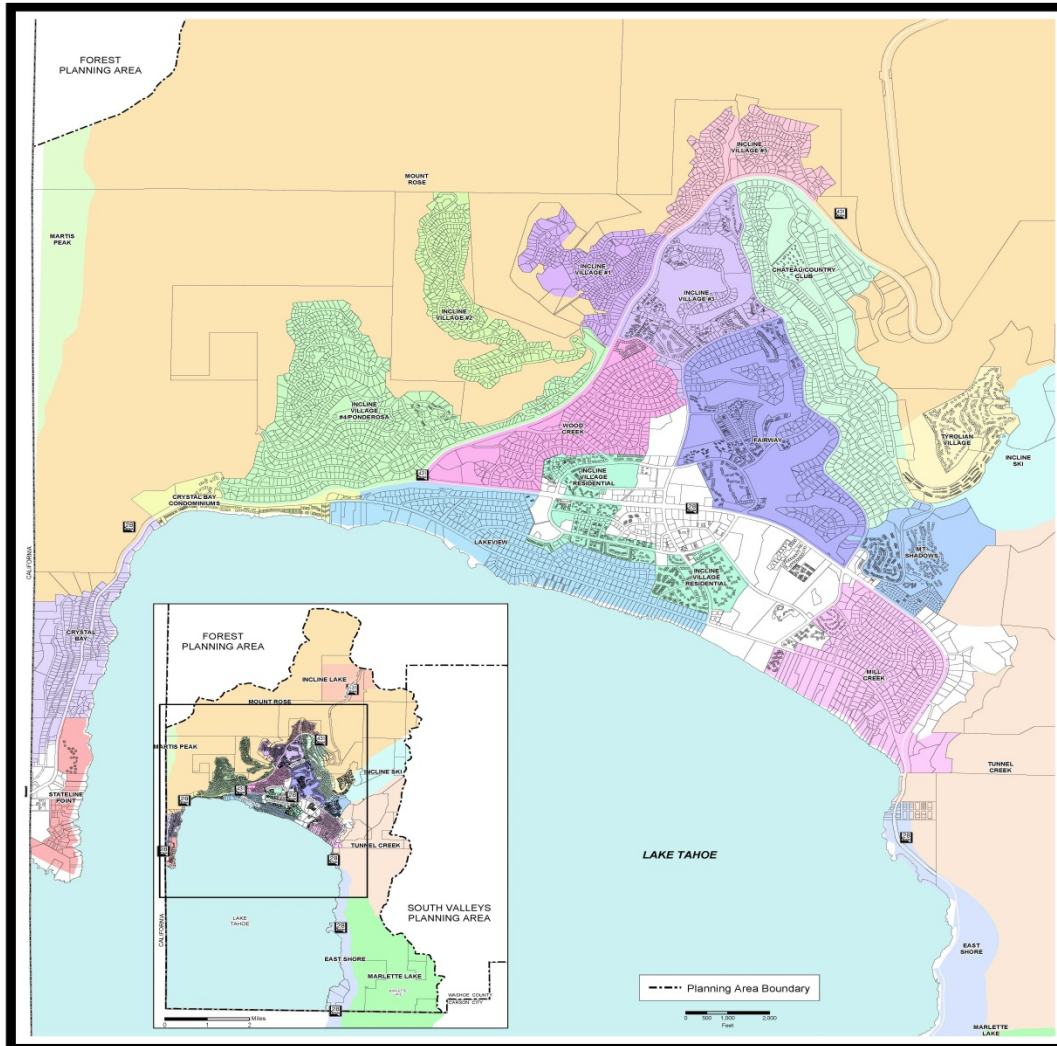
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DATE: 5/8/2018 DIRECTOR: [Signature]

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NEVADA**

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TAHOE PLAN AREA STATEMENT

PLAN NAME		
 CHATEAU/COUNTRY CLUB	 INCLINE VILLAGE #1	 MARTIS PEAK
 CRYSTAL BAY	 INCLINE VILLAGE #2	 MILL CREEK
 CRYSTAL BAY CONDOMINIUMS	 INCLINE VILLAGE #3	 MOUNT ROSE
 EAST SHORE	 INCLINE VILLAGE #4/PONDEROSA	 MT. SHADOWS
 FAIRWAY	 INCLINE VILLAGE #5	 STATELINE POINT
 INCLINE LAKE	 INCLINE VILLAGE RESIDENTIAL	 TUNNEL CREEK
 INCLINE SKI	 LAKEVIEW	 TYROLAN VILLAGE
	 MARLETTE LAKE	 WOOD CREEK

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DATE: _____ DIRECTOR: _____

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Tahoe Area Amendment Initiations

- **Amendments to the Development Code and Regulatory Map goals**
 - Modernization and updating.
 - Environmental review and update to ensure the code is consistent with the Tahoe Regional Planning Agency's Environmental Thresholds.
 - *Recognition of TRPA's Plan Area Statements and Community Plans as the planning tool that determines Allowed Uses and Development Standards, similar to a Regulatory Zone.*



Tahoe Area Amendment Initiations

■ Background

- The TRPA was created in 1969. The first Regional Plan was adopted in 1984 but not implemented until 1987.
- 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 area plans in cooperation with TRPA staff to achieve a product that meets everyone's needs.



Tahoe Area Amendment Initiations

■ 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.



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.