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
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)*
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.
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- Modernization and updating to remove outdated references, goals and policies.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.
Amendments to the Development Code

— Amendments to Division Two, Area Regulations, Tahoe Area Modifiers, Article 220
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.
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.
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.
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.
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.
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.
**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.