

Tahoe Regional Planning Agency  
Governing Board



# Tahoe Area Plan Amendment

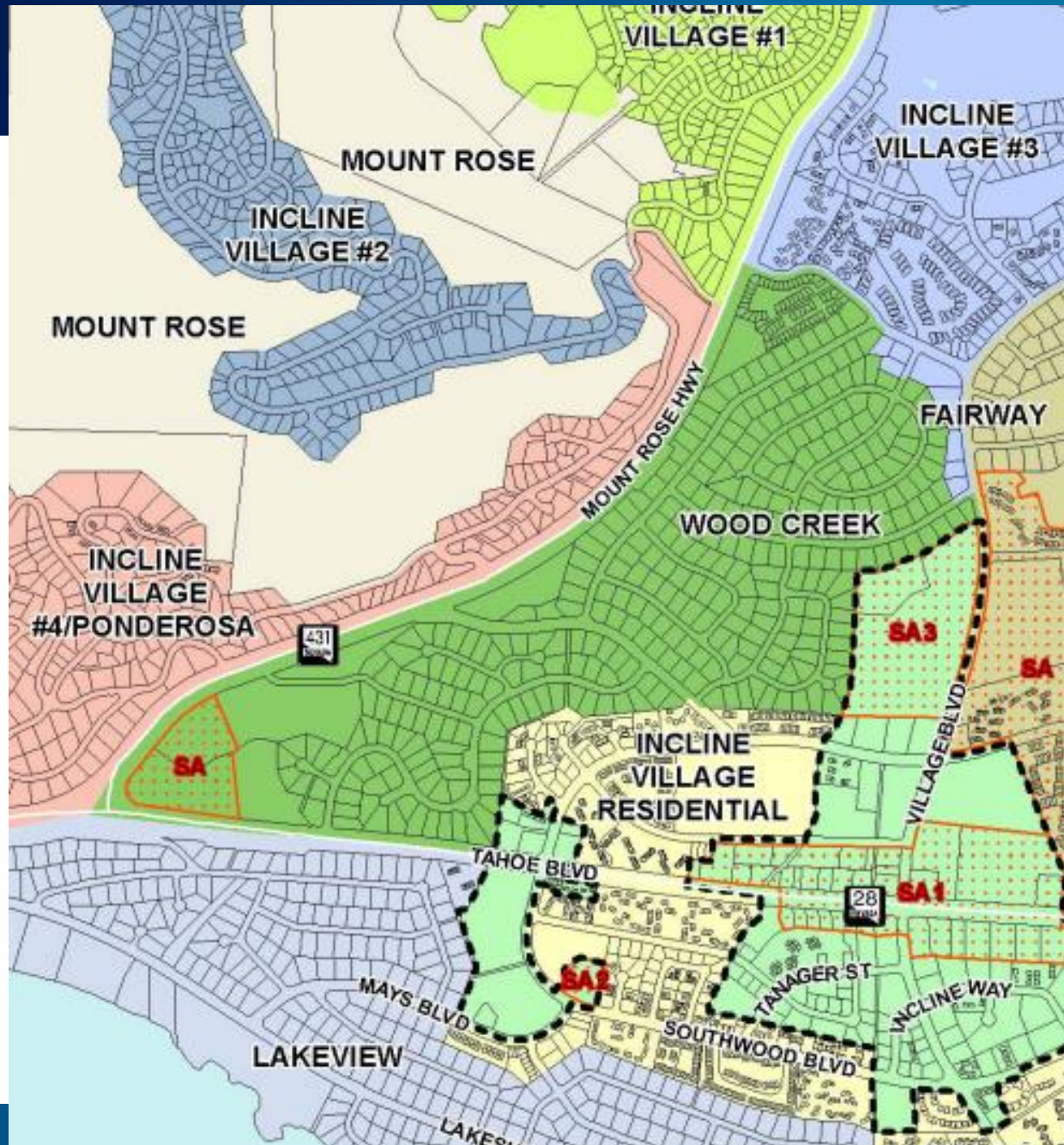
April 24, 2024

# Subject Request

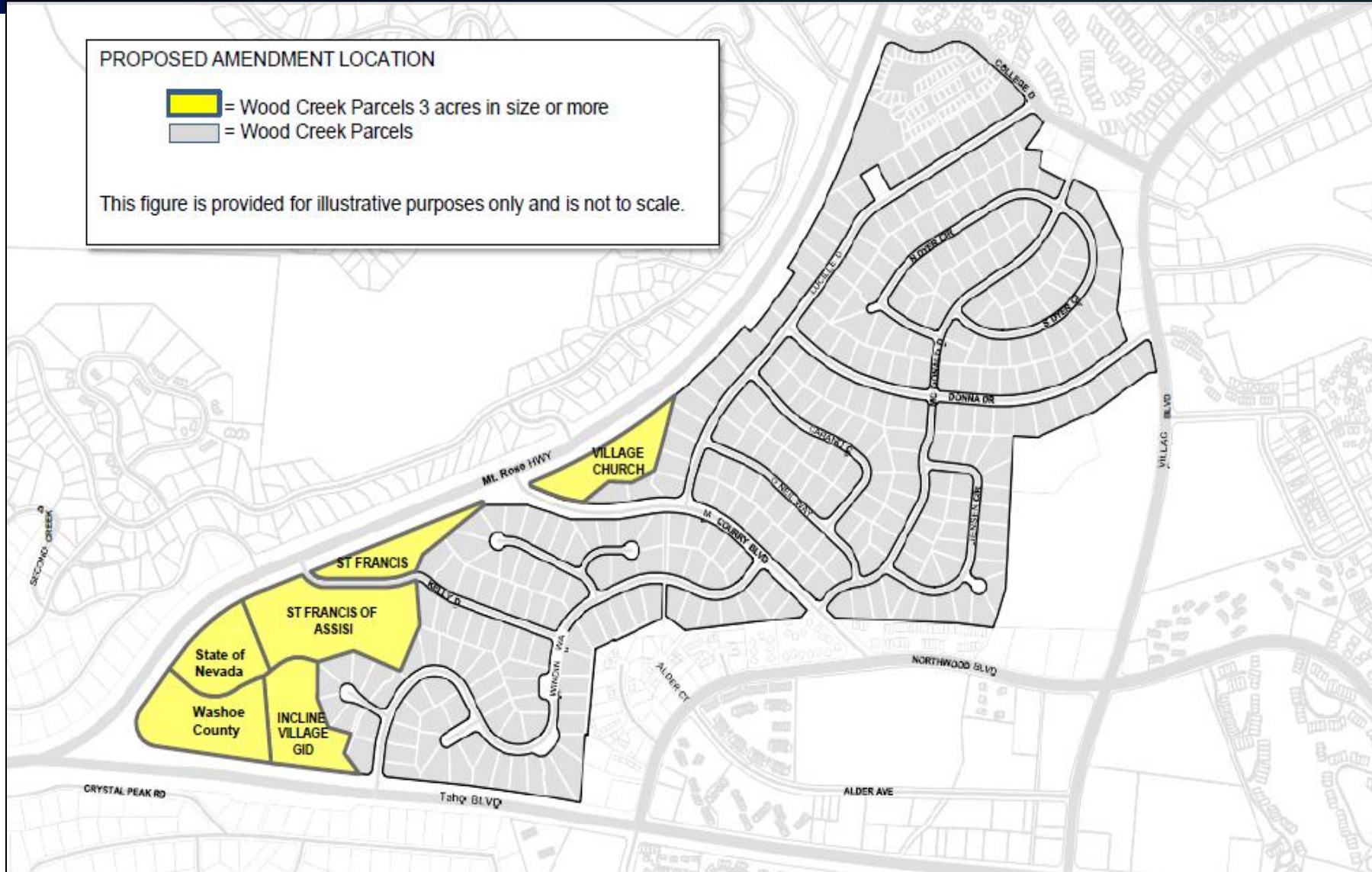


Amend Washoe County Tahoe Area Plan, Section 110.220.275 to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

# Location



# Location



# History



- **June 2, 2023.** Neighborhood meeting
  - Notice was sent to 198 properties. 20 people attended. Public concerns included traffic, noise, parking, environmental impacts, fire safety, and possible potential negative impact to public schools.
- **June 8, 2023.** Subject DCA application Submitted.
- **September 27, 2023.** TRPA RPIC informational meeting.
  - TRPA received nearly 100 written public comments, approximately thirty-six (36) were in opposition and fifty-five (55) expressed support for the amendment. No public (verbal) testimony was given and all RPIC members expressed support for the proposal with no notable concerns raised.
- **November 7, 2023.** Washoe County Planning Commission
  - Voted unanimously to recommend approval of Development Code Amendment WDCA23-0001 to the “Board”.
- **January 23, 2024 and February 20, 2024.** Washoe County BCC
  - 1<sup>st</sup> and 2<sup>nd</sup> Readings Voted unanimously to adopt the DCA, subject to TRPA approval

# Background



- There are 27 regulatory zones within the Tahoe Area Plan.
- The requested school use type is only permitted outright in the Incline Village - Commercial (IV-C) regulatory zone and are permitted with a special use permit in the Incline Village - Residential (IV-R) and Fairway regulatory zones.

**ZONING DISTRICTS (Chapter 18.02)**

Zoning District	Public Service										Recreation		
	Day Care Center/Child	School - Pre-school	School - Kindergarten	Churches	Cultural facilities	Local Assembly and	Public Owned Assembly	Schools - college	Group Facilities	Sport Areas	Day Use Areas	Participant Sports Facilities	Recreation Centers
Incline Village Commercial*	G	X	A	A	A	A	A	A	X	X	G	A	A
Incline Village Tourist*	A	X	A	A	A	A	A	A	X	X	G	A	A
Crystal Bay Tourist	A	X	A	A	A	A	A	A	X	X	G	A	A
Ponderosa Ranch*	A	X	A	A	A	A	A	A	X	X	G	A	A
Chateau	A	X	A	A	A	A	A	A	X	X	G	A	A
Crystal Bay	A	X	A	A	A	A	A	A	X	X	G	A	A
Crystal Bay Condominium*	A	X	A	A	A	A	A	A	X	X	G	A	A
Fairway*	A	X	A	A	A	A	A	A	X	X	G	A	A
Incline Village 1	S	X	G	G	X	X	X	X	X	X	X	X	X
Incline Village 2	X	X	X	X	X	X	X	X	X	X	X	X	X
Incline Village 3*	X	X	X	X	X	X	X	X	X	X	X	X	X
Incline Village 4	S	X	X	X	X	X	X	X	X	X	X	X	X
Incline Village 5	X	X	X	X	X	X	X	X	X	X	X	X	X
Incline Village Residential	X	X	X	X	X	X	X	X	X	X	X	X	X
Lakeview	S	A	G	G	X	X	X	X	X	X	X	X	X
Mill Creek	X	X	X	X	X	X	X	X	X	X	X	X	X
MT. Shadows*	G	X	X	X	X	X	X	X	X	X	X	X	X
Stateline	X	X	X	X	X	X	X	X	X	X	X	X	X
Tyrollan Village*	X	X	X	X	X	X	X	X	X	X	X	X	X
Wood Creek*	X	X	X	X	X	X	X	X	X	X	X	X	X
Marlette	S	X	X	X	X	X	X	X	X	X	X	X	X
Martin Peak	X	X	X	X	X	X	X	X	X	X	X	X	X
Mount Rose	X	X	X	X	X	X	X	X	X	X	X	X	X
Tunnel Creek	X	X	X	X	X	X	X	X	X	X	X	X	X
East Shore	X	X	X	X	X	X	X	X	X	X	X	X	X
Incline Meadows	X	X	X	X	X	X	X	X	X	X	X	X	X

# Applicant Background



- Saint Clare's Tahoe  
(at St. Francis of Assisi)



- Village Church



# Requested Amendment



## Section 110.220.275 Wood Creek Regulatory Zone.

**Section 1:**  
Secondary  
equal to, o

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	

through  
arcel in size

**\*On those parcels in size equal to, or greater than, three-acres.**



# Public / Agency Comment



Over 200 public comments. Mix of support and opposition.

Public concerns predominantly surrounded around traffic, noise, parking, environmental impacts, fire safety, and possible potential negative impact to public schools.

No agency concerns or comment were received in opposition.

# Thank you

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# Governing Board Meeting

*April 24, 2024*

# Governing Board Member Comments

# Washoe County Tahoe Area Plan Amendment: Motions

1. A motion to approve the Required Findings, as described in Attachment D, including a Finding of No Significant Effect, for adoption of the Washoe County Tahoe Area Plan amendment as described in the staff summary; and
2. A motion to adopt Ordinance 2024-\_\_\_, amending Ordinance 2021-06, to amend the Washoe County Tahoe Area Plan as shown in Attachment A.