TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: April 15, 2026

To: TRPA Governing Board

From: TRPA Staff

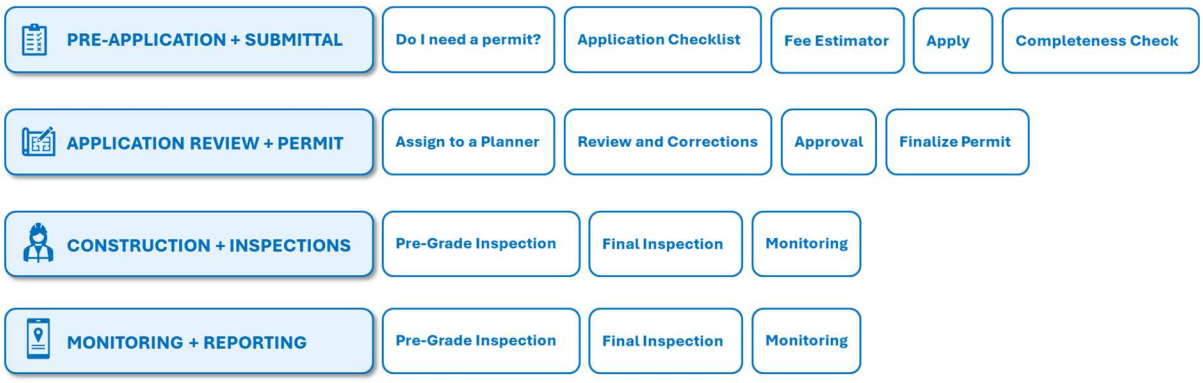
Subject: Demonstration of New Permitting Tools

Summary:
Staff will provide a demonstration of several new permitting tools for informational purposes and discussion. There is no action requested by the Governing Board for this agenda item.

Background:
The TRPA Permitting and Compliance Department reviews, permits, and inspects private projects throughout the Lake Tahoe region. The department also provides customer service for the public and support assistance to our delegated permitting partners regarding Tahoe's unique land use regulations and complex planning considerations.

TRPA is working to improve the permit application journey from start to finish. An efficient and predictable process is a win-win for the Lake. Environmental Threshold Standards are achieved and maintained in part through projects built by private investors and developers. Projects designed and constructed in compliance with TRPA regulations achieve environmental gains through green infrastructure, stormwater systems, scenic and alternative transportation improvements, as well as protection and restoration of sensitive lands.

The TRPA Application Journey



Common "pinch points" in the permit application process today include simply knowing where to start and what to consider in project planning, distilling large amounts of information from a variety of resources, and application completeness checks. Roughly 70% of the residential applications TRPA receives are incomplete at some point in the process due to missing items required for review.

775.588.4547 | trpa@trpa.gov

TRPA has partnered with Emulate Cities, which specializes in artificial intelligence (AI) powered planning and permitting software for local governments. Work is underway on a *Pre-application Assistant Tool* and an *Application Submittal Tool*. These tools will provide an intuitive, user center design with parcel-specific data queried from TRPA's spatial data, local area plans, Code of Ordinances and design review guidelines. In essence, a 24/7 virtual counter. The tools will guide applicants on what to consider when designing their project and how to apply. These tools are anticipated to launch later this year. Additional AI-powered online tools to assist with staff reviews and permit issuance, inspections, monitoring, and reporting will be launched at a later date.

Contact Information:
For questions regarding this agenda item, please contact Jennifer Self, Principal Planner, at (775) 589-5261, jself@trpa.gov.

Written comments received by 4 p.m. the day before a scheduled public meeting may, as appropriate, be distributed to TRPA Staff, decision makers, and posted in advance of the meeting. Later submissions may be retained as part of the meeting record and may be posted or made available after the meeting as appropriate. Please note that not all submissions will necessarily be distributed to the Governing Board or posted to TRPA's website. Materials that are not related to a meeting agenda item, are voluminous, or raise legal concerns regarding online posting (for example, third-party copyright issues) may instead be referenced on TRPA's website rather than reposted in full, retained as part of the meeting record, and made available for public inspection or otherwise handled consistent with applicable law and TRPA procedures. Comments may be submitted by email (publiccomment@trpa.gov), mail, fax, or by in-person drop off.