

Washoe County Tahoe Area Plan

Draft Future Amendment Package

The following revisions were noted after Washoe County began the adoption process for the proposed area plan in early 2020. TRPA staff recommends that these items be addressed as part of a future area plan amendment process.

REVISIONS TO THE AREA PLAN

(1) Delete the Tyrolian Village Special Area from the list of Special Areas (Page 2-21).

Description: Delete Tyrolian Village from the list of special areas.

Rationale: In 2004, TRPA processed a Plan Area Statement Amendment application to create a new Special Area in Tyrolian Village. This Special Area was intended to allow certain tourist accommodation uses on a single parcel. After TRPA approval, the applicant sought a Master Plan Amendment with Washoe County to allow tourist accommodation uses on that parcel. In 2006, Washoe County denied this request largely in response to neighborhood opposition. As a result, county zoning and TRPA's Plan Area Statement conflicted, resulting in tourist accommodation uses being disallowed. Under the county-adopted plan, however, such uses would be allowed, as they were authorized in the Plan Area Statement. This change was made in error. As a result, the county wishes to correct this by deleting the Special Area.

(2) Include Tahoe Transportation District (TTD) in the parking management plan (Action T-5 on Pages 3-14 and 7-7)

Description: Add TTD to the list of agencies that will participate in the development of a parking management plan.

Rationale: Based on public input received at the Regional Plan Implementation Committee hearing, TRPA staff recommends that TTD be included in the development of a parking management plan. TTD operates the East Shore Express service and associated parking lots to provide access to Sand Harbor and the East Shore Trail.

REVISIONS TO THE DEVELOPMENT CODE

(3) Identify which Regulatory Zones (Districts) have a special designation to receive Transferred Development Rights (TDRs)

Description: Revise the Special Policies for several regulatory zones to include TDR Receiving Areas.

Section Number	District	TDR Receiving Area	
		Existing Development	Multi-Residential
110.220.140	Crystal Bay Tourist	●	●
110.220.150	Incline Village Commercial	●	●
110.220.160	Incline Village Tourist	●	●
110.220.170	Ponderosa Ranch	●	●
110.220.200	Incline Village 3		●
	Incline Village 3 (Special Area)	●	●
110.220.210	Incline Village 4		●
110.220.230	Incline Village Residential	●	●
110.220.300	Fairway	●	
	Fairway (Special Area)	●	●
110.220.390	East Shore		●*

* - For employee housing only

Rationale: Special designations for TDR Receiving Areas were inadvertently left out of the area plan. The plan should address which regulatory zones are allowed to receive TDRs. Such designations are needed in order to apply certain provisions in the Code of Ordinances.

(4) Delete the Tyrolian Village Special Area (Section 110.220.325).

Description: Delete the Special Area from the map and use list.

Rationale: See Change #1 above.

(5) Allow Code of Ordinances procedures for Community Plans to apply to Ponderosa Ranch (Section 110.220.170).

Description: Add language to the Special Policies for the Ponderosa Ranch regulatory zone that is functionally similar to language from the Placer County Tahoe Basin Area Plan:

“In order to retain long-standing development standards for areas that were within Community Plans prior to adoption of the Area Plan and are not included in the Town Center, provisions of the TRPA Code of Ordinances that apply to Community Plans and Community Plan Areas shall continue to apply.”

Rationale: The Code of Ordinances applies certain incentives to Community Plans, such as increased land coverage and building height for certain buildings. Three of the four community plans are within a designated Town Center and have access to incentives that exceed the Community Plan incentives. Ponderosa Ranch is the one Community Plan in Washoe County that is not part of a Town Center. The added special policy would clarify that Community Plan incentives continue to apply.