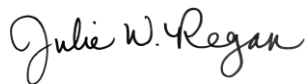


TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that on **Wednesday, February 12, 2025**, commencing at **9:30 a.m.**, on Zoom and at the **Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV** the **Advisory Planning Commission** of the Tahoe Regional Planning Agency will conduct its regular meeting. The agenda is attached hereto and made part of this notice.

To participate in any TRPA Advisory Planning Commission meeting please go to the Calendar on the www.trpa.gov homepage and select the link for the current meeting. Members of the public may also choose to listen to the meeting by dialing the phone number and access code posted on our website.

February 5, 2025



Julie W. Regan
Executive Director

This agenda has been posted at the TRPA office and at the following locations and/or websites: Post Office, Stateline, NV, North Tahoe Event Center, Kings Beach, CA, IVGID Office, Incline Village, NV, North Lake Tahoe Chamber/Resort Association, Tahoe City, CA, and Lake Tahoe South Shore Chamber of Commerce, Stateline, NV.

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA and Zoom

February 5, 2025
9:30 a.m.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS

All items on this agenda are action items unless otherwise noted. Items on the agenda, unless designated for a specific time, may not necessarily be considered in the order in which they appear and may, for good cause, be continued until a later date.

Written Public Comment:

Members of the public may email written public comments to 'publiccomment@trpa.gov'. We encourage you to submit written comments (email, mail, or fax) in advance of the meeting date to give our staff adequate time to organize, post, and distribute your input to the appropriate staff and representatives. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting. Late comments may be distributed and posted after the meeting. Please include the meeting information and agenda item in the subject line. For general comments to representatives, include "General Comment" in the subject line.

Verbal Public Comment:

Public comments at the meeting should be as brief and concise as possible so that all who wish to participate may do so; testimony should not be repeated. The Chair of the Board shall have the discretion to set appropriate time allotments for individual speakers (usually 3 minutes for individuals and group representatives as well as for the total time allotted to oral public comment for a specific agenda item). No extra time for participants will be permitted by the ceding of time to others. Written comments of any length are welcome. In the interest of efficient meeting management, the Chairperson reserves the right to limit the duration of each public comment period to a total of 1 hour. Public comment will be taken for each appropriate action item at the time the agenda item is heard and a general public comment period will be provided at the end of the meeting for all other comments including agendized informational items.

Accommodation and Additional Assistance:

TRPA will make reasonable efforts to assist and accommodate physically handicapped persons that wish to participate in the meeting. Please contact Tracy Campbell at (775) 589-5257 if you would like to participate in the meeting and are in need of assistance. The

meeting agenda and staff reports will be posted at <https://www.trpa.gov/meeting-materials> no later than 7 days prior to the meeting date. For questions or to request a copy of the supporting materials please contact TRPA admin staff at virtualmeetinghelp@trpa.gov or call (775) 588-4547.

- IV. DISPOSITION OF MINUTES
December 11, 2024 Meeting Minutes **Page 5**

- V. PLANNING MATTERS
 - A. Mountain to Marina Green Infrastructure **Informational Only Page 81**

- VI. PUBLIC HEARINGS
 - A. Discussion and possible recommendation of amendments to Douglas County’s South Shore Area Plan including an adjustment to the Kingsbury Town Center boundary, changeable sign standards (i.e., frequency by which signs can change their display), and an energy conservation strategy **Possible Action Page 97**

 - B. Discussion and possible recommendation of amendments to Douglas County’s South Shore Area Plan to implement the Phase 2 Housing Amendments which provide more flexible development standards for deed-restricted affordable and workforce housing in town centers and areas zoned for multi-family **Possible Action Page 157**

 - C. Discussion and possible recommendation of amendments to Placer County’s Tahoe Basin Area Plan to implement the Phase 2 Housing Amendments which provide more flexible development standards for deed-restricted affordable and workforce housing in town centers and areas zoned for multi-family **Possible Action Page 213**

- VII. REPORTS
 - A. Executive Director **Informational Only**
 - 1) Upcoming Topics **Informational Only**

 - B. General Counsel **Informational Only**

C. APC Members

Informational Only

VIII. PUBLIC COMMENT

IX. ADJOURNMENT