

STAFF REPORT

Date: August 16, 2023

To: TRPA Regional Plan Implementation Committee

From: TRPA Staff

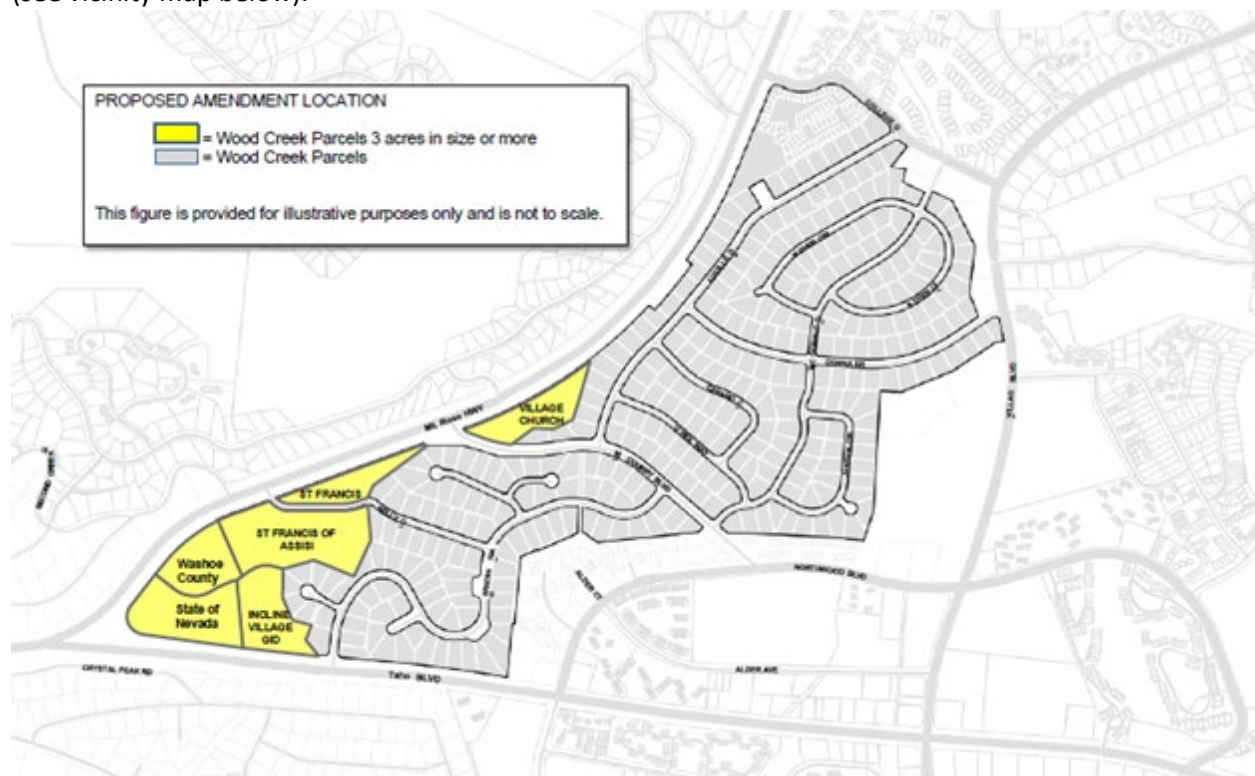
Subject: Washoe County Tahoe Area Plan Amendment to the Woodcreek Regulatory Zone

Summary and Staff Recommendation:

Washoe County is considering an amendment to the Wood Creek Regulatory Zone within the Tahoe Area Plan that would allow educational land uses (K-12) with a special use permit. The County has not begun the public hearing process with the County Planning Commission or County Commissioners and is seeking input from the RPIC before doing so. This item is for discussion purposes only and no action is required.

Project Description/Background:

Washoe County has been approached by a project applicant and asked to consider changing the Tahoe Area Plan Woodcreek Regulatory Zone. Specifically, the proposed amendment is to add "schools - kindergarten through secondary" as a permitted use type, 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 (see vicinity map below).



The County has not determined if they wish to propose this amendment and is currently seeking input from the RPIC prior to beginning the formal process of hearings before the County Planning Commission and County Commissioners. Although this application was prompted by a proposed project, it is important to note that a change in the area plan and implementing code would not approve the proposed project and would require a separate process to do so. The members of the RPIC should, therefore, provide comments related to the change in allowed use in the area plan versus comments on the specific project.

Staff from both the County and TRPA will be present to answer any questions the Committee may have regarding this proposal. Although the project that prompted this request is not being considered, it is anticipated that the project applicant and community members interested in the project will also be present to provide comments.

Schedule of Area Plan Amendments

The TRPA Bi-State Compact requires that amendments to the Regional Plan, which includes area plans once adopted by the appropriate local government and TRPA, must be processed within 180 days of a request by a local government (Article V). Consistent with that requirement, the 2023-2024 Annual Work Plan outlines a process for consideration of amendments in two six-month cycles, generally starting July 1 and January 1 of each fiscal year (page 21). This process is illustrated graphically below.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Formal 180 Day (6 Month) Cycle											
Local Planning Comm. & Governing Body											
			TRPA APC, RPIC, & Governing Board								
			Pre-180 Day Cycle Prep.			Formal 180 Day (6 Month) Cycle					
			Staff Coordination & RPIC Informational			Local Planning Comm. & Governing Body					
									TRPA APC, RPIC, & Governing Board		
									Pre-180 Day Cycle Prep.		
									Staff Coordination & RPIC Informational		

At this point in time staff have received amendments from Placer County, South Lake Tahoe, and Washoe County that are being processed during this July 1-December 31, 2023, cycle. The RPIC has already had informational presentations and provided comments on the Placer County and South Lake Tahoe amendments. Because the RPIC informational hearing did not occur prior to July 1, this amendment may not be heard by Washoe County in time for the formal process to be completed by TRPA by late 2023. If necessary, the TRPA process may need to be completed in early 2024.

Contact Information:

For questions regarding this agenda item, please contact John B. Hester, AICP, Chief Operating Officer and Deputy Director, at 775.589.5219 or jhester@trpa.gov.