TAHOE REGIONAL PLANNING AGENCY

Washoe County Tahoe Area Plan

Regional Plan Implementation Committee

April 28, 2021

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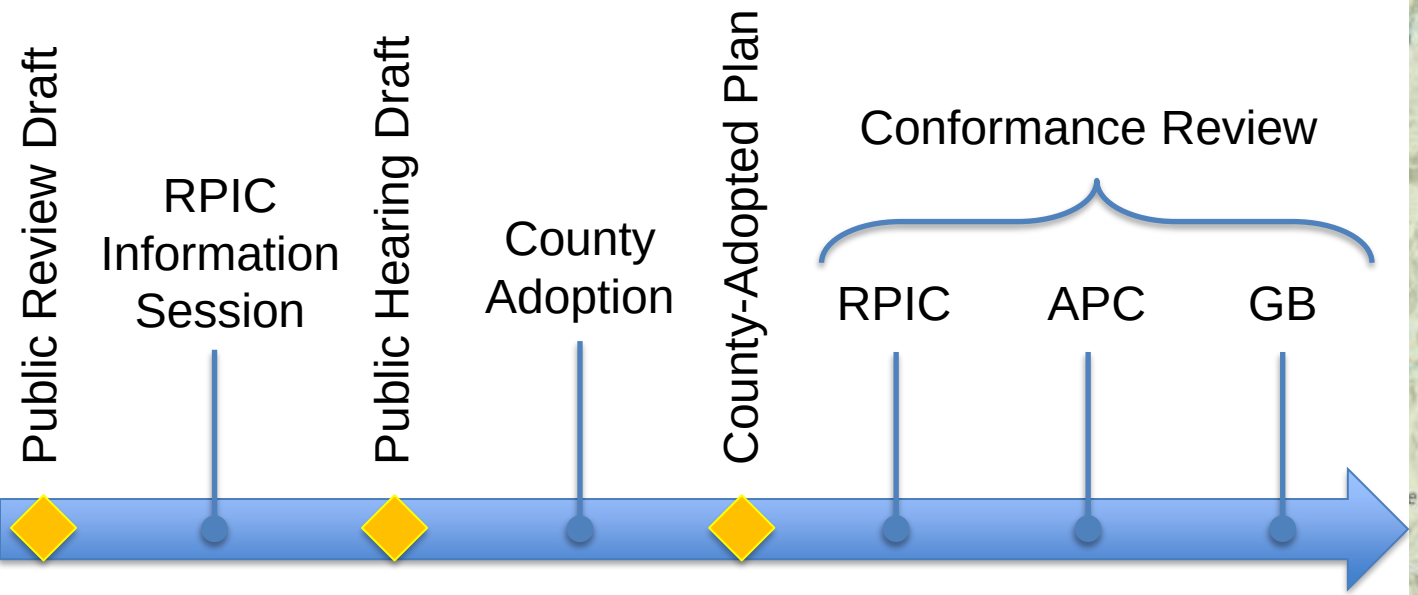
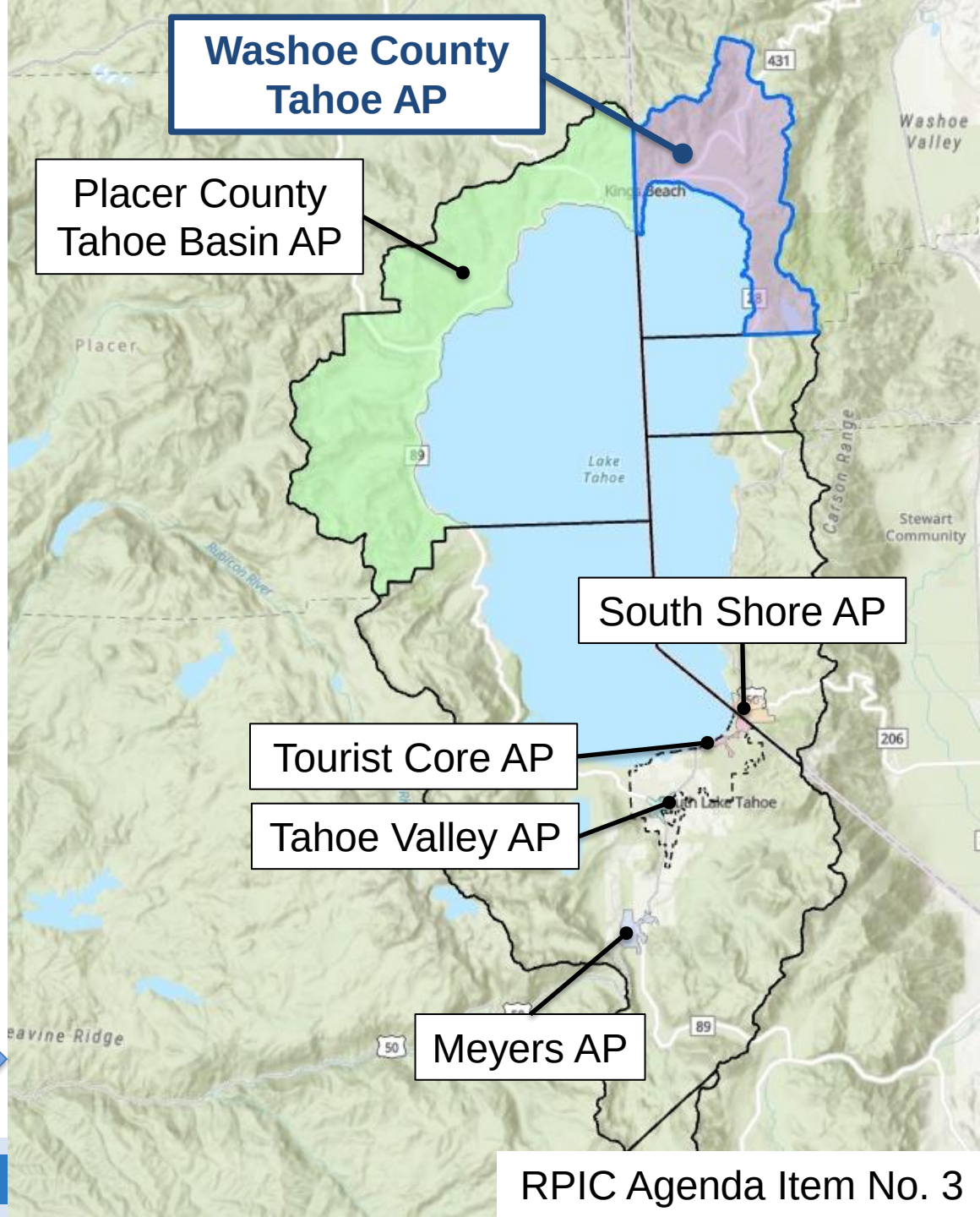
Washoe County submits the Tahoe Area Plan for conformance review



OCT 2019 **JAN 2021** **APR 2021** **MAY 2021**



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Scope

- **Geography:** All of Washoe County within the Tahoe Basin
- **Policy:** Consolidate, update, and carry through existing policy with targeted changes
  - Alignment with 2012 Regional Plan
  - New implementation actions

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Washoe County Tahoe Area Plan

- ✓ **Updates** goals and policies
- ✓ **Consolidates** 23 existing plan area statements and four community plans
- ✓ Allows for Regional Plan **incentives for Town Center redevelopment**
- ✓ **Aligns** with other plans
- ✓ **Eliminates conflicts** between Washoe County zoning regulations and TRPA regulations

Examples of
Legacy Development in Town Centers

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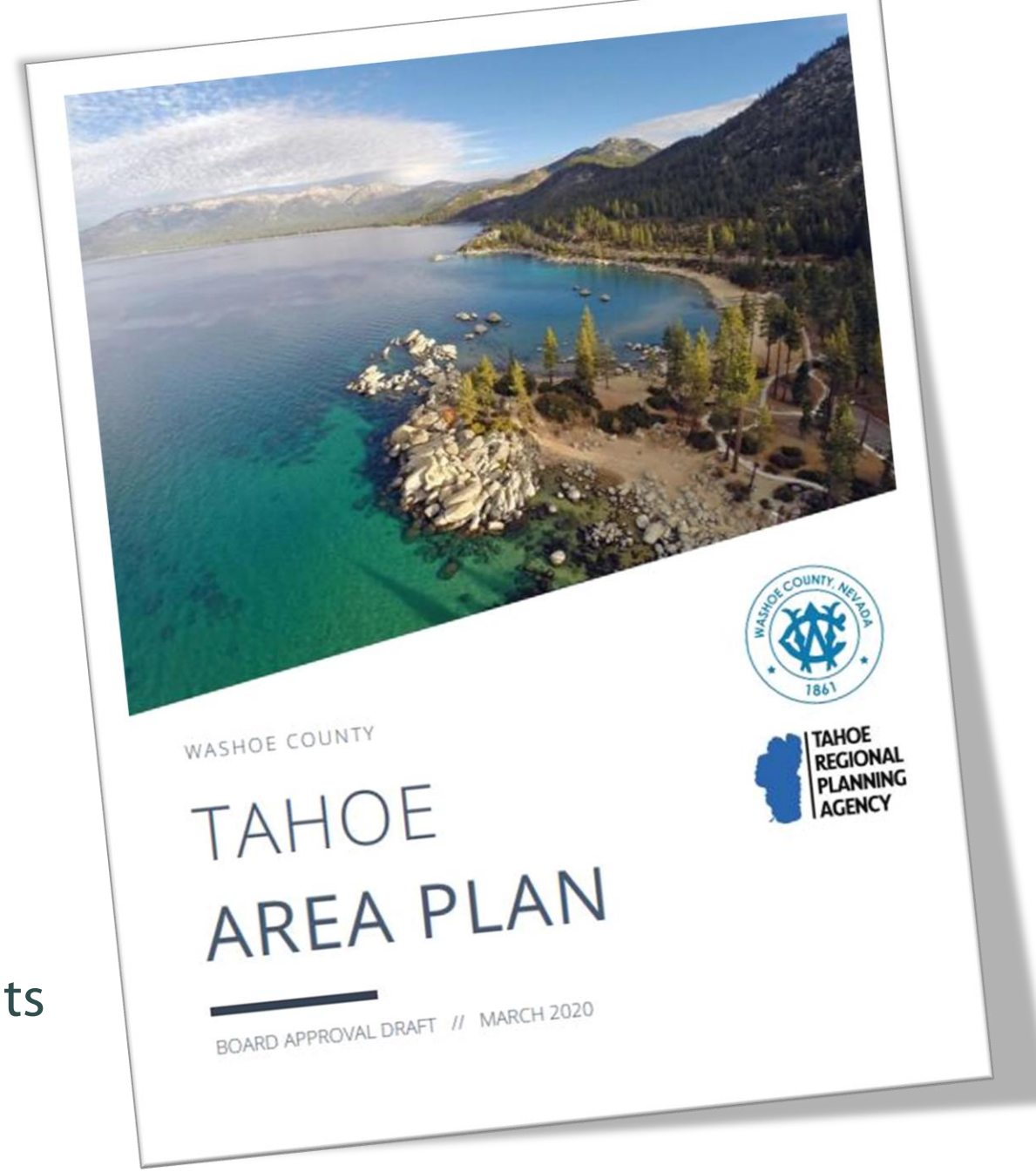
Conformance Review

- ✓ RPIC Informational Session
- ✓ Conformance Checklist
- ✓ Threshold Indicators & Compliance Measures
- ✓ Initial Environmental Checklist

Motions

- Recommend adoption of findings
- Recommend adoption of the Area Plan
- Recommend adoption of Code amendments



Tahoe Area Plan Update.

Since we first met in October of 2019

- Washoe County final approval January 26, 2021.
- Washoe County STR ordinance adopted.
- TTD Mobility HUB webinars.
- Housing needs study launched.

Washoe County's Area Plan Update Goals and Accomplishments:

Highlights -

- **One Significant overarching goal.**
- **Five notable focused goals/accomplishments.**
- **Four changes related to permissible uses in response to community input.**

The Primary Goal and Fundamental Accomplishment of Washoe County's Tahoe Area Plan:

Creating a unified approach to planning and development, based on the TRPA Regional Plan, for all of Washoe County's jurisdiction in the basin.

Notable Goals and Accomplishments:

1. Town Center Environmental Redevelopment.
2. Greenhouse Gas Reduction.
3. Urban Bear and Urban Forestry Standards.
4. Natural Hazards Standards.
5. BMP Compliance.

Washoe County Tahoe Area Plan Update

Changes responding to Input:

1. ***Ponderosa Ranch***. **Permissible Use Changes to update the neighborhood that serves the southern gateway to the community.**
2. ***Fairway Neighborhood.*** **Permissible use change to permit Day Use to permit snowshoeing activities in the winter.**
3. ***Nursing and Personal Care*** **and** ***Residential Care*** **permissible uses added to the Ponderosa Ranch and the Incline Village Commercial Neighborhoods and increased density in towncenters.**
4. **Increased design standards for transmission and receiving facilities (cell towers).**

Thank you.

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QUESTIONS

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PUBLIC COMMENT

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RPIC DELIBERATION AND ACTION

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Motions

1. Recommend Governing Board approval of the required findings, including a finding of no significant effect, for the adoption of the Washoe County Tahoe Area Plan and amendments to Chapters 34, 36, and 38 of the TRPA Code of Ordinances, as provided in Attachment D.

2. Recommend Governing Board adoption of Ordinance 2021-___, amending Ordinance 2019-03, as previously amended to amend TRPA's Regional Plan to incorporate the Washoe County Tahoe Area Plan.

3. Recommend Governing Board adoption of Ordinance 2021-___, amending Ordinance 87-9, as previously amended to amend TRPA's Code of Ordinances to incorporate references to the Washoe County Tahoe Area Plan into Chapters 34, 36, and 38.

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Additional Slides for Discussion

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Mobility Hub

- Two mobility hubs
  - Aligns with Transit Master Plan
  - Locations are not set
- Washoe County Zoning for OES
  - Public Service → IV Commercial
  - Allows mixed use, housing
- Future Actions
  - Update Concept Plans
  - Parking Management Plan
  - Short-Range Transit Plan