

Tahoe Regional Planning Agency
Regional Plan Committee



Tahoe Area Plan Amendment

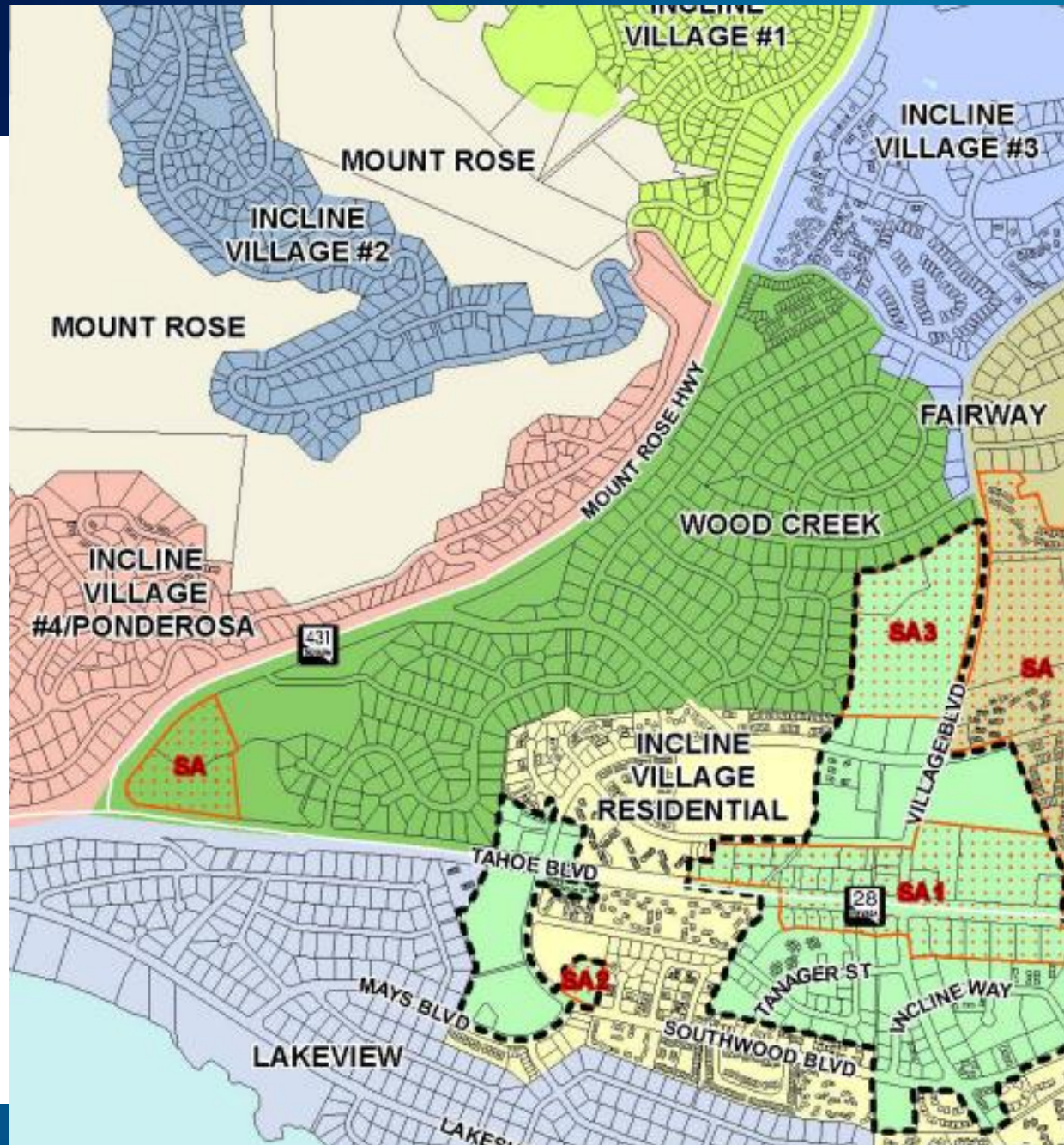
March 27, 2024

Subject Request

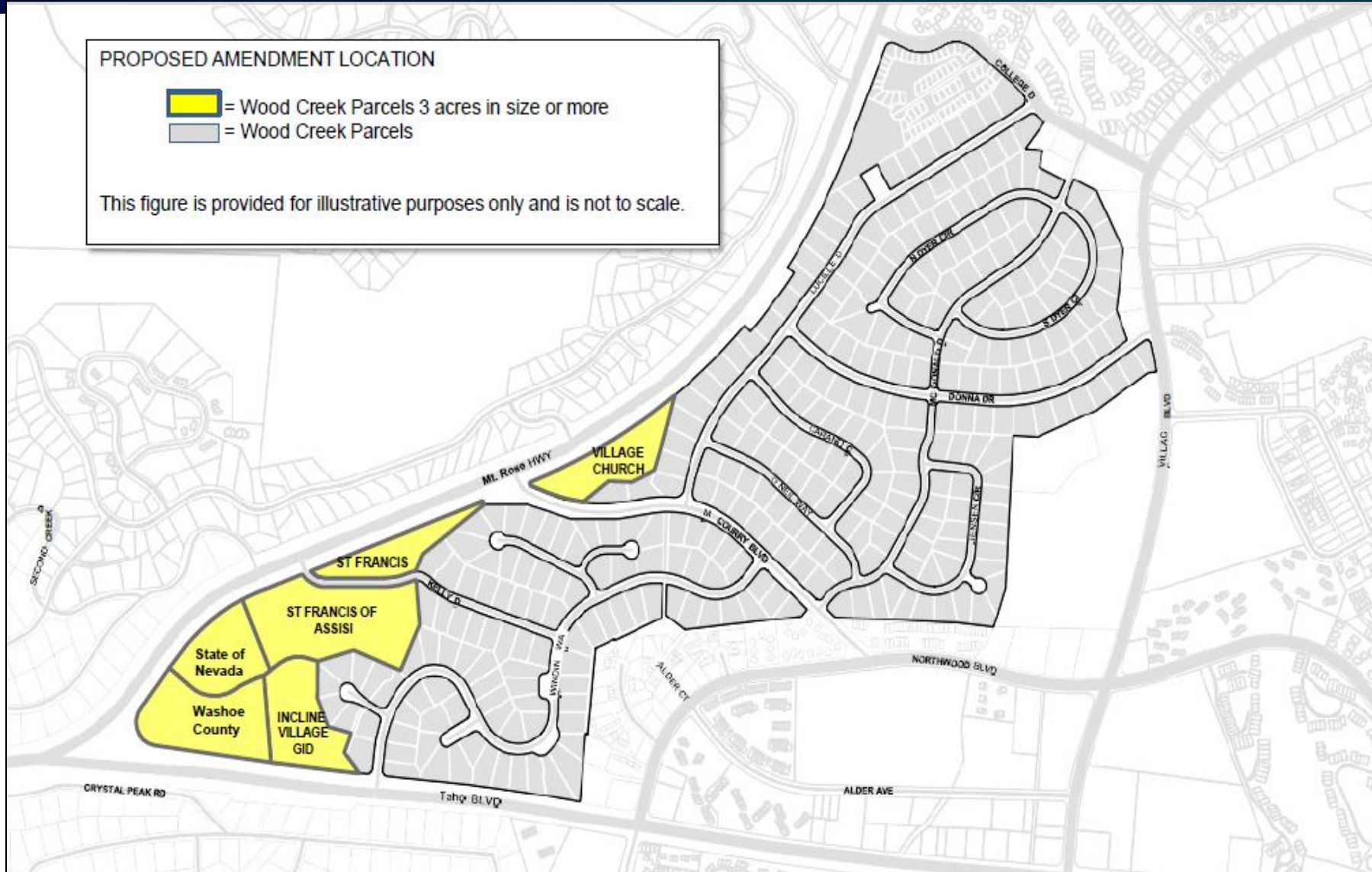


Amend Washoe County Tahoe Area Plan, Section 110.220.275 to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

Location



Location



History



- **June 2, 2023.** Neighborhood meeting
 - Notice was sent to 198 properties. 20 people attended. Public concerns included traffic, noise, parking, environmental impacts, fire safety, and possible potential negative impact to public schools.
- **June 8, 2023.** Subject DCA application Submitted.
- **September 27, 2023.** TRPA RPIC informational meeting.
 - TRPA received nearly 100 written public comments, approximately thirty-six (36) were in opposition and fifty-five (55) expressed support for the amendment. No public (verbal) testimony was given and all RPIC members expressed support for the proposal with no notable concerns raised.
- **November 7, 2023.** Washoe County Planning Commission
 - Voted unanimously to recommend approval of Development Code Amendment WDCA23-0001 to the “Board”.
- **January 23, 2024 and February 20, 2024.** Washoe County BCC
 - 1st and 2nd Readings Voted unanimously to adopt the DCA, subject to TRPA approval

Background



- There are 27 regulatory zones within the Tahoe Area Plan.
- The requested school use type is only permitted outright in the Incline Village - Commercial (IV-C) regulatory zone and are permitted with a special use permit in the Incline Village - Residential (IV-R) and Fairway regulatory zones.

ZONING DISTRICTS (Chapter 18.02)

Zoning District	Public Service										
	Day Care Center/Child	Schools - Pre-school	Schools - Kindergarten	Churches	Cultural Activities	Local Assembly and	Public Owned Assembly	Schools - college	Group Facilities	Sport Areas	Recreation
Tourist/Visitor											
Incline Village Commercial*	G	X	A	A	A	A	A	X	X	G	A
Incline Village Tourist*	A	X	X	A	A	A	A	X	X	G	A
Crystal Bay Tourist	A	X	X	A	A	A	A	X	X	G	A
Ponderosa Ranch*	A	X	X	A	A	A	A	X	X	G	A
Chateau	A	X	X	A	A	A	A	X	X	G	A
Crystal Bay	A	X	X	A	A	A	A	X	X	G	A
Crystal Bay Condominium*	X	X	X	X	X	X	X	X	X	X	X
Fairway*	X	X	X	X	X	X	X	X	X	X	X
Residential											
Incline Village 1	S	X	G	G	X	X	X	X	X	X	X
Incline Village 2	X	X	X	X	X	X	X	X	X	X	X
Incline Village 3*	X	X	X	X	X	X	X	X	X	X	X
Incline Village 4	S	X	X	X	X	X	X	X	X	X	X
Incline Village 5	X	X	X	X	X	X	X	X	X	X	X
Incline Village Residential	X	X	X	X	X	X	X	X	X	X	X
Lakeview	S	A	G	G	X	X	X	X	X	X	X
Mill Creek	X	X	X	X	X	X	X	X	X	X	X
MT. Shadows*	G	X	X	X	X	X	X	X	X	X	X
Stateline	X	X	X	X	X	X	X	X	X	X	X
Tyrollan Village*	X	X	X	X	X	X	X	X	X	X	X
Wood Creek*	X	X	X	X	X	X	X	X	X	X	X
Marlette	S	X	X	X	X	X	X	X	X	X	X
Martin Peak	X	X	X	X	X	X	X	X	X	X	X
Mount Rose	X	X	X	X	X	X	X	X	X	X	X
Tunnel Creek	X	X	X	X	X	X	X	X	X	X	X
East Shore	X	X	X	X	X	X	X	X	X	X	X
Incline Meadows	X	X	X	X	X	X	X	X	X	X	X

Applicant Background



- Saint Clare's Tahoe
(at St. Francis of Assisi)



- Village Church



Requested Amendment



Section 110.220.275 Wood Creek Regulatory Zone.

Section 1:
Secondary
equal to, o

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	

through
arcel in size

***On those parcels in size equal to, or greater than, three-acres.**

Over 200 public comments. Mix of support and opposition.

Public concerns predominantly surrounded around traffic, noise, parking, environmental impacts, fire safety, and possible potential negative impact to public schools.

No agency concerns or comment were received in opposition.

Thank you

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