

# PROJECTS REQUIRING PUBLIC HEARING OR NOTICING

## I. OVERVIEW

Per the [TRPA Code of Ordinances](#) section 2.2.2 and [Rules of Procedure](#) section 12.14, certain projects and activities require public noticing and/or review and approval by a Hearings Officer or the TRPA Governing Board. This document summarizes those requirements by land use type (e.g. residential, commercial, shorezone, etc.). If your project is not listed below, it likely does not require public noticing or a hearing.

For any questions, please call 775-589-5333 or email [TRPA@trpa.gov](mailto:TRPA@trpa.gov) to speak with a permitting technician.

## II. PROJECTS REQUIRING NOTICING AND/OR PUBLIC HEARING

- Key:**
- “HO” – Hearings Officer
  - “GB” – Governing Board
  - “Enhanced Staff Level” – Noticing with no public hearing.
  - “Y” – Yes, this requirement is applicable.

	Enhanced Staff Level	HO	GB
<b>RESIDENTIAL</b>			
New or an increase in density: <ul style="list-style-type: none"> <li>• Employee housing</li> <li>• Mobile home parks<sup>1</sup></li> <li>• Multi- family residential</li> <li>• Non-exempt home occupations</li> </ul>	Y		
Multi-residential and employee housing greater than four units.		Y	
Projects that include land uses considered a “special use” per the local plan or TRPA Code of Ordinances Chapter 21. Includes changes, expansion, or intensifications of existing uses. See <a href="#">Permit Review Map</a> to research allowed uses by property.		Y	
Mobile home developments involving the creation or elimination of ten or more mobile homes, including conversions to other uses.			Y

<sup>1</sup> Does not include the replacement of a mobile home(s) on an existing pad within an existing mobile home park. This scenario is exempt from the public noticing requirement.

## COMMERCIAL & TOURIST ACCOMMODATION

	Enhanced Staff Level	HO	GB
New or an increase in density (tourist accommodation): <ul style="list-style-type: none"> <li>• Hotel</li> <li>• Motel</li> <li>• Other transient dwelling units</li> <li>• Bed and breakfast</li> <li>• Timesharing</li> </ul>	Y		
A commercial project involving the allocation or transfer of floor area less than 3,000 square feet.		Y	
Projects that include land uses considered a “special use” per the local plan or TRPA Code of Ordinances Chapter 21. Includes changes, expansion, or intensifications of existing uses. See <a href="#">Permit Review Map</a> to research allowed uses by property.		Y	
A commercial project involving the allocation or transfer of floor area of 3,000 or more square feet.			Y

## PUBLIC SERVICE & RECREATION

	Enhanced Staff Level	HO	GB
Facilities or additions/modifications greater than 1,000 square feet of land coverage or floor area.	Y		
New recreational trails that are between 1,000 feet and one mile in length, provided the new land coverage is all on high capability land and the trails do not pass through sensitive wildlife habitat.		Y	
Projects that include land uses considered a “special use” per the local plan or TRPA Code of Ordinances Chapter 21. Includes changes, expansion, or intensifications of existing uses. See <a href="#">Permit Review Map</a> to research allowed uses by property.		Y	
Airport expansion.			Y
New facilities or additions involving more than 3,000 square feet of building floor area or 3,500 square feet of land coverage, with the following exceptions: recreation trails and environmental Improvement Projects involving no more than 3,000 square feet of floor area or 15,000 square feet of land coverage.			Y
New recreational trails exceeding one mile in length, or shorter trails that create new land coverage on low capability land or pass through sensitive wildlife habitat.			Y
Projects requiring an allocation of PAOTs from the overnight pool of 1,000 PAOTs.			Y

## SHOREZONE

	Enhanced Staff Level	HO	GB
New or expansions: <ul style="list-style-type: none"> <li>Buoy fields</li> <li>Single parcel piers</li> <li>Multiple parcel/use piers</li> <li>Recognition of multiple parcel/use piers</li> <li>Structures<sup>2</sup></li> </ul>	Y		
New structures other than those listed above.		Y	
Projects that include land uses considered a “special use” per the local plan or TRPA Code of Ordinances Chapter 21. Includes changes, expansion, or intensifications of existing uses. See <a href="#">Permit Review Map</a> to research allowed uses by property.		Y	
New or expansions: <ul style="list-style-type: none"> <li>Tour boat operations</li> <li>Waterborne transit</li> <li>Seaplane operation</li> <li>Marinas</li> <li>Boat launching facilities</li> </ul>			Y
Recognition of multiple-use facilities (Section 84.4)			Y

<sup>2</sup> Does not include two buoys per littoral parcel and navigational and safety devices on existing structures. These structures are exempt from the public noticing requirement.

## GENERAL

	Enhanced Staff Level	HO	GB
Subdivision of existing structures	Y		
New logging roads	Y		
Major erosion control projects	Y		
Redevelopment		Y	
Stream diversions		Y	
Projects that include land uses considered a “special use” per the local plan or TRPA Code of Ordinances Chapter 21. Includes changes, expansion, or intensifications of existing uses. See <a href="#">Permit Review Map</a> to research allowed uses by property.		Y	
Additions, reconstruction, or demolition of eligible or designated historic resources		Y	
Land capability challenges and man-modified challenges, except land capability challenges pursuant to subsection 30.3.4 submitted under the special provisions for designated land banks. <sup>3</sup>		Y	

<sup>3</sup> The Hearings Officer multiplier per the [TRPA Fee Schedule](#) does not need to be applied due to the requirement for deposit.

**GENERAL (CONTINUED)**

	Enhanced Staff Level	HO	GB
Modification to stream environment zones (SEZs), excluding modifications for residential projects and underground utility replacement projects in accordance with subparagraph 30.5.2.A and erosion control and other environmentally oriented projects and facilities in accordance with subparagraph 30.5.2.D.		Y	
Additional land coverage in excess of 1,000 square feet in land capability districts 1-3.		Y	
Additional height for eligible structures, in special height districts for adopted community and redevelopment plan areas.		Y	
Projects for which an EIS has, or will be prepared, or at the discretion of the Executive Director.			Y
EIS certification.			Y
Plan amendments, ordinances and resolutions.			Y
Community Plans, including preliminary plan or work program, redevelopment, master or special plans.			Y
Problem assessments and remedial action plans, excluding voluntary problem assessments and remedial action plans. (Section 5.12 Remedial Action Plans)			Y
Increases in supply of land coverage.			Y
Delegation Memoranda of Understanding pursuant to Section 2.5.			Y
Substantial harvest or tree removal plans (61.1.8) except for fuels management projects (61.1.7.D).			Y
Mitigation fund expenditures and projects. (Section 60.2 and Section 65.2)			Y
Permit revocations. (Chapter 5: Compliance)			Y
Historic resource designations. (Chapter 67: Historic Resource Protection)			Y
Allocation systems. (Chapter 50: Allocation of Development);			Y
Establishing the level defining the top-ranked parcels, lowering the line defining the top-ranked parcels pursuant to subsection 53.5.1 and determining allowable base land coverage pursuant to subsection 53.8.1.			Y
Findings of the demonstration of commitment for affordable housing pursuant to subparagraph 39.2.5.F.			Y
Special project allocations. (subparagraph 50.6.4.D)			Y
Area Plan conformity review. (Chapter 13: Area Plans)			Y
In jurisdictions with conforming Area Plans, projects that are not eligible to be delegated from TRPA review, and delegated projects that are appealed to TRPA.			Y