

APPENDIX C

Outreach Summary

Washoe County first began investigating the Incline Village Crystal Bay Community's interest in updating the Tahoe Area Plan in 2003, when the county was prioritizing all 13 of the county's area plans for updating. At that time, the county did not give the update of the Tahoe Area Plan a high priority. This low priority was the result of community input that suggested implementation rather than updating should be the focus. Rather than updating the Tahoe Area Plan at that time, the community expressed interest in workshops focused on specific community issues. When the Tahoe Regional Planning Agency (TRPA) launched the Pathways 2007 initiative Washoe County participated in that effort.

In August of 2008, The Incline Vision community group and Washoe County presented the findings of a community visioning exercise that compared the community's desired character with the existing master plan and development code. It was determined at this time that the existing master plan had adequate provisions to meet the community's needs. However, continuing implementation of those measures was requested. In regard to specific community issues, Washoe County conducted community workshops on bears (2006), nuisances (February 2008) and employee housing (April 2010). The bear focused meetings resulted in an increased community education program and greater coordination between agencies responsible for urban wildlife issues, including the Incline Village General Improvement District (GID) and Waste Management Inc. The nuisance workshop resulted in increased community education and better coordination between community members, Washoe county code enforcement offices and the Washoe County Sheriff's office. The employee housing workshop marked the conclusion and presentation of a comprehensive workforce housing study.

Upon adoption of the 2012 Lake Tahoe Regional Plan, Washoe County began preparing for the eventual update of the Tahoe Area Plan. The public outreach conducted for this update is based on the standard tools Washoe County utilizes. In addition to public hearings, Washoe County uses three essential tools for gathering public input on community issues. The first tool is a series of public meetings at a local Citizens Advisory Board (CAB). The CAB is the preferred forum for most efforts to interact with the community and gather input on proposed plans. Since 2013, staff has attended 8 CAB meetings to discuss potential concepts to include in the area plan. These meetings were often dedicated to resolving the longstanding problems of trying to administer two separate zoning systems, Washoe County's and TRPA's. The county's ultimate decision to develop a plan utilizing only one zoning scheme based on TRPA's Regional Plan was informed and supported by the input from these meetings.

An additional tool for community input in this update has been community workshops. The county conducted two visioning workshops, the first in February of 2013 and the second in April of 2014. These workshops once again concluded that the community does not seek to establish a new vision or direction than that originally conceived and evolved in the 1960's and 1970's, and ultimately articulated in the original 1996 Area Plan. During the workshop of April 2014, the community expressed the concept of planning fatigue, and asked that county staff develop a contemporary plan based on their original vision. Despite the frustration expressed by some in the community at being asked to re-articulate their vision and desired community character, these workshops were invaluable exercises that provided staff and the community with a renewed sense of the desired character for the Incline Village and Crystal Bay.

A third form of community input utilized in this update has been internet-based polling platforms. In May of 2013, the county conducted online polling to gather information specifically regarding the TRPAs new height and density standards for town centers as well as the potential adoption of alternative parking strategies. The input obtained from this effort guided the county's approach to these two issues.

In addition to community input, the county utilizes a comprehensive agency review checklist to ensure the proper public and semi-public agencies are able to provide feedback on county plans and programs. A copy of the checklist used for the review of this plan is included as Figure 1. A final working draft was provided to the agencies indicated and their feedback was incorporated into the plan whenever necessary.

Upon completion of a final draft, the final stages of public review included the following:

- TRPA Regional Plan Implementation Committee meeting
- Washoe County CAB sponsored workshop
- Washoe County Planning Commission Public Hearing
- Washoe County Board of County Commissioners (two hearings)
- TRPA Advisory Planning commission
- TRPA Governing Board

APPENDIX D

Acronyms

AP	Area Plan
APC	Advisory Planning Commission
AQMD	Air Quality Management Division
ATP	Active Transportation Plan
BMP	Best Management Practices
CAB	Citizens Advisory Board
CB	Crystal Bay
CBCA	Crystal Bay Casino Association
CFA	Commercial Floor Area
CNEL	Community Noise Equivalent Level
CP	Community Plan
EIP	Environmental Improvement Program
GB	Governing Board
GHG	Greenhouse Gas
HOA	Homeowners Association
IPES	Individual Parcel Evaluation System
IV	Incline Village
IVCBCAB	Incline Village/Crystal Bay Citizens Advisory Board
IVGID	Incline Village General Improvement District
LCD	Land Capability District
LCCP	Lake Clarity Crediting Program
LOS	Level of Service

LTBMU	Lake Tahoe Basin Management Unit
NAAQS	National Ambient Air Quality Standards
NDOT	Nevada Department of Transportation
NDSL	Nevada Division of State Lands
NLTFPD	North Lake Tahoe Fire Protection District
NRS	Nevada Revised Statutes
NSP	Nevada State Parks
NTCD	Nevada Tahoe Conservation District
NTRT	Nevada Tahoe Resource Team
PAOT	People at One Time
PAS	Plan Area Statement
PM	Particulate Matter
RBU	Residential Bonus Unit
RPIC	Regional Plan Implementation Committee
RTC	Regional Transportation Commission
RTP	Regional Transportation Plan
RUU	Residential Unit of Use
SA	Special Area
SEZ	Stream Environment Zone
SLRP	Sediment Load Reduction Plan
SNC	Sierra Nevada College
SNPLMA	Southern Nevada Public Lands Management Act
SQIP	Scenic Quality Improvement Plan
SR	State Route
TART	Tahoe-Truckee Area Regional Transit
TAU	Tourist Accommodation Unit
TC	Town Center
TDM	Travel Demand Management
TDR	Transfer of Development Rights

TMA	Truckee – North Tahoe Transportation Management Association
TMDL	Total Maximum Daily Load
TRPA	Tahoe Regional Planning Agency
TTD	Tahoe Transportation District
USFS	United States Forest Service
VMT	Vehicle Miles Travelled
WC	Washoe County
WCC	Washoe County Code
WCDC	Washoe County Development Code
WCHD	Washoe County Healthcare District
WCRTC	Washoe County Regional Transportation Commission
WCSD	Washoe County School District
WCTAP	Washoe County Tahoe Area Plan