



# Washoe County Tahoe Area Plan Update

## Washoe County's Area Plan Update Goals and Accomplishments:

### *Highlights -*

- **One Significant overarching goal.**
- **Several more focused goals.**
- **A small number of permissible use changes in response to community input.**



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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.*





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## What does *unified land use* mean?

Zoning and permissible uses.

1. Existing regional land use and zoning district boundaries remain unchanged.
2. Community Plans and Plan Area Statements are renamed as *Neighborhoods*.
3. Washoe County's regulatory zones no longer overlaid onto neighborhoods.
4. Permissible uses are consistent with existing P.A.S and Community Plans with some small changes.



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## *What does unified land use mean?*

Master Plan goals and policies.

1. Consolidates goals and policies from multiple CPs and PAS that address the same topic.
2. Adds or modifies goals and policies to implement the Regional Plan and respond to current conditions.
3. Deletes goals and policies no longer applicable to the plan area, or those that have previously been implemented.



## Focused 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.



## Town Center Environmental Redevelopment:

1. Incorporate all available incentives, including –
  - Increased Height. Increase from 3 floors to 4 floors.
  - Increased Density. Maximum allowable under all incentive programs.
  - Coverage. Maximum allowable transferred coverage limits consistent with the Regional Plan.
  - Development Rights. Create a common area wide pool for CFA, TAU and RBU.



## Greenhouse Gas Reduction Standards and Incentives:

- 1. All new structures built by Washoe County that contain habitable space and will be open to the public and all new multi-family development must be designed and built to an industry recognized industry recognized sustainable building construction and greenhouse gas reduction standard.**
- 2. Fees for CFA, TAU, and residential allocations are waived for projects that meet an industry recognized sustainable building construction and greenhouse gas reduction standard.**
- 3. Projects outside town centers are only eligible for new allocations of CFA or TAUs if they meet an industry recognized sustainable building construction and greenhouse gas reduction standard.**



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**Section 110.220.415 Greenhouse Gas Reduction.** In order to reduce the amount of greenhouse gas production and increase the overall sustainability of the plan area, certain development activities are subject to the following standards and incentives:

1. **Standards.** All new structures built by Washoe County that will contain habitable space and will be open to the public, such as administration offices, libraries, senior centers, and other projects of a civic nature; and, all new multi-family development must be designed and built to an industry recognized sustainable building construction and greenhouse gas reduction standard, such as Living Building Challenge (LBC), Net Zero Energy Building (NZEB), LEEDS, Energy Star, Green Globes, National Green Building Standard, or other similar standard. The Washoe County Director of Planning and Building Division will determine if a proposal meets this standard. The Director of the Washoe County Planning and Building Division will be responsible for making the determination of compliance with proposed standards, with the exception of projects using the Energy Star standard, which must be certified according to that program's process. Projects may propose to use a combination of different standards; however, the Director must determine that the greenhouse gas reduction and overall sustainability intent of the standards is preserved.
2. **Incentives.** The Washoe County fee for any required residential allocation, commercial floor area, or tourist accommodation unit, as described in Section 110.220.20, *Tahoe Regional Planning Agency Growth Management*, will be waived for projects that meet the above standard as determined by the Director of the Planning and Building Division.





## Urban Bear and Urban Forestry Standards:

- 1. Articulates Washoe County's approach to Urban wildlife, particularly bears. (The Incline Village General Improvement District requires responsible bear proof garbage containers.)**
- 2. Commits Washoe County to exploring implementation of an Urban Forestry Strategy.**



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## Natural Hazards:

- 1. Establishes a natural hazards map that identifies areas potentially prone to landslide, avalanche, flood, seismic, seiche/tsunami, and wildfire hazards.**
- 2. Standardizes and codifies the applicability of requirements for development at risk of natural hazards, to ensure the standards are applied consistently.**



## **Best Management Practices Compliance: Commits Washoe County to -**

- 1. Implementing additional incentive programs to encourage all property owners to install and maintain best management practices (BMPs) on their property.**
- 2. Coordinating with TRPA to support an enhanced private property BMP certification program.**
- 3. Prioritizing private property BMP compliance in locations and for land uses that have the greatest potential for pollutant loading to Lake Tahoe.**



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## Changes responding to Input:

- 1. Permissible Use Changes in the neighborhood that serves the southern gateway to the community – *Ponderosa Ranch*.**
  - Changes reflect the changing nature but continued importance of the area in the community.
  - Uses that are less impactful than the previous amusement park, but are more supportive of the access to the lake and the area's extensive trail system that the neighborhood provides.



## 2. Permissible use change to permit Day Use in the Fairway Neighborhood.

- This is where the primary golf course and golf club (*the Chateau*) is located. Heavily used area yet a special use permit for Day Use is currently required.



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3. **Changes associated with allowing the permissible uses *nursing and personal care* and *residential care* in more areas in order to meet a growing demand for this use.**
  - Add the uses to the Ponderosa Ranch and the Incline Village Commercial Neighborhoods.
  - Increase allowable density in Town Center for these uses from 25 to 40 persons per acre based on the uses having very low trip generation. Impacts are comparable more to a TAU than a multi-family dwelling, and perhaps less than that (pending IEC review.)



## 4. Increased design standards for transmission and receiving facilities (cell towers):

- Equipment sheds and fences must be designed to be compatible with the forested and alpine character of the planning area. Chain link fences with slats are prohibited.



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## Next steps:

### 1. Continue the public outreach process.

- Neighborhood meeting in November.
- Agency Review November and December.

### 2. Complete IEC.

- The IEC will take an approach like the one that has been used for other similar area plans. It will tier to the Regional Plan Update EIS and evaluate this area plan for consistency with the assumptions and analysis in that EIS.
- It will provide a more focused analysis of any features of this area plan that were not evaluated in the Regional Plan Update EIS.

### 3. Incorporate changes from the public, agencies, and the IEC to prepare final draft.





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## Next steps:

4. Significant changes along the way will require returning to the RPIC. Otherwise,
5. Washoe County Planning Commission in January/February. 2020
6. Washoe County BCC March 2020.
7. TRPA APC and GB Spring 2020.



**All of Washoe County's portion of  
the Tahoe Basin covered by an  
approved TRPA Area Plan.**

**!!!**