



2025 Tahoe Area Plan Update—4/21/25 Workshop summary

Kat Oakley, Eric Young, Kelly Mullin, and Trevor Lloyd from the Washoe County Planning Division conducted a workshop on the 2025 Tahoe Area Plan update at the Incline Village Library Meeting Room from 5:30 to 7:30 p.m. Approximately 8 members of the public attended. Planning representatives gave a [presentation](#) which covered background on the Tahoe Area Plan and update process, public feedback received so far, information on key topics, and an overview of draft amendments. After some questions and answers, the group broke up to look at [informational posters](#), talk to staff, and write comments on comment cards and comment sheets. The following topics were discussed and/or commented on:

- Discussion of temporary uses and concern regarding approving Tahoe Regional Planning Agency (TRPA)-approved temporary uses.
- Clarifying questions regarding residential allocations and bonus units.
- Concern about potential traffic and intersection safety impacts from development of residential uses in Ponderosa Ranch.
- Concerns regarding Incline Village/Crystal Bay residents ultimately bearing the financial burden of developing an area wide stormwater management system.
- Concern about the definition of achievable housing and the ability of the incentives to create opportunities for affordable housing.
- Concern about TRPA deed restriction enforcement and the transparency of their deed restriction program.
- Suggestion that an evacuation impact statement be required for all new development housing a certain number of people.
- Concern about the impacts of short-term rentals (STR) on housing affordability.
- Suggestion for inclusionary zoning that requires residential development to provide a certain number of affordable units or provide in-lieu money that would go towards the creation of affordable housing through land acquisition and/or development.
- Suggestion to incentivize subterranean parking by allowing an extra story of height when such parking is utilized.

If people have further questions or comments, please reach out to Kat Oakley at koakley@washoecounty.gov.