



2025 Tahoe Area Plan Update—1/14/25 Pop Up Event summary

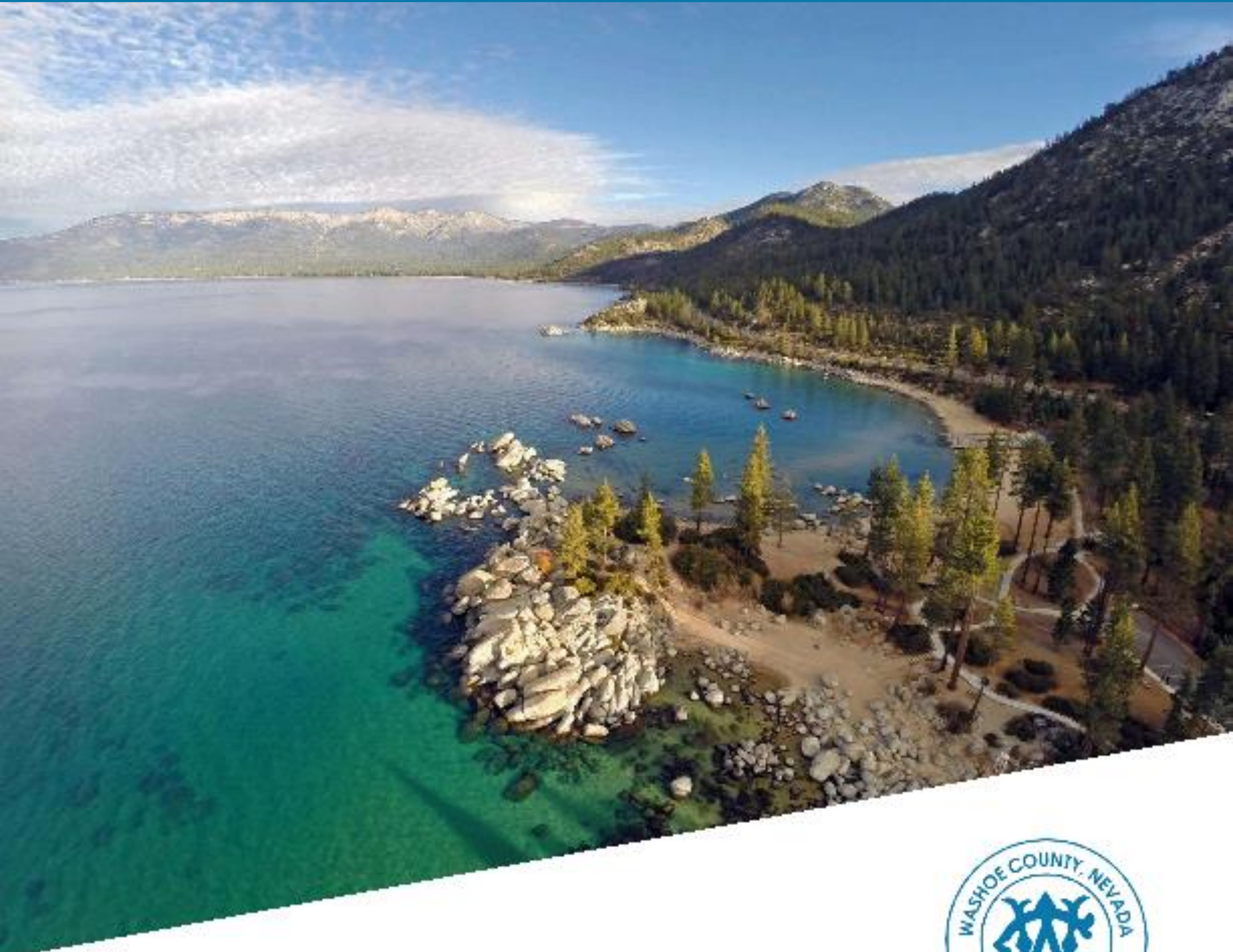
Kat Oakley, Courtney Weiche, and Eric Young from the Washoe County Planning Division conducted a “pop-up” outreach event at the Incline Village Community Center. Alyssa Bettinger from the Tahoe Regional Planning Agency (TRPA) represented TRPA. An estimated 40-50 members of the public attended. Planning representatives shared posters (attached) which described the background information and changes in conditions that lead to the 2025 Tahoe Area Plan (TAP) update, the tentative timeline, a broad overview of the amendments’ scope, and examples of sections of code that may be updated. Participants could walk around to look at the various posters and ask questions or share comments with County and TRPA staff. There was also an opportunity to leave comments on comment cards. The following topics were discussed:

- Discussion of the TRPA Phase 2 Housing Amendments and their creation of incentives for not just affordable housing with an income cap, but also for achievable housing. Attendees expressed concern that the definition of achievable housing would allow the use of the incentives to create residential units that do not contribute to providing workforce housing but rather are “luxury condos.”
- Residents expressed general concerns over the impacts of additional residential development on evacuation and public safety. Some expressed that there should be no area plan amendments or additional development in the area until there is an evacuation study and updated evacuation plan.
- Residents expressed concerns about some of the details of the TRPA Phase 2 Housing Amendments, including the proposed minimum parking standards, additional height, the impacts on local commercial space in mixed use developments, and the capacity of TRPA to enforce deed restrictions.
- Discussion of when the incentives from the TRPA Phase 2 Housing Amendments would be applicable. Staff clarified that an area wide stormwater system would be required to utilize the incentive that allows 100% coverage, and that the development would need to have a residential component that is 100% deed restricted affordable, moderate, or attainable to utilize any of the incentives.
- Some questions were asked about changes to rules regarding minimum density in town centers. Staff clarified that minimum density standards are intended to prevent the underdevelopment of certain parcels, but that it also can prevent the utilization of small opportunities to add housing units. Example alternative approaches would include removing minimum density, decreasing it (e.g. from 15 to 10), and/or allowing deed-restricted housing to develop at below the minimum density.
- Residents expressed that the approach to affordable housing in the TRPA Phase 2 Housing Amendments is too much “carrot” and no “stick”; aka that there is too much focus on incentives and not enough on regulatory requirements.

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

2025 Tahoe Area Plan (TAP) Update

Come in to talk with a Washoe County planner about the update!



For information and to keep informed about the TAP update, visit our website here!

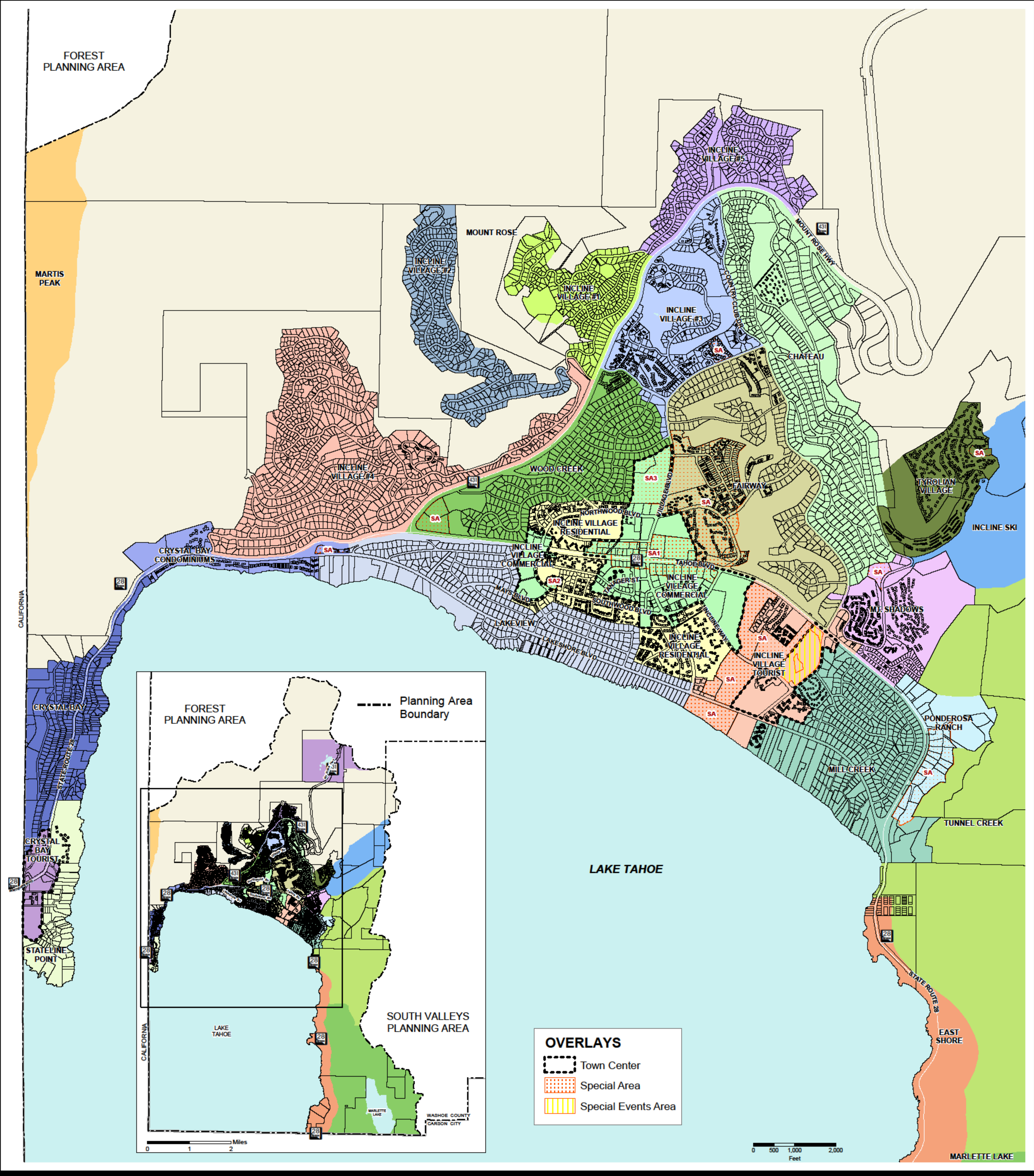
WASHOE COUNTY

TAHOE

AREA PLAN



WASHOE COUNTY ADOPTED – JANUARY 26, 2021
TRPA ADOPTED – MAY 26, 2021
AMENDED – JUNE 28, 2023



TAHOE REGULATORY ZONE MAP

CHATEAU	INCLINE SKI	INCLINE VILLAGE RESIDENTIAL	MT. SHADOWS
CRYSTAL BAY	INCLINE VILLAGE #1	INCLINE VILLAGE TOURIST	PONDEROSA RANCH
CRYSTAL BAY CONDOMINIUMS	INCLINE VILLAGE #2	LAKEVIEW	STATELINE POINT
CRYSTAL BAY TOURIST	INCLINE VILLAGE #3	MARLETTE LAKE	TUNNEL CREEK
EAST SHORE	INCLINE VILLAGE #4	MARTIS PEAK	TYROLIAN VILLAGE
FAIRWAY	INCLINE VILLAGE #5	MILL CREEK	WOOD CREEK
INCLINE MEADOWS	INCLINE VILLAGE COMMERCIAL	MOUNT ROSE	

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CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.
 DATE 5/26/21 DIRECTOR [Signature]

Community Services Department

WASHOE COUNTY NEVADA

Background

2025 Tahoe Area Plan Update

TRPA Phase 1 Housing Amendments

- Changed accessory dwelling unit (ADU) regulations to allow ADU's on parcels smaller than an acre
- Current Washoe County Code reflects previous acre requirement

TRPA Phase 2 Housing Amendments

- Created incentives for deed restricted affordable, achievable, and workforce multifamily housing
- Requires timely update to Washoe County Code to conform with Regional Plan

Regional Plan Conformance

- List of needed updates for conformance from original 2021 Tahoe Area Plan adoption
- Required updates include removing the Tyrolian Village Special Area, adding a reference to the Tahoe Transportation District (TTD), and other items

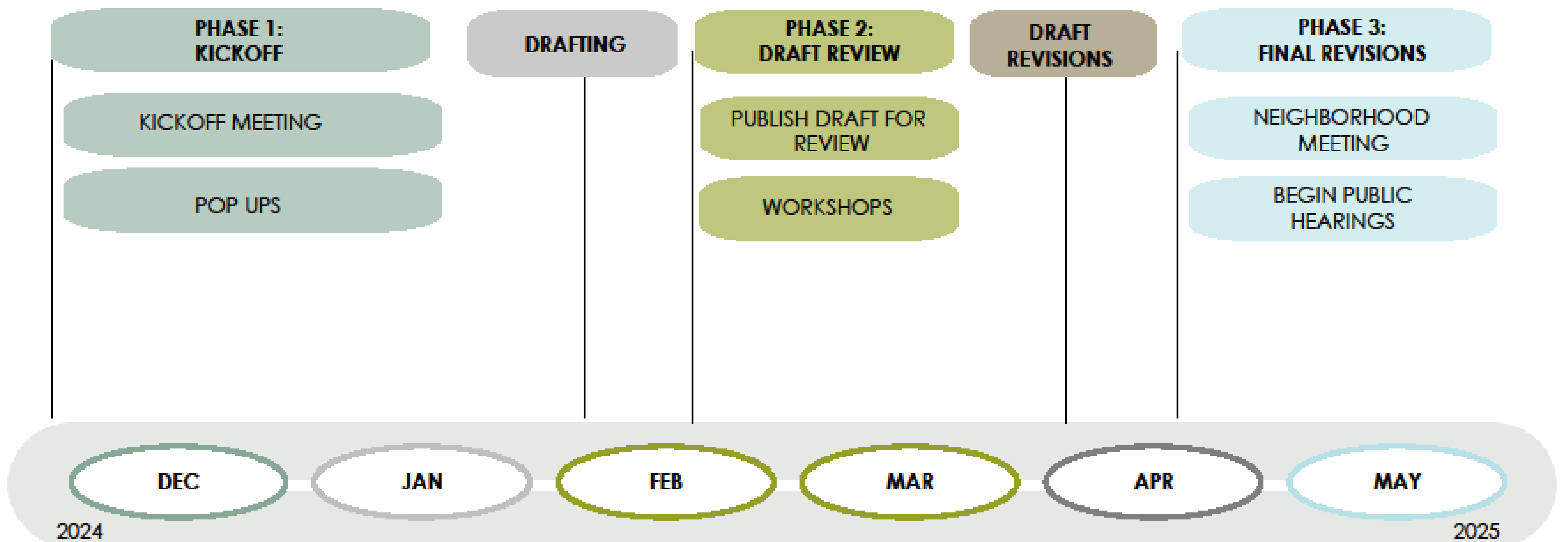
Policy Implementation & Code Improvements

- Opportunity to better implement policies, make code improvements, and resolve code conflicts
- In the Tahoe Planning Area, zoning code updates are considered Regional Plan Amendments

Fast timeline, in order to come into conformance with the Regional Plan

TAHOE AREA PLAN UPDATE

2024-2025 TENTATIVE TIMELINE



Code Update Examples

Section 110.220.130 Regulatory Zone Development Standards. The following sections provide details on the allowed uses, density and special area regulations, and other development standards within the Regulatory Zones. Existing uses not listed shall be considered nonconforming uses within the Regulatory Zone. The establishment of new uses not listed in the tables provided below shall be prohibited. Where listed, A = Allowed subject to an administrative permit pursuant to Article 808, *Administrative Permits* of this chapter; S = Board of Adjustment Special Use Permit pursuant to Article 812, *Special Use Permits* of this chapter. For projects not subject to delegated permitting under an MOU, permitted by right (“A”) uses shall be processed as TRPA allowed uses in accordance to TRPA Code of Ordinance section 21.2.1 and special uses (“S”) shall be processed as TRPA special use in accordance to TRPA Code of Ordinances Section 21.2.2. Land uses are defined in Table 21.4-A and Chapter 81 of the TRPA Code of Ordinances.

“A” should = “allowed by right”

(d) Density. Chapter 31, *Density*, of the TRPA Code of Ordinances shall not apply to residential or mixed-use developments within Town Centers. New residential and mixed-use development within a Town Center shall have a minimum residential density of 15 units per acre and a maximum density of 25 units per acre.

the TRPA Code of Ordinances. In addition to these standards Washoe County will apply the following additional development regulations to all accessory dwellings (secondary residence):

- (a) When the primary use is residential, all accessory dwellings must obtain a detached accessory dwelling administrative review, as described in Washoe County Development Code Section 110.306.25(i);
- (b) When the primary use is residential, the accessory dwelling (secondary residence) shall be limited to 50% of the size of the main dwelling or 1,500 square feet, whichever is smaller;
- (c) When the primary use is non-residential, the accessory dwelling shall be limited to 1,500 square feet;
- (d) All accessory dwellings must provide a minimum of one off-street parking space (tandem parking is allowed) in addition to the parking required for the primary use;
- (e) Additional requirements as defined in Washoe County Development Code Article 306, *Accessory Uses and Structures*; and,
- (f) The parcel on which the accessory dwelling will be located is a minimum of 1 acre in size.
- (g) Detached accessory dwellings are subject to the standards for detached accessory structures as found above in Section 110.220.80, *Accessory Structures and Uses*.

Barrier to small scale re-development

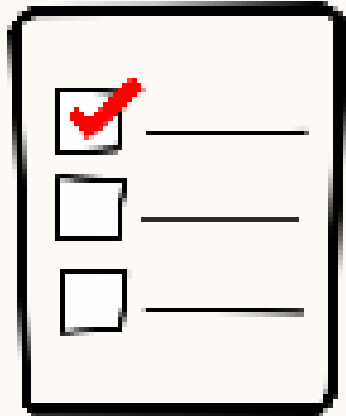
1-acre minimum lot size no longer required by TRPA

There are existing conflicts between the TRPA Code of Ordinances and Washoe County Code

Section 110.220.110 Temporary Uses. The permitting of temporary uses in the planning area is regulated by Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances; by Washoe County Development Code Article 310, *Temporary Uses and Structures*; and by Washoe County Code Chapter 25, *Business Licenses, Permits and Regulations*. Approved TRPA master plans in the planning area may also provide for temporary uses (see Section 110.220.405, *TRPA Approved Master Plans*).

SCOPE

Scope designed to be achievable with available time and resources

REGIONAL PLAN CONFORMANCE AND IMPLEMENTATION	CODE FIXES
<p>Changes to ensure that the Tahoe Area Plan conforms with and implements housing-related Tahoe Regional Planning Agency (TRPA) codes and policies, including conformance with recent amendments</p> 	<p>Changes to fix known code issues in the Tahoe Area zoning regulations</p> 