



2025 Tahoe Area Plan Update—4/16/25 Webinar summary

Kat Oakley, Courtney Weiche, Eric Young, and Trevor Lloyd from the Washoe County Planning Division conducted an online webinar for the draft of the 2025 Tahoe Area Plan update. Approximately 10 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, an overview of draft amendments, information on opportunities to engage with the draft, and a demonstration on how to find the draft and two surveys online. There was an opportunity for questions and comments. A [recording](#) can be viewed online. The following topics were discussed:

- Discussion of the impact of the Tahoe Regional Planning Agency (TRPA) growth management system on limiting development and development potential.
- Comments in favor of and opposed to additional height in Town Centers, incentives for coverage and density, and other aspects of the TRPA Phase 2 Housing Amendments.
- Comments in favor of allowing deed-restricted housing in Ponderosa Ranch.
- Discussion of proposed changes to regulations for accessory dwelling units (ADUs). Some comments were in favor, and some expressed apprehension about increased ADU allowances. Other topics of discussion related to ADUs were potential parking impacts and the potential for residents to move into an ADU and rent their primary home as a short-term rental (STR).
- Concerns regarding the capacity of TRPA to enforce deed restrictions and the transparency of their deed restriction program and enforcement.
- Comments supporting policies that would require parking in commercial areas to be in the back of a parcel and to reduce the number of driveways onto SR 28 in the Incline Village town center area.

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