

Planning Commission



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WMPPA25-0001 (2025 Tahoe Area Plan Update)

August 5, 2025

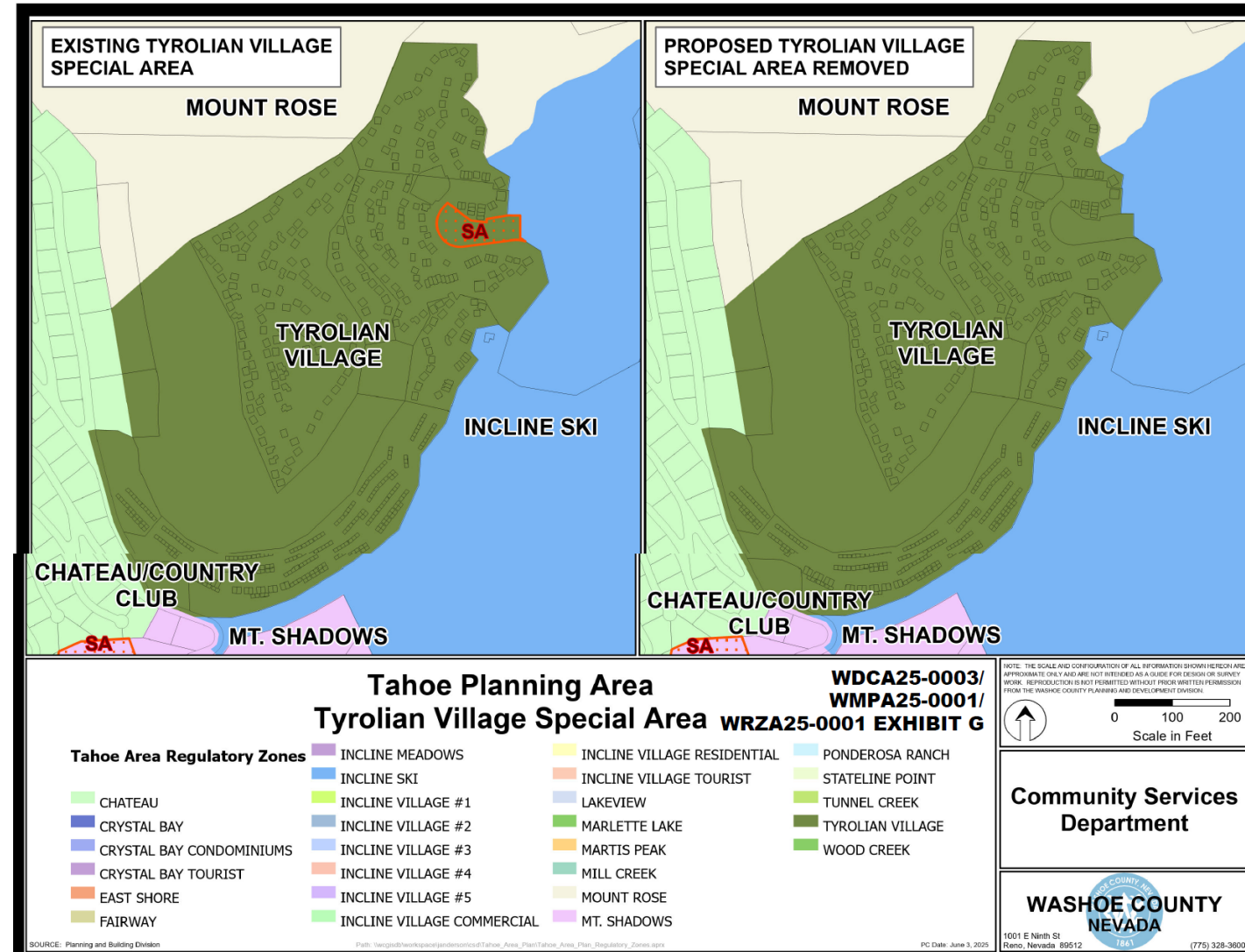
- Planning Commission heard and unanimously approved the Tahoe Area Plan update June 3, 2025
 - Included Master Plan Amendment (MPA), Development Code Amendment (DCA), and Regulatory Zone Amendment (RZA)
- Change needed that requires a minor modification to the MPA
 - Must return to Planning Commission for approval
- This item only a reconsideration of the revised MPA
 - DCA already approved by PC and RZA withdrawn by staff

Tyrolian Village Special Area



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- “Scheduled amendment”: remove Tyrolian Village special area to correct erroneous adoption of special area previously denied by WC
- Removed time share and bed and breakfast use allowances from a single parcel in Tyrolian Village
- Property owner reached out and expressed concern about removal of allowances



Tyrolian Village (2)



- In response to concerns, proposed Tyrolian Village change was removed from Tahoe Area Plan update
 - **Regulatory Zone Amendment** withdrawn
 - Changes to **development code** related to Tyrolian Village removed from development code amendment reviewed by Board of County Commissioners (BCC)
 - **Master Plan Amendment modified** to retain reference to the Tyrolian Village special area

Master Plan Amendments

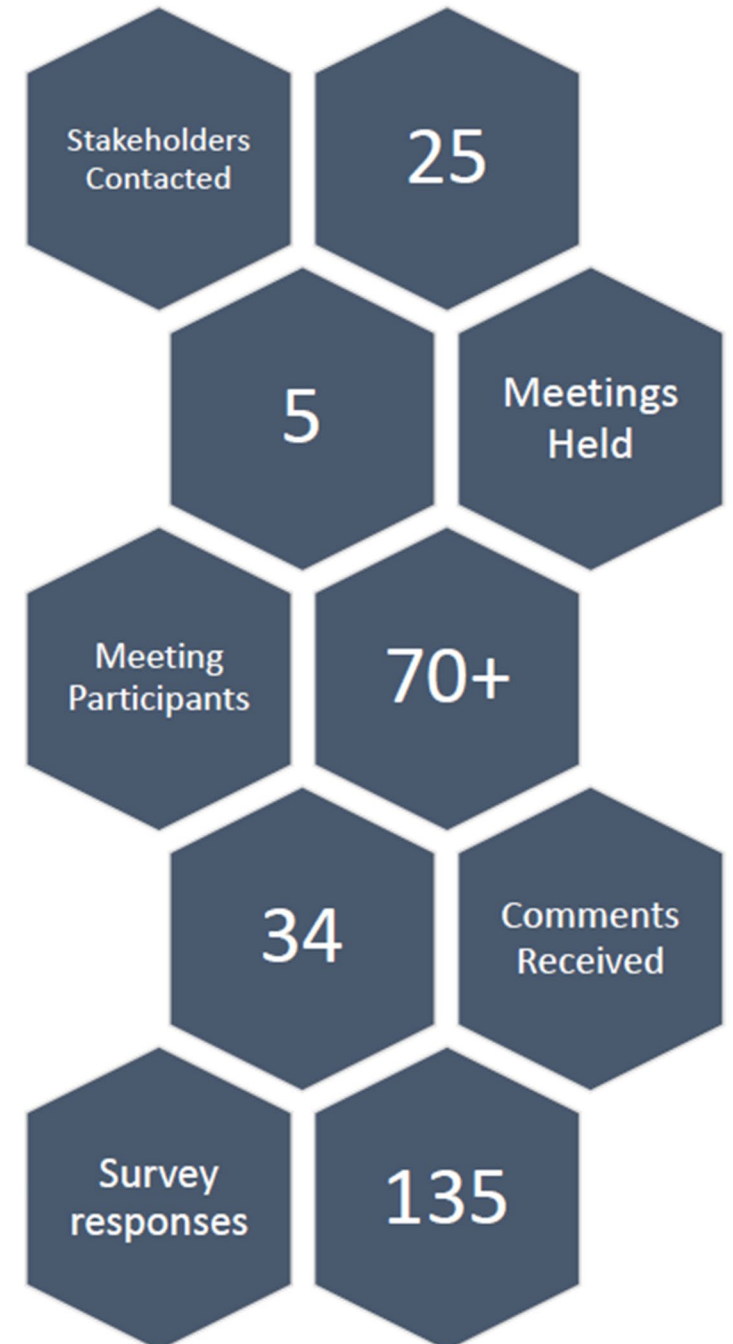


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- Add the Tahoe Transportation District to the development of a parking management plan.
- Update a section related to transit and a section related to pedestrian, bicycle, and multi-modal facilities to reflect the TRPA active transportation plan.
- Update planned roadway network project details.
- Update references to University of Nevada, Reno at Tahoe.
- Add dates to data tables.

Public Outreach

- Two rounds of public outreach
 - Kickoff round (Dec 2024—Jan 2025) including kickoff meeting at CAB and two “pop-up” events
 - Draft review round (April 2025—May 2025) including quick survey, extended survey, survey conducted by St. Francis of Assisi, webinar, and two workshops
- Majority of policy-related comments in opposition to the TRPA Phase 2 Housing Amendments in both rounds of outreach. Concerns were related to development code amendments rather than master plan amendments.



Recommendation—Approval



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt amendments to update the Tahoe Area Plan as set forth in WMPA25-0001. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make at least three of the five findings set forth in section 110.820.15(d).

Thank you

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