

Board of County Commissioners



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2025 Tahoe Area Plan Update

August 26, 2025

- Items today: Potential adoption Development Code Amendment (DCA) and Master Plan Amendment (MPA)
 - DCA was heard by the Board for a 1st reading on July 15th
 - MPA was approved by the Planning Commission on August 5th
- Tahoe Regional Planning Agency (TRPA) Phase 2 Housing Amendments
 - Incentives for affordable, moderate, and attainable housing in town centers and multifamily areas mandated by TRPA
 - Amendments tailored by county staff to address resident concerns to the greatest extent possible (e.g. establishing standards and process for review of a parking analysis to reduce parking)
 - TRPA can become the “lead agency” and adopt the incentives for Washoe County
 - May not include Washoe County’s refinements

Background

- Tahoe Area Plan adopted in 2021 after extensive public outreach process
- Serves as the master plan for the Tahoe Area (Incline Village & Crystal Bay)
- Guides future of land use and development
 - Article 220 (Tahoe Development Code Standards) and Article 220.1 (Design Standards) adopted as appendices



WASHOE COUNTY

TAHOE AREA PLAN

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



Focus of 2025 TAP update



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- TRPA Mandated Changes
 1. In 2023, TRPA adopted the **Phase 2 Housing Amendments** to support deed-restricted affordable, moderate, and achievable multi-family developments.
 2. Some **scheduled amendments** identified during adoption of the TAP in 2021.
- Lessons learned from plan implementation since 2021
 1. Identified various potential **code improvements**
 2. Workforce **housing** opportunities
- Includes changes to both **master plan** and **development code**

Scheduled Amendments



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- 2021 adoption of TAP identified needed amendments
 - Include the Tahoe Transportation District (TTD) in the development of a **parking management plan**
 - Identify which regulatory zones can receive **transferred development rights (TDRs)**
 - Apply Code of Ordinance **rules for Community Plans** to Ponderosa Ranch

TRPA Phase 2 Housing Amendments



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Town Centers

Parking



Existing requirement:
Approximately 1-2 spaces
per dwelling unit



New Requirement: Allow
alternative parking
standard with parking
analysis

Coverage



Existing requirement: 70%
maximum



New Requirement: No
maximum with stormwater
treatment system (none exist
in Washoe Tahoe)

Height



Existing requirement: 56
feet



New Requirement: 65 feet

Density



Existing requirement: 25
units per acre



New Requirement: No
maximum (development
rights still required)

Areas Zoned Multifamily

Parking



Existing requirement:
Approximately 1-2 spaces
per dwelling unit



New Requirement: Allow
alternative parking
standard with parking
analysis, down to 0.75
spaces per unit

Coverage



Existing Requirement: 30%
maximum



New Requirement: 70%
maximum with stormwater
treatment system (none exist
in Washoe Tahoe)

Height



Existing Requirement: 3
stories



New Requirement:
Additional height for
shallower roof pitch

Density



Existing Requirement: 15
units per acre



New Requirement: No
maximum (development
rights still required)

TRPA Phase 2 Housing Amendments (2)



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- Standards for **parking analyses** proposed in response to public input.

- (2) The criteria considered by the Director in determining whether to allow a reduction in parking minimums will include, but not be limited to:
 - (i) Whether the applicant has demonstrated that parking demand generated by the project, as determined by a parking analysis or information from similarly situated projects, will be accommodated.
 - (ii) Whether the applicant has demonstrated sufficient parking supply through parking management strategies, including but not limited to executed shared parking agreements, unbundling parking and rent, or contributing to alternative transportation methods such as public transit.
 - (iii) Whether the applicant has demonstrated that the parking analysis does not rely upon the utilization of parking spaces in adjacent or nearby roadways, unless there is a specific parking agreement or parking management plan in place approved by Washoe County that would allow such street parking.
 - (iv) Whether the parking analysis uses public street parking or the privatization of existing public street parking to justify a reduction in on-site parking.
 - (v) Whether any presumption of lower parking rates per dwelling unit than the minimum required by Washoe County Code is supported by availability of other transportation options, local data on parking demand for similar developments, or other appropriate means.

Workforce Housing Amendments



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- Allow **100% deed restricted multifamily housing** in the **Ponderosa Ranch** regulatory zone.
- Allow multifamily housing through the **administrative review (AR) process** or by right in preferred affordable areas.
- Align **residential and commercial setbacks** in mixed-use development and **reduce minimum lot width** to 40' in preferred affordable areas for residential and mixed-use development.

Accessory Dwelling Units



- In 2021, regional minimum lot size of 1 acre for an ADU was removed
- ADU's compatible with single-family development and provides flexibility for multigenerational living and opportunities for people to downsize without leaving their neighborhood (aging in place)
- Current code prohibits short term rentals (STRs) in ADUs in Tahoe.
- Proposed changes:
 - Remove minimum lot size of 1 acre
 - Allow ADU's up to 1,200 square feet in size on parcels smaller than 1 acre
 - Allow detached ADU's under 500 square feet and 12' tall to be 5' from side and rear property lines

- **Various typographical corrections and text clarifications** as further described in the staff report.
- **Remove the requirement for a special use permit for a single-family home.** Require hold harmless agreements as needed to address potential avalanche and other natural hazard risks. This includes changes to the Crystal Bay, Incline Village 5, and East Shore regulatory zones.
- **Decrease the minimum density in Town Centers from 15 to 10 and allow 100% deed restricted achievable housing developments to be below the minimum density.** This will lower an existing barrier to redevelopment and small additions of housing units in Town Centers.

Code Improvements (2)



- **Update process** for review and approval of structures on sloped and corner lots.
 - Require consultation with any agencies with infrastructure adjacent to front yard
- Allow Washoe County to recognize TRPA approved **temporary uses**.
- Add requirements for **long- and short-term bike parking** within and outside of Town Centers.
- Updated References.
 - Updates in organization names (e.g. Sierra Nevada College => University of Nevada, Reno at Tahoe)
 - Updating references to the Washoe County Master Plan.

Master Plan Amendments



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- Changes since 2021 that should be updated in the Tahoe Area Plan
 - Updates in organization names (e.g. Sierra Nevada College => University of Nevada, Reno at Tahoe)
 - Incorporating references to the Active Transportation Plan (ATP)
 - Updating references to the Washoe County Master Plan
 - Adding dates to tables containing point-in-time data
 - Other fixes to typographical errors and clarifications

Change since 6/3/25 Planning Commission

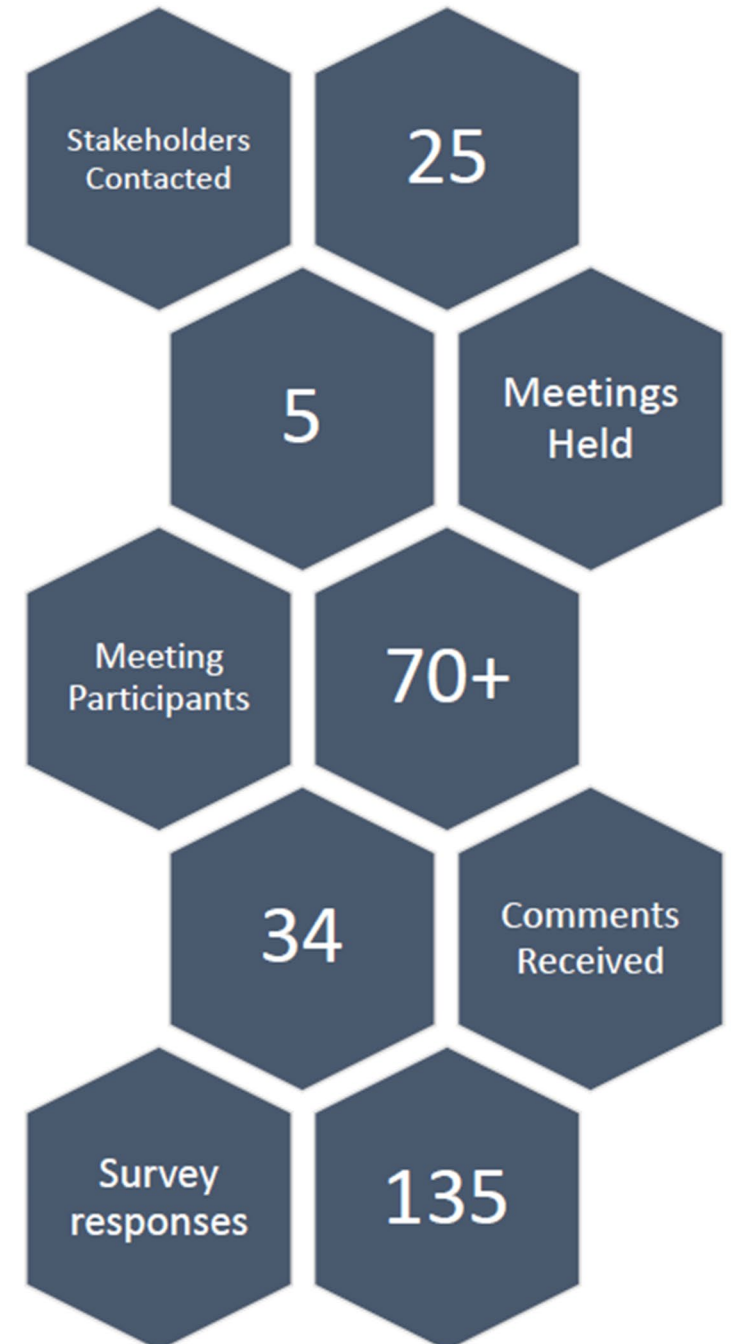


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- Proposed amendment to eliminate the Tyrolian Village special area was removed
 - August 5 Planning Commission hearing to retain reference to Tyrolian Village special area in master plan
 - Changes to development code before 1st reading to retain Tyrolian Village special area policies
- Change to development code language to clarify that TRPA adopts the master plan and development code as one document, but Washoe County maintains them as separate documents

Public Outreach

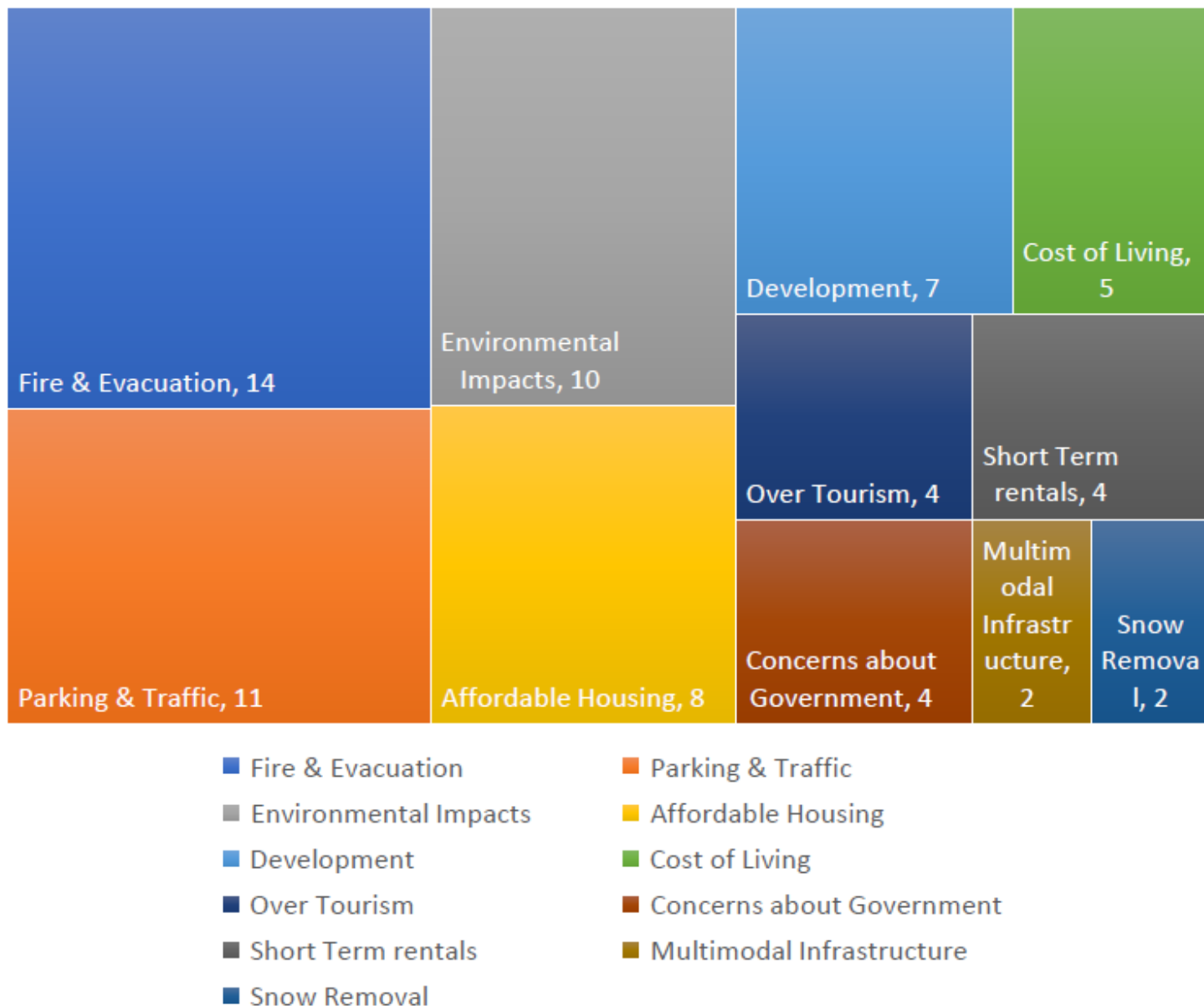
- Two rounds of public outreach
 - Kickoff round (Dec 2024—Jan 2025) including kickoff meeting at CAB and two “pop-up” events
 - Draft review round (April 2025—May 2025) including quick survey, extended survey, survey conducted by St. Francis of Assisi, webinar, and two workshops
- Majority of policy-related comments in opposition to the TRPA Phase 2 Housing Amendments in both rounds of outreach. Concerns were about:
 - Impacts to community character, infrastructure, and evacuation
 - Concern about achievable housing definition and deed restriction enforcement



Public Outreach (2)

- General concerns about both existing conditions and potential impacts from amendments of fire and evacuation, parking and traffic, and the environment
- Comments throughout process in support of workforce housing

Figure 2: Topics of Concern by Number of Responses



Public Input Response



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- Exploration of an alternative to the TRPA Phase 2 Housing Amendments.
- Creation of clear standards for parking modifications.
- Proposed policies to support workforce housing.

Recommendations



It is recommended that the Board of County Commissioners:

- 1) Conduct a second reading and adopt **Development Code Amendment Case Number WDCA25-0003**.
- 2) Adopt and authorize the Chair to sign the resolution to amend the Tahoe Area Plan as set forth in **Master Plan Amendment Case Number WMPA25-0001**.

Thank you

Kat Oakley, Senior Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



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- TRPA caps the amount of residential, tourist, and commercial development
- **Allocations:** Washoe County has **119**, and TRPA has **111** for an upward potential of **230** residential allocations remaining.
- **Bonus Units:** Washoe County has **116**, and TRPA has **415** (unreserved) for an upward potential of **531** remaining bonus units.
- The Tahoe Basin is approaching the currently adopted caps on growth.
- The proposed changes are intended to broaden the market but can not result in a basin wide increase in allowed growth.

Accessory Dwelling Units



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Lot Size Distribution in Tahoe

