



Legislation Text

File #: TMP-3914, **Version:** 1

Public hearing and possible adoption of resolutions adopting:

Master Plan Amendment Case Number WMPA19-0007 (Tahoe Area Master Plan), amending the Washoe County Master Plan, Volume 2, Tahoe Area Plan, including changes to the goals, policies, and maps. If adopted, the Master Plan amendment will take effect after a determination of conformance with the Tahoe Regional Plan by the Tahoe Regional Planning Agency; and,

Regulatory Zone Amendment Case Number WRZA19-0007 (Tahoe Regulatory Zone Map), subject to final approval of the associated Master Plan amendment (WMPA19-0007) and a finding of conformance with the 2012 Tahoe Regional Plan, to amend the Tahoe area Regulatory Zone map in order to adopt the Tahoe Regional Planning Agency's Regulatory Zone boundaries; and,

If adopted, authorize the Chair to sign the resolutions to that effect.

If adopted, these amendments will apply to all parcels in the Tahoe Area Plan, which generally encompasses the communities of Crystal Bay and Incline Village in the Lake Tahoe Basin.

These amendments are meant to ensure the express conformance of Washoe County's plans with the 2012 Regional Plan and are generally not intended to increase densities or intensities beyond what is currently permitted by the Regional Plan adopted by the Tahoe Regional Planning Agency (TRPA). Amendments include but are not limited to the following:

- Adopting TRPA's Master Plan land use categories in lieu of Washoe County's Master Plan land use categories set forth in Article 106 of the Washoe County Development Code;
- Adopting regulatory zones utilizing the boundaries and allowed uses of TRPA's plan area statements and community plans in lieu of Washoe County's regulatory zones set forth in Article 106 of the Washoe County Development Code;
- Adopting Goals and Policies for the following TRPA required subjects: Land Use, Transportation, Conservation, Public Services and Facilities, Recreation, and Implementation;
- Adopting TRPA's implementing plans by reference when necessary, including but not limited to portions of the TRPA Code of Ordinances and the Shore Zone plan; and,

Adopting other matters necessarily connected therewith and pertaining thereto. Community Services.
(Commission District 1.) **FOR POSSIBLE ACTION**