

Planning Commission



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0003/WMPA25- 0001/WRZA25-0001 (2025 Tahoe Area Plan Update)

June 3, 2025

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



- In 2023, TRPA adopted the “Phase 2 Housing Amendments,” focused on supporting deed-restricted affordable, moderate, and achievable multi-family developments
 - Necessitates amendments to Washoe County Code to conform with updated TRPA rules and policies
- Lessons learned from plan implementation since 2021
 - Identified potential code improvements
- Focused update; vision established in 2021 update

- TRPA caps the amount of residential, tourist, and commercial development
- Washoe County and TRPA have a combined **235** residential allocations remaining
- Washoe County has **116 bonus units**, and TRPA has **415 unreserved bonus units** remaining
- The Tahoe Basin is approaching caps on growth
- **None of the proposed changes would increase allowed growth**

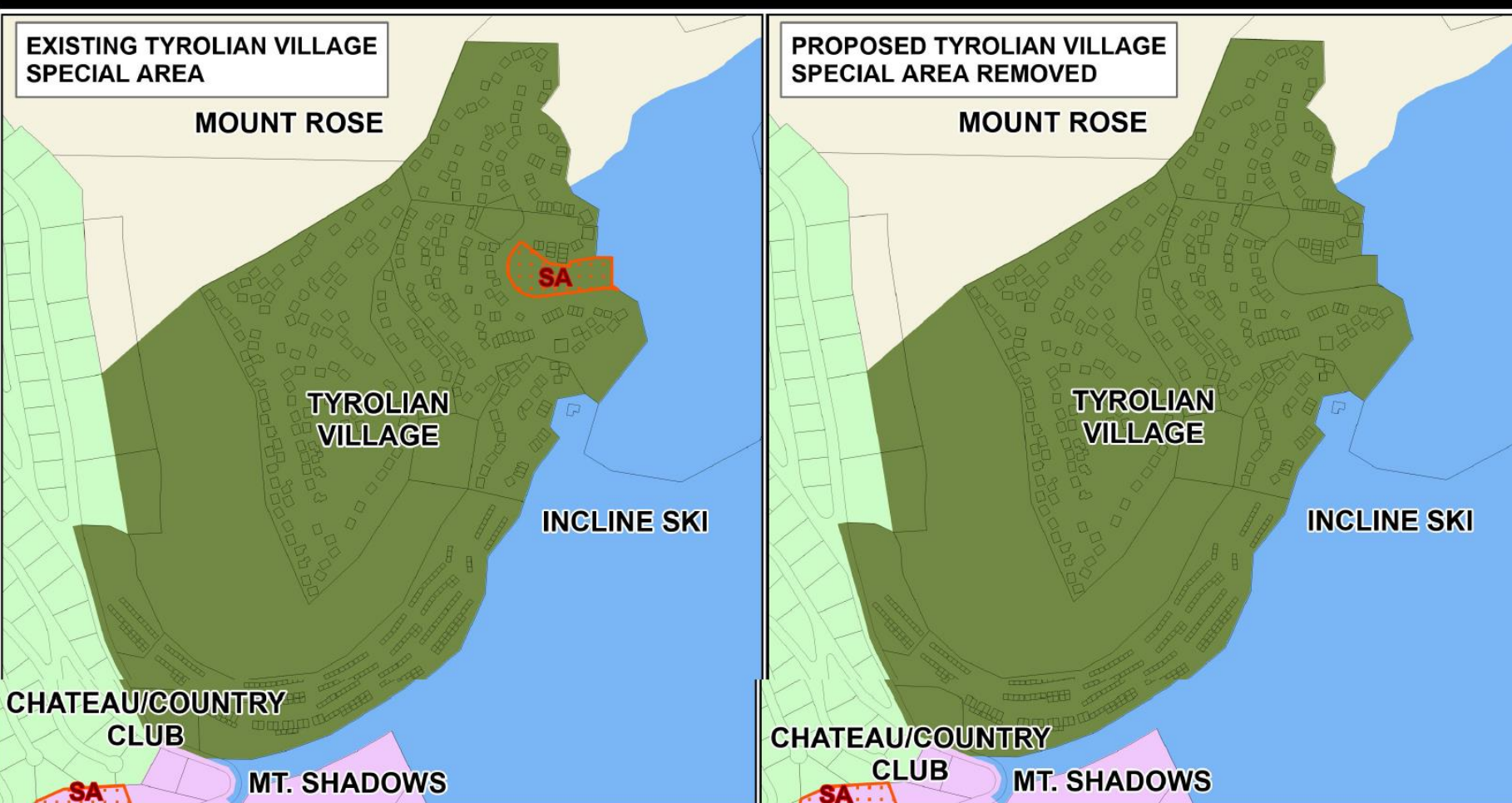
Scheduled Amendments



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

Section 110.220.170 Ponderosa Ranch Regulatory Zone Special Policies. The following special policies will be implemented in the Ponderosa Ranch Regulatory Zone.

(d) In order to retain long-standing development standards for areas that were within Community Plans prior to the adoption of the Area Plan and are not included in the Town Center, provisions of the TRPA Code of Ordinances that apply to Community Plans and Community Plan Areas shall continue to apply.



Tahoe Planning Area Tyrolian Village Special Area

WDCA25-0003/
WMPA25-0001/
WRZA25-0001 EXHIBIT G

Tahoe Area Regulatory Zones

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

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Scale in Feet

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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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- Other changes to support deed-restricted housing.
 - 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.
 - Addition of specific standards for review of parking analyses.

- (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.

Accessory Dwelling Units



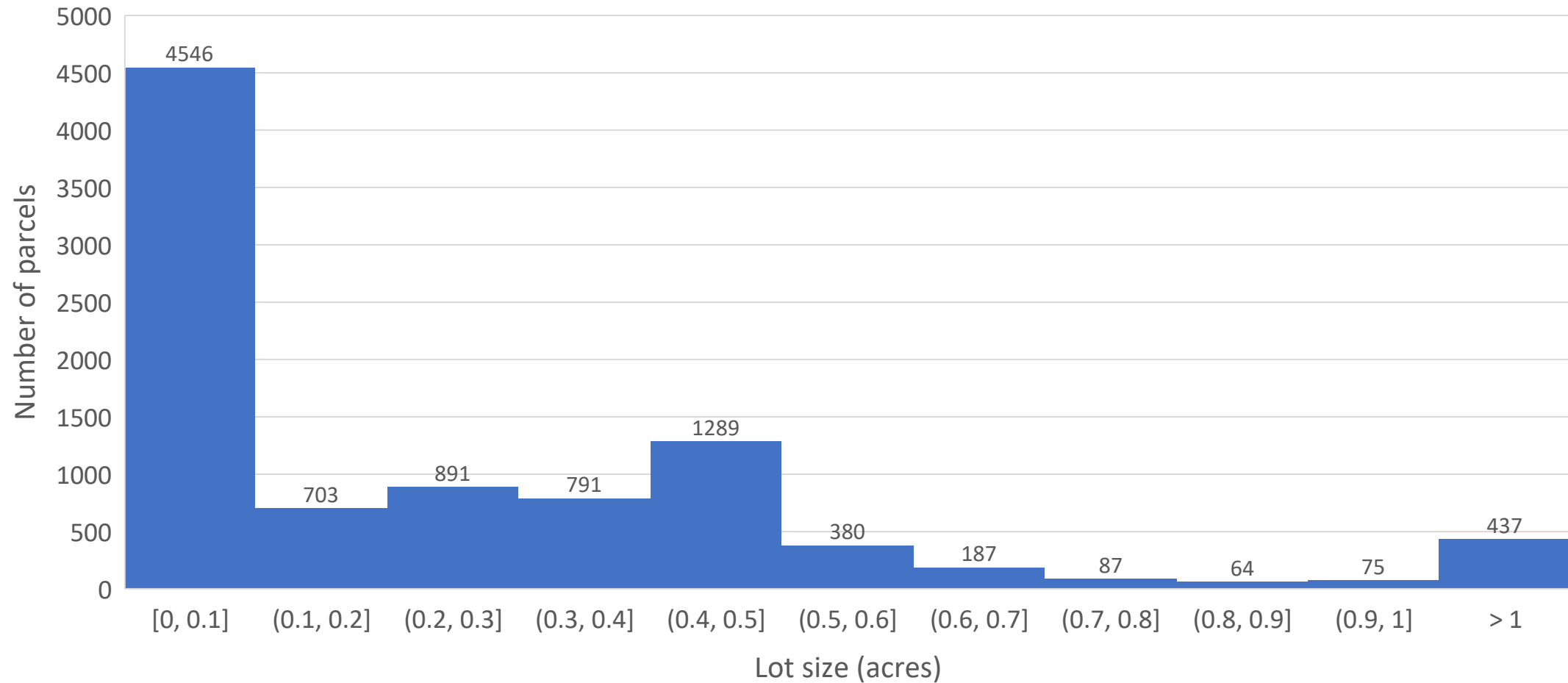
- In 2021, regional minimum lot size of 1 acre for an ADU was removed
- ADU's compatible with single-family development and provides flexibility for multigenerational living and opportunities for people to downsize without leaving their neighborhood (aging in place)
- Proposed changes:
 - Remove minimum 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

Accessory Dwelling Units



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Lot Size Distribution in Tahoe



Typographical Errors & Clarifications



- Development Code Amendments (DCA's) are also master plan amendments, requiring regional review and approval.
 - Fix an error in the section explaining use table abbreviations to **clarify that "A" means "allowed,"** rather than "allowed subject to an administrative permit."
 - Add clarification that the **special areas in use tables have an entirely separate list of allowed uses,** rather than being additional to uses allowed in the rest of the regulatory zone.
 - Add clarification that **development code amendments (DCA's) are also master plan amendments,** and thus subject to both application requirements and fees.
 - **Allow "Schools—Kindergarten through Secondary Schools" in Incline Village Tourist** by special use permit (inadvertently removed after a 2002 area plan amendment added the use)

- **Remove the requirement for a special use permit for a single-family home or for all development.** 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)



- **Align the processes for accessory structures and main structures to encroach into the front yard setback on sloped and corner lots**, and update requirements for encroachment related to roadways to encompass roadways managed by entities other than Washoe County (e.g. Nevada Department of Transportation) and other types of infrastructure.
 - Allow through building permit
 - 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.

Clean-up Changes



- 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.

Public Outreach

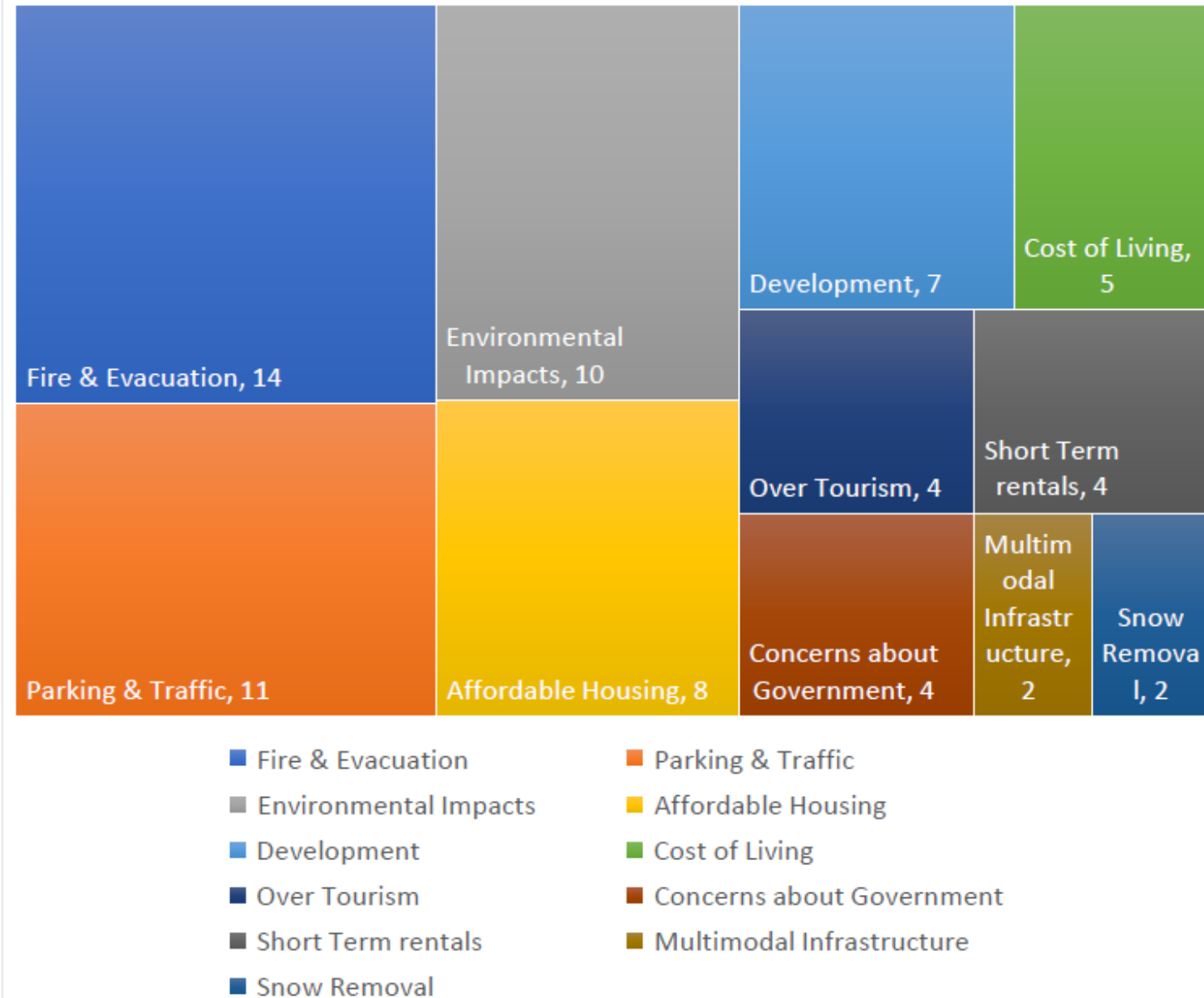
- Two rounds of public outreach
 - Kickoff round (Dec 2024—Jan 2025) including kickoff meeting at CAB and two “pop-up” events
 - Draft review round (April 2025—May 2025) including quick survey, extended survey, survey conducted by St. Francis of Assisi, webinar, and two workshops
- Majority of policy-related 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.

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 initiate amendments to the Washoe County Development Code and recommend approval of WDCA25-0003 to amend Washoe County Code Chapter 110 (Development Code) within Articles 220 and 220.1 as provided in Exhibit A-1; adopt amendments to update the Tahoe Area Plan as set forth in WMPA25-0001; and recommend adoption of an amendment to the Tahoe Area regulatory zone map to delete the Tyrolian Village special area as set forth in WRZA25-0001. I further move to authorize the Chair to sign the resolutions contained in Exhibits A, B, and C 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 one of the four findings set forth in Washoe County Code Section 110.818.15(e), at least three of the five findings set forth in section 110.820.15(d), and all of the findings set forth in section 110.821.15(d).

Thank you

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