TRPA

- Bi-State Compact Agency
- Formed 1969

- Purpose
  - Protect unique environment
  - Coordinate planning

Thresholds
Regional Plan
Permitting
Regional Plan – Uses and Density

- Old Approach:
  - Plan Area Statements
  - Community Plans

- New Approach:
  - Area Plans

**Area Plan Features**

- Prepared by the county
- Adopted as part of County Master Plan and Regional Plan
- Can include substitute standards
- Enables permit delegation
TRPA strongly encourages local agencies to develop area plans. They are a primary tool for implementing the Regional Plan.
Area plans incentivize redevelopment

• As legacy development is replaced, we start to see:
  • More attractive design
  • Improved water quality
  • Land use patterns that are more conducive to alternative transportation
Area plans enable permit delegation

- Washoe County can accept additional permitting authority
  - MOU within 6 months of conformity finding.
  - Allows “one-stop shop” permitting for most cases.

- TRPA is able to shift its focus on more regional matters

**PROJECTS NOT SUBJECT TO DELEGATION**

<table>
<thead>
<tr>
<th>Development</th>
<th>Inside Town Center</th>
<th>Outside Town Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>≥ 50,000 sqft</td>
<td>≥ 25,000 sqft</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>≥ 40,000 sqft</td>
<td>≥ 12,500 sqft</td>
</tr>
<tr>
<td>Shorezone</td>
<td></td>
<td>All projects</td>
</tr>
</tbody>
</table>
The Tahoe Area Plan provides some immediate benefits.
REGULATORY CONFLICTS ARE ELIMINATED

The Tahoe Area Plan will become part of both Washoe County’s Master Plan and the Lake Tahoe Regional Plan.
TOWN CENTER INCENTIVES

- **Height:** up to 56 feet
- **Density:**
  - 25 units/acre for residences
  - 40 units/acre for hotels
- **Coverage:** Ability to transfer in coverage up to 70 percent
Next Steps

County Adoption

TRPA Conformance Review

- Regional Plan Implementation Committee
- Advisory Planning Commission
- Governing Board

County Adoption of Revisions
(if needed)
Thank You

Michael T. Conger, AICP
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