

Amendments to Chapter 13 and the Goals & Policies

Possible Action

Advisory Planning Commission Agenda Item V.A.

November 13, 2024

Area Plans: Community Focused Implementation of Regional Plan

- Gives local jurisdictions more control of planning decisions
- Encourages development and redevelopment of town centers



Current Regulations: Density & Height within Area Plans

- TRPA Code establishes height and density limits for Centers:

	Town Center	Regional Center	High Density Tourist District
Density	25 units/acre (residential) 40 units/acre (tourist)		
Height	56 feet	97 feet	197 feet

- Additional height and density can be proposed by local jurisdictions
 - Previous examples of exceptions in Chapter 31 & 37

Current Process

1. Area plan amendment

- Environmental analysis
- Findings
- Compliance Measures Evaluation
- Adopting ordinance
- APC/GB approval

2. TRPA Code amendment for exception for specific area

- Environmental analysis
- Findings
- Compliance Measures Evaluation
- Adopting ordinance
- APC/GB approval

Proposed Process

1. Area plan amendment

- Environmental analysis
- Findings
- Compliance Measures Evaluation
- Adopting ordinance
- APC/GB approval

Area Plan proposal must meet requirements in Chapter 13

Chapter 13 Amendment: Process & Requirements

For density & height allowances above current limits, area plan proposal must:

1. Be consistent with Goals and Policies of Regional Plan
2. Demonstrate no environmental impact
3. Be approved by APC (recommendation) & Governing Board

In addition, for height over 56 feet, local jurisdictions must:

4. Include findings 1, 3, and 9 in the area plan requirements
5. Have adopted design standards
6. Residential uses cannot be subject to density maximums in Chapter 13

Next Steps

- **Regional Plan Committee:** November 20
- **Governing Board:** December 18

Questions?

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Public Comment

Motions

1. A motion to recommend approval of the required findings (Attachment A), including a finding of no significant effect, for the adoption of amendments to the Code of Ordinances Chapter 13 and the Community Design Goals and Policies of the Regional Plan.
2. A motion to recommend approval and adoption of Ordinance 2024-____ (Attachment C), amending Ordinance 2023-03, as amended, for the adoption of amendments to the Community Design Goals and Policies of the Regional Plan.
3. A motion to recommend approval and adoption of Ordinance 2024-____ (Attachment D), amending Ordinance 87-9, as amended, for the adoption of amendments to the TRPA Code of Ordinances Chapters 13.