

ERRATA

APC Agenda Item No. V.A
Permitting Improvements Project Amendments

Attachment A – Revised Table of Amendments for the Rules of Procedure

Attachment B – [Revised Rules of Procedure](#) (available online)

Errata Attachment A
Draft Amendments to the Rules of Procedure

Updated September 12, 2023

Amendment language added or revised on September 12, 2023 is shown in yellow highlight.

Table 2: Rule of Procedure Amendments

Section	Topic	Implementation Item / Explanation	Proposed Amendment
Rules 5.3	Completeness Reviews	<p><i>Priority #2: Simplify and shorten review processes for minor applications and sequential approvals.</i></p> <p><i>Establish a Minor Application process with shorter deadlines, less complex applications, simplified reviews, and a dedicated application review team</i></p> <p>Added language clarifies procedural amendments for minor applications are applicable to TRPA permitting operations and do not apply to MOU partners with delegated permitting authority.</p> <p>**New procedures split minor from regular applications upon submittal. Other text is updated to reflect digital applications and current practices.</p>	<p>5.3. DETERMINATION OF APPLICATION TYPE AND COMPLETENESS</p> <p>Upon submittal of an application, application processing shall begin. If the application has been submitted to TRPA as a minor application, it shall be routed for expedited processing in accordance with Section 5.4. Minor application procedures do not apply to permitting that has been delegated to another agency pursuant to a Memorandum of Understanding (MOU). If the application has not been acted upon within 30 calendar days of submittal, then TRPA shall notify the applicant, in writing, of the information required prior to a TRPA determination that the application is “complete” for purposes of commencing review of the application. The notice shall comply with the requirements of Section 5.7. Upon receipt of the requested information, TRPA shall deem the application complete and shall notify the applicant of such.</p>

<p>Rules 5.4</p>	<p>Minor Applications</p>	<p><i>Priority #2: Simplify and shorten review processes for minor applications and sequential approvals.</i></p> <p><i>Establish a Minor Application process with shorter deadlines, less complex applications, simplified reviews, and a dedicated application review team</i></p> <p>Added language clarifies procedural amendments for minor applications are applicable to TRPA permitting operations and do not apply to MOU partners with delegated permitting authority.</p> <p>**Subparagraph 1 is the list of projects that qualify for minor application processing.</p> <p>Subparagraph 2 established the expedited 15 + 40 days review process.</p>	<p>5.4. MINOR APPLICATIONS</p> <p>Applicants may request expedited processing of certain minor applications. Minor application procedures do not apply to permitting that has been delegated to another agency pursuant to a Memorandum of Understanding (MOU).</p> <p>1. Qualifying Applications</p> <p>The following applications may be submitted to TRPA as minor applications:</p> <ul style="list-style-type: none"> A. Development Right Banking B. Conversions and Transfers of Banked Development Rights C. Coverage Banking from Non-Sensitive Land D. Transfers of Banked Coverage from Non-Sensitive Land E. Historic Resource determinations F. Lot Line Adjustments meeting all the following criteria: <ul style="list-style-type: none"> 1. The adjustment is between two parcels. 2. The adjustment is an equal area exchange, with existing parcel areas maintained to the nearest square foot. 3. The exchanged areas do not include any land coverage. 4. The exchanged areas have the same Land Capability Classification. 5. The project area is located entirely outside of the shorezone/shoreland. G. Minor Site or Building Improvements meeting all the following criteria: <ul style="list-style-type: none"> 1. The project is a single parcel application. 2. The project area is classified as Residential, Mixed-Use, or Tourist Land Use. 3. The project area is located entirely outside of the shorezone/shoreland.
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			<p>B. The application processing procedures described in Section 5.7 shall be expedited to 40 days.</p>
Rules 5.5	Bundled Applications	<p><i>Priority #2: Simplify and shorten review processes for minor applications and sequential approvals.</i></p> <p><i>Procedures should be implemented to review and approve certain "bundled" applications in a combined and coordinated manner</i></p> <p>Added language clarifies procedural amendments for bundled applications are applicable to TRPA permitting operations and do not apply to MOU partners with delegated permitting authority.</p> <p>**Text list applications that may be bundled.</p>	<p>5.5. BUNDLED APPLICATIONS</p> <p>Applicants may request coordinated and concurrent processing of associated applications for the same project area. Review timelines for the longest of the bundled applications shall apply to all bundled applications. Bundled application procedures do not apply to permitting that has been delegated to another agency pursuant to a Memorandum of Understanding (MOU).</p> <p>1. Qualifying Applications</p> <p>A. Development right transfers and conversions associated with project applications.</p> <p>B. Coverage transfers to enable project applications.</p> <p>C. Lot Line Adjustments to enable project applications.</p> <p>D. Historic Resource determinations with project applications.</p>
Rules 5.6	Cross-Reference Modifications	Updated references to other Rules of Procedure or Code of Ordinances sections as necessary.	Changed section 5.5 to 5.7.
Rules 5.7	Cross-Reference Modifications	Updated references to other Rules of Procedure or Code of Ordinances sections as necessary.	Changed section 5.4 to 5.6.
Rules 5.22.5	Cross-Reference Modifications	Updated references to other Rules of Procedure or Code of Ordinances sections as necessary.	Changed the three references to from "subsections 5.20.2, 5.20.3, and 2.20.4" to "subsections 5.22.2, 5.22.3, and 2.22.4"

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Rules 6.8.1	Cross-Reference Modifications	Updated references to other Rules of Procedure or Code of Ordinances sections as necessary.	Changed Section 5.16 to Section 5.18
Rules 10.6.1	Cross-Reference Modifications	Updated references to other Rules of Procedure or Code of Ordinances sections as necessary.	Changed Section 5.21 to Section 5.23
Rules 16.4.5.A	Cross-Reference Modifications	Updated references to other Rules of Procedure or Code of Ordinances sections as necessary.	This is relocated text on fee refunds. Changed Section 5.7 to Section 5.11 in the introduction. Changed Section 5.2 to Section 5.3 in line 2 of the table.