

Amendments to Chapter 13 and the Goals & Policies

Possible Action

Regional Plan Committee Agenda Item 3

November 20, 2024

Current Regulations: Density & Height within Area Plans

- Chapter 13 sets height and density limits for area plans
- Additional height and density can be proposed by local jurisdictions in their area plan, but requires a TRPA Code amendment

Hearings Process for greater height & density

Local Hearings

Hearings	Current Process
Local Planning Commission	Area plan
Local Board	Area plan

TRPA Hearings

Hearings	Current Process
TRPA RPC	Area plan (informational)
TRPA APC	Area plan + <i>TRPA Code Amendment</i>
TRPA RPC	Area plan + <i>TRPA Code Amendment</i>
TRPA GB	Area plan + <i>TRPA Code Amendment</i>

Chapter 13 Amendment: Process & Requirements

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

1. Further the 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

Options

1. Recommend amendment to Chapter 13 and Regional Plan to set criteria for local jurisdictions when proposing density or height limits above limits in Chapter 13 (APC recommendation)
2. Recommend amendment to Chapter 13 to allow higher density only in the City of South Lake Tahoe

Next Steps

- **Governing Board: December 18**

Questions?

Possible Action
Regional Plan Committee
November 20, 2024

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.