

**TRPA
GOVERNING BOARD
PACKETS**

**MARCH
1980**

March 1980

Phil

NOTICE OF MEETING OF THE
GOVERNING BODY OF THE
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on Wednesday, March 26, 1980, at 10:00 a.m. at the Incline Village General Improvement District Conference Room, located at 893 Southwood Boulevard, Incline Village, Nevada, the Governing Body of the Tahoe Regional Planning Agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

Dated: March 14, 1980

By:

Philip A. Overeider

Philip A. Overeider
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

Incline Village General Improvement District
Conference Room, 893 Southwood Boulevard
Incline Village, Nevada

March 26, 1980
10:00 a.m.

It is advisable that the applicant for each agenda item be present at the meeting.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM ✓
- II APPROVAL OF AGENDA ✓ APPROVED
- III DISPOSITION OF MINUTES ✓ APPROVED
- IV CONSENT CALENDAR ✓ APPROVED
- V GENERAL PLAN AMENDMENTS
- A. 9.91 Acres Owned by the Bliss Family, Located on Pray Meadow Road, North of Glenbrook Unit 2, Douglas County, from Conservation Reserve to Rural Estates; and Specific Plan for 3 Single Family Dwellings JPD ✓
- B. 2.9 Acres Owned by Cecelia Clements, 1/4 Mile East of the Intersection of U.S. Highway 50 and Kingsbury Grade, Across from the Chart House, Douglas County, from Medium Density Residential, General Commercial, and Low Density Residential to Tourist Commercial GWB ✓
- C. Incline Village General Improvement District, 20.6 Acres Bordered by Tahoe Boulevard, Southwood Boulevard and Incline Way, Washoe County, from Tourist Commercial to Recreation; and 6 Adjacent Acres to be Deeded to the Washoe County School District, from Tourist Commercial to Public Service PAO ✓
- D. 10 Acres Leased by the Tahoe City Public Utility District from the California Department of Parks and Recreation, Placer County, 2 Miles East of Tahoe City at State Highway 28 and Lake Forest Road in Star Harbor, from Rural Estates to Recreation GWB
- VI SPECIAL REPORT
- Incline Village Status Report on Water Availability, Sewage Capacity, and Traffic PAO
- VII AGENCY REVIEW
- A. Tahoe Shores, Tentative Map for 186 Condominium Units and an Administrative Permit for a 54 Unit Apartment, Washoe County PAO
- B. Village Center Condominiums, Tentative Map for 20 Units, Washoe County GWB

- C. Tahoe Pine Villas, Tentative Map for 8 Condominium Units, Washoe County *JPD*
- D. Ski Way Villas, Tentative Map for 9 Condominium Units, Washoe County *✓ GWB*
- E. Southwoods of Tahoe, Tentative Map for 12 Condominium Units, Washoe County *JPD*
- F. Harrah's Tahoe, Drainage Plan and Finding of Conformance With Previous Approvals, Douglas County *✓ Subst. Conf. GWB*
- G. Kingsbury Terrace, Tentative Map for 8 Condominium Units, Douglas County *GWB*
- H. Stanford Square, Tentative Map for 16 Condominium Units, Douglas County *JPD*

VIII PUBLIC WORKS

Incline Village General Improvement District, Height Variance for Light Standards and Modification of Prior Approval for Incline Park Athletic Fields, Washoe County

IX PLANNING MATTERS

- A. State of California, State Water Resources Control Board, Draft Water Quality Plan: Lake Tahoe Basin
- B. Land Use and Subdivision Ordinance Amendments Relating to a High Density Apartment Land Use District, Timesharing, and Condominium Conversions

X REPORTS

- A. Appeals of Staff Decisions
- B. Field Enforcement Report
- C. Executive Session
- D. Executive Director Report
- E. Legal Counsel Report
- F. Governing Body Members
 - 1. Request by Board Member Ken Kjer for Douglas County Presentation on a Conceptual Plan for the Oliver Kahle Casino Site and Stateline Area
- G. Public Interest Comments

- XI RESOLUTIONS
 - XII PENDING MATTERS
 - XIII CORRESPONDENCE
 - XIV ADJOURNMENT
-

CONSENT CALENDAR
March 26, 1980

<u>Item</u>	<u>Recommendation</u>
Caltrans, Luther Pass Chain On/Off Road Improvement, El Dorado County	Approval
Douglas County Engineering, Clearinghouse Review of Marla Bay/Zephyr Heights Resource Conservation and Development Project, Erosion Control Improvements	Approval

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

February 27, 1980
10:00 a.m.

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Jim Henry called the meeting of the Tahoe Regional Planning Agency to order at 10:05 a.m. noting that the public had been properly advised of the meeting by mail and by posting of agendas. Jim Henry asked that the Pledge of Allegiance be dedicated to the U.S. Olympic athletes competing in Lake Placid, New York.

The roll call followed the Pledge of Allegiance.

TRPA Members Present: Mr. Kjer, Mr. Johnson, Mr. Trupp, Mr. Ferrari,
Mr. Jacobsen, Mr. Westergard, Mr. Henry, Mr. Petty

TRPA Members Absent: Mr. Johnson, Governor of California and Governor of
Nevada Appointees (positions vacant)

II APPROVAL OF AGENDA

Mr. Henry asked that confirmation of the names proposed for new citizen members to the Advisory Planning Commission (Agenda Item IX E.2.) be taken up early in the meeting since some of the nominees were in the audience.

MOTION by Mr. Jacobsen to approve the agenda as amended.
The motion carried unanimously.

III DISPOSITION OF MINUTES

MOTION by Mr. Kjer to approve the January 23, 1980 Governing
Body minutes as submitted.

Agency legal counsel Gary Owen suggested that the Board move on to the first agenda item (the second reading of the ordinance establishing a capability classification for man-modified areas) since Terry Trupp and Bill Johnson were authorized by their respective boards to act on this item alone. Mr. Tom Stewart and Mr. Norm Woods, regular Board members from El Dorado County and South Lake Tahoe, respectively, were not voting on this matter in order to avoid any possible conflict of interest.

Mr. Kjer withdrew his motion.

V ORDINANCES - Second Reading

A. Ordinance Amending the Land Use Ordinance to Establish a
Land Capability Classification for Man-Modified Areas

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Gary Owen read the ordinance by title:

Ordinance No. 80-4

An Ordinance Amending Ordinance No. 4, the Land Use Ordinance, of the Tahoe Regional Planning Agency, as Amended, to Authorize an Administrative Permit for Defining Maximum Allowable Land Coverage for Certain Man-Modified Areas; and Providing Other Matters Properly Relating Thereto

MOTION by Mr. Trupp to waive further reading of and to adopt Ordinance No. 80-4. The motion carried unanimously.

Mr. Tom Stewart and Mr. Norm Woods resumed their places on the Board.

III DISPOSITION OF MINUTES

MOTION by Mr. Kjer to approve the January 23, 1980 regular Governing Body meeting minutes. The motion carried on the following vote:

Ayes: Mr. Kjer, Mr. Stewart, Mr. Woods, Mr. Ferrari,
Mr. Jacobsen, Mr. Henry
Nays: None
Abstain: Mr. Westergard
Absent: Mr. Johnson

IV CONSENT CALENDAR

MOTION by Mr. Kjer to approve the consent calendar. The motion carried unanimously.

V ORDINANCES - Second Readings

B. Ordinance Amending the Regional Plan for Properties Owned by Carole Terry, Douglas County

Gary Owen read the ordinance by title:

Ordinance No. 80-5

An Ordinance Amending the Land Use Element of the Regional Plan of the Tahoe Regional Planning Agency by Amending Exhibit "A" to Ordinance No. 22, by Adding Paragraphs 91 and 92 Thereto, to Change the Land Use Districts Applicable to Certain Real Properties.

MOTION by Mr. Stewart to waive further reading of and to adopt Ordinance No. 80-5. The motion carried unanimously.

C. Ordinance Amending the Regional Plan for Property Owned by Tony Parina, Douglas County

Gary Owen read the ordinance by title:

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Ordinance No. 80-6

An Ordinance Amending the Land Use Element of the Regional Plan of the Tahoe Regional Planning Agency by Amending Exhibit "A" to Ordinance No. 22, by Adding Paragraph 93 Thereto, to Change the Land Use District Applicable to Certain Real Property.

MOTION by Mr. Stewart to waive further reading of Ordinance No. 80-6 and to adopt. The motion carried unanimously.

IX. REPORTS

E. Governing Body Members

2. Appointments to the Advisory Planning Commission

Chairman Henry advised that he was nominating W. Richard Bailey to serve as Placer County's citizen member to the Advisory Planning Commission. Ken Kjer indicated that Douglas County had appointed Ms. Germaine McMorris. Norm Woods informed the Board that the City of South Lake Tahoe had taken the matter under advisement and had decided to reappoint Stan Hansen for another term. Stan had previously been El Dorado County's representative. Bennie Ferrie indicated that Maury Bidart would be reappointed to serve on behalf of Washoe County and that William Curtis would serve as an alternate.

MOTION by Mr. Stewart to accept the nomination of W. Richard Bailey to represent Placer County as the lay member on the APC. The motion carried unanimously.

MOTION by Mr. Kjer to approve the nomination of Stan Hansen to represent the City of South Lake Tahoe and El Dorado County. The motion carried unanimously.

MOTION by Mr. Kjer to approve the nomination of Maurice Bidart to represent Washoe County, with Bill Curtis to serve as the alternate. The motion carried unanimously.

MOTION by Mr. Woods to confirm the nomination of Germaine McMorris to represent Douglas County. The motion carried unanimously.

VI. AGENCY REVIEW

A. Tahoe Carriage, Administrative Permit for a Commercial Development, City of South Lake Tahoe

Senior Planner Gordon Barrett presented the staff summary and recommendation for the Tahoe Carriage project. The applicant proposes to construct an automobile sales and service facility on a 4.1 acre site. The construction will consist of a 2-story building covering 9,774 square feet and a 123 car parking area covering 44,479 square feet and will be located in an existing disturbed area which was once a borrow pit.

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Staff recommends approval of the project subject to 19 conditions and proposes that condition 15 be amended to restrict the average height of the building to 26 feet and not 40 feet as shown on page five of the summary. Although the entry into the City should be a scenic approach and the proposed use is not really appropriate from this standpoint, the zoning of this property does permit the proposed use. Although other areas within the City are more appropriate for a car dealership, the CTRPA will not allow sufficient coverage in these areas to make the project feasible. Board member Marc Petty stressed the importance of updating the General Plan to incorporate these concerns and to assure that the approach to the City is upgraded from an aesthetic standpoint. Mr. Brian Stack, the applicant, asked that the height limit for the building be approved at 30 feet since that was what CTRPA had approved.

Mr. Stack gave a presentation to the Board explaining the background and the design characteristics of the project. The neighboring property owners have been advised of the proposal and are not opposed to it.

MOTION by Mr. Woods to approve the Tahoe Carriage project with the conditions recommended by the staff and with a building height of 30 feet. The motion carried unanimously.

Mr. Norm Woods pointed out that his vote to approve the project did not include agreement with the \$20,000 which the applicant was required to put up by CTRPA for intersection improvements at the Y.

B. Harrah's Tahoe, Finding of Conformance With Previous Approvals, Douglas County

Mr. Barrett presented the staff's summary and asked for the Board to take action on: 1) a determination of project conformance with 1971 and 1973 approvals; 2) compliance with 1973 conditions 5 and 6 relative to adequacy of drainage plans and the legality of the existing signs; and 3) compliance with open space requirements. Last fall staff requested that Douglas County not issue any additional permits to Harrah's until TRPA conditions had been satisfied, but on October 15, 1979, Douglas County issued a \$1.5 million remodeling permit for the "North Casino" which on former application submittals was shown as a children's recreation area. Staff is seeking Board direction on whether the proposed modification is sufficient enough to require TRPA review.

Gary Owen, Agency legal counsel, advised the Board that a substantial modification of any Type B use must receive the approval of TRPA before commencement of construction, especially in the case of a project which originally was approved by a dual majority vote. Additionally, the approval of the project under Section 8.33 of the Land Use Ordinance was not restricted to consideration of only height and land coverage but included the Board's consideration of the proposed use as well. Historically, the Agency has required a finding of substantial conformance on other projects when construction is begun long after the approval is granted. Both Harvey's and Park Tahoe were required to come in for similar findings of conformance with prior approvals, and TRPA should apply its ordinances consistently.

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Gary recommended that the Board make a determination whether or not the proposed change at Harrah's was substantial. If not, the Board would find that the proposed modification is in substantial compliance with earlier approvals. If what is proposed is not in substantial compliance with earlier approvals, TRPA should require an administrative permit for the change. The question of what the Agency's jurisdiction is over gaming is sure to come up. The Compact is clear that TRPA cannot and does not have the ability to downzone or "dezone" gaming from the Basin, but the Agency can impose reasonable requirements on gaming. If the Compact were interpreted such that TRPA had no jurisdiction in this area, the Agency would be powerless to have control over development which would have a substantial impact on the Tahoe Basin.

Discussion continued on what was being proposed by Harrah's. Staff pointed out that the footprint of the building would not be modified but that expansion of gaming into areas previously used for other purposes was proposed. The 1971 minutes show that the "North Casino" area was to be a children's recreation area and the 1973 plans also show this as a recreational area. Ken Kjer questioned whether or not gaming could be separated out from a regular retail use; it should make no difference whether or not the area in question is used for gaming or recreational uses.

Mr. Barrett presented the staff recommendation that the modifications to the lobby area and to the recreation building be found substantial and would require submittal of a new application; that conditions 5 and 6 regarding submittal of an adequate drainage plan and TRPA approval of any signs had not been satisfied; and that the open space requirements and placement of restricting barriers to prohibit vehicle parking in open space areas have not been met.

Mr. Milton Manoukian, on behalf of Harrah's, explained that barricades had been installed in the parking lot to protect open space areas. In the past these have been moved by recreational vehicles but they have been replaced. With regard to landscaping required by previous TRPA approvals, Harrah's would seek Governing Board direction. Litigation has held Harrah's up on carrying out some conditions and additionally it does not seem logical to landscape areas which are eventually to be covered with a parking garage. Mr. Manoukian advised that Ken Archer, Harrah's Construction, would be willing to meet with staff to arrive at reasonable landscape commitments. John Gianotti, of Harrah's, commented that the vehicle barriers were in place and would stay in place; the required landscaping will be undertaken.

Mr. Archer explained the progression of events on construction of Harrah's as it related to meeting open space requirements. The earlier condition for a wastewater plan to prevent runoff problems was phrased in such a way that Harrah's was required to participate in an areawide plan with the other casinos in the Stateline area. Harrah's agreed. Because Harvey's and Park Tahoe proceeded with their construction, they were required to install their own systems prior to implementation of an areawide plan. The drainage system for Harrah's is tied to the parking structure which has not been built, but Harrah's would be willing to work with staff to come up with an acceptable drainage system in the interim and to work with staff in meeting the open space requirements.

Mr. Jacobsen urged that Harrah's comply with the previously-approved conditions

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since it was pointed out in the recent Western Federal Regional Council assessment that urbanization and continued development are still causing deterioration of the Lake's water quality. Areas that are uncovered should be properly stabilized to prevent runoff. Harrah's knows what the Agency's policy is and the Board should not have to be coming back again to see that previous conditions are met.

Further discussion followed on the Agency's jurisdiction over gaming. Mr. Manoukian explained that since 1973 the recreation building has been used for seasonal gaming even though plans submitted at that time referred to the area as "existing recreation building". Harrah's had simply used the same drawing with a changed date for the Phase 2 approval in 1973 as it had for the total approval in 1971. This was an oversight.

Discussion followed on gaming and on what exactly had been approved by the Board previously.

Stan Randolph, the Tahoe Unit Manager for the California Air Resources Board, submitted a letter to the Board and advised that there was definitely a distinction between gaming and other public uses which was taken into account in the Tahoe Regional Transportation Study. The Nevada Nonattainment Air Quality Plan's claim that attainment of air quality standards could be met by 1982 in the Stateline core area was based on specific casino floor space of 220,000 square feet in the Stateline area. This did not take into consideration the additional 18,860 square feet of gaming proposed in Harrah's remodeling. TRPA has the responsibility of reassessing this additional impact, and the California ARB supports the staff's position. Mr. Kjer pointed out that not all the casinos measured their uses in the same categories; and while Park Tahoe may have calculated 40,000 square feet of gaming space within its facility, Harrah's combined its support facilities (the recreation building) with its gaming square footage, so is still within the figure used in the Nonattainment Plan. The data used by the ARB is not accurate.

Staff pointed out that there are areas being used seasonally for gaming in the "North Casino", but staff is also concerned about the additional area beyond this which the renovation is proposing for gaming. There are really two issues.

MOTION by Mr. Kjer to find that the North Casino remodeling and the lobby area in phase 1 of Harrah's being used now as gaming are in compliance with the original approval as being in public use areas.

Roland Westergard advised that public use areas or the Agency's jurisdiction over gaming are not the issues but rather Harrah's compliance with previous conditions. The record does not support compliance. Bennie Ferrari asked if the conditions of the 1971 and 1973 approval recognized the "North Casino" as a recreation area. Norm Woods suggested that the records be more clearly defined to see if conditions were set on previous approvals regarding intended uses. There have been intensive use in the "North Casino" and in the lobby area from 1972 to 1980 and there have been changes. Was the lobby intended to be only temporarily a lobby as part of the first phase?

Mr. Kjer withdrew his motion.

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MOTION by Mr. Jacobsen to reaffirm TRPA's requirement that erosion control measures be implemented and that barriers be placed and maintained by Harrah's and further that action such as compacting, grading, or seeding will be completed by Harrah's and approved by TRPA staff prior to October, 1980.

Mr. Jacobsen commented that the exact method of erosion control should be worked out by Harrah's and the staff.

The motion carried unanimously.

Mr. Henry directed that the determination on lobby area modifications and the recreation building remodeling be continued to the March meeting. Mr. Westergard asked that some kind of drainage plan be submitted and approved since Harrah's was in violation of waste discharge standards. Mr. Archer again commented that Harrah's condition in 1973 with regard to a drainage plan was that it would participate in a regional plan; there was no condition that Harrah's individually do anything to its existing stormwater runoff. That was only a condition of the garage which has not yet been built. Mr. Westergard informed Harrah's that this was exclusive of any other prior approvals since there is a source of pollution generated by the existing physical activities which requires application for a waste discharge permit. Mr. Manoukian advised that Harrah's would get together with the staff to prepare an adequate drainage system to handle site runoff in the interim until the garage is constructed. Mr. Henry directed that this be done by the next meeting for presentation to the Governing Board.

Agreement reached - letter attached to staff summary



On the issue of the signs, Mr. Barrett explained that staff's recommendation was for approval of existing signs with the exception of any signs referring to the "North Casino" or any signs exceeding the 40 foot height limit. These should be reviewed separately by TRPA.

MOTION by Mr. Stewart to approve the staff's recommendation with regard to Harrah's signs. The motion carried unanimously.

The meeting recessed from 1:15 p.m. to 2:15 p.m. for lunch.

VII CLEARINGHOUSE

U.S. Environmental Protection Agency, Draft Environmental Impact Statement, Proposed Wastewater Treatment Facilities, South Shore, Lake Tahoe Basin

Agency Manager and Engineer Phil Overeynder briefly explained the draft letter prepared in response to EPA's EIS for wastewater treatment facilities at the South Tahoe Public Utility District and Douglas County Sewer Improvement District. The letter to Mr. DeFalco has been reviewed and recommended for approval by the APC. A group of local entities has met as a mitigation task force to develop a draft memorandum of understanding responding to the draft EIS which closely parallels staff's proposed letter. Douglas County's position is that the EIS could not receive a recommendation for adoption or approval of commitments to any specific mitigation measures until it was finalized. The County feels that at this time it is premature to respond with specific commitments prior to finalization of the EIS. Mr. Kjer indicated that Douglas County did comment on its ability to commit to mitigation measures. Comments are to be received by EPA before the 29th of February.

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Gary Owen advised that the letter or meeting minutes should state clearly that if TRPA is committing to prioritizing properties in environmentally sensitive areas for the purpose of eventual purchase it is strictly for the use of entities other than the Agency. There should be no indication that TRPA is prioritizing properties for purposes of acquisition.

MOTION by Mr. Stewart to approve the draft letter to Mr. DeFalco of EPA transmitting TRPA's comments on the EPA EIS for wastewater facilities at South Shore and to include Gary Owen's comment (page 4 of the letter) regarding prioritization of environmentally sensitive areas. The motion carried unanimously.

DONE

VIII PLANNING MATTERS

A. Work Program - General Plan Update, Threshold Carrying Capacities, and Budget Requirements

Phil Overeynder brought the Board up to date on staff's efforts towards planning for a General Plan update. All proposed legislative efforts at this point have a common element for establishing threshold capacities or revising the General Plan with an attendant moratorium on development. Staff feels there is no reason why the General Plan update and threshold analysis should not be undertaken prior to realization of a final resolution on the amended bistate compact. The General Plan must be structured such that it is totally objective and involves all the entities ultimately included in the decision-making process. The Western Federal Regional Council (WFRC) data assessment should be the starting point to show what information still needs to be accumulated. Once the data base is updated, the study should go into the analytical phase developing models to be related to that data. Next would come establishment of specific thresholds or objectives for the Tahoe Basin, and this phase would call for considerable public input by all entities. Mr. Marc Petty voiced concern that the effort might be spread over too long a period of time resulting in too high a cost. A determination should be made first on who would be undertaking the update since there are factions in California which would not be cooperative unless they could be involved in the process. Phil advised that working memoranda of understanding would be essential before initiating the process.

No action was taken by the Board.

B. Land Use Ordinance Amendments - High Density Apartment Land Use District and Standards for Timesharing, Interval Ownership Condominiums

Gordon Barrett presented the staff and APC recommendations. At its meeting, the APC recommended that the High Density Apartment (HDA) use designation be given land coverage, density, and height incentives for apartment development. Mr. Henry suggested that federal subsidy financing could be obtained if specific areas were set aside for only low cost housing. The five APC members who voted against these incentives felt that the coverage and units per acre proposed by staff (50% and 15 per acre) were sufficient. Staff will also propose a definition for stock cooperatives and community apartments. Mr. Woods advised that an additional height incentive to allow 4 story structures would increase the construction costs since a 4-story building requires a Class A building (no wooden frames).

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Discussion followed on whether or not the Board wanted to pursue establishment of an HDA use district and whether or not such a zone was practical from a financial standpoint. Mr. Henry urged that some areas be kept for apartment development at a later date so that all developable lands are not used up for other uses. Mr. Ferrari advised that the three items under discussion, i.e. a High Density Apartment zone, timesharing, and condominium conversions, were interrelated and any decision on one would affect all. Staff commented that an HDA zone would not prohibit the ability of a lot owner to construct a single family residence. Mr. Henry suggested that action be continued until a later date to give the TRPA staff an opportunity to consult with the CTRPA staff to work out the different ordinance requirements so that the applicant is not allowed one thing by one agency which is prohibited by the other.

With regard to timesharing, the TRPA has already found that the use is appropriate in the Tourist Commercial zone but staff has simply drafted this policy up in ordinance form as directed by the Board. The APC has deferred action on condominium conversions until March in order for staff to prepare a definition for stock cooperatives. Mr. Kjer suggested that TRPA should not get involved in conversions since this was more of a social issue. Staff advised that the HDA and conversion amendments were designed to go as a unit with the HDA to specify certain areas for resident housing and the conversion section to set up standards outside those HDA areas. Because the Agency's ordinances have recently been amended to provide for review of five or more condominium units (previously TRPA reviewed all condominium units), a 4-plex can now convert and not necessarily be required to conform to all Agency standards. Staff recommends that all conversions be reviewed by the Agency.

Mr. Ray Nuttall from the audience spoke in favor of timesharing and asked the Board to consider certain incentives to this type of use in view of its commercial nature.

MOTION by Mr. Stewart to continue the discussion on timesharing, the HDA zone and conversions to the March meeting and send the matter back to the APC.

Mr. Ed McCarthy from the audience asked if the variance section in the ordinances would allow for an increased density. Mr. Owen advised that no density variances are permitted.

Mr. Stewart's motion carried on the following vote:

Ayes:	Mr. Stewart, Mr. Woods, Mr. Ferrari, Mr. Jacobsen, Mr. Westergard, Mr. Henry
Nays:	Mr. Kjer
Abstain:	None
Absent:	Mr. Johnson

C. Information Necessary for Applicants to Submit When Requesting an Administrative Permit for Additional Land Coverage Pursuant to Section 8.25 of the Land Use Ordinance

Mr. Barrett asked for Board action on the form prepared by staff to show what information would be required of the applicants when challenging the land capability system. The site plan would be the minimum requirement. Any question of soil typing would necessitate more information. One of the critical issues in determining land capability is the geomorphic unit and staff would like to get an updated map from Dr. Robert Bailey showing corrected units at a workable scale. The whole Basin is divided up into one