

**TRPA
APC
PACKETS**

**JANUARY
1986**

Dave Zaigler
JAN 86 - APC

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF REGULAR MEETING
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that on Wednesday, January 8, 1986, commencing at 9:30 a.m., the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada. The agenda for said meeting is attached to and made a part of this notice.

Date: December 31, 1985

By:

W.A. Morgan

William A. Morgan
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 195 U.S. Highway 50
Round Hill, Zephyr Cove, Nevada

January 8, 1986
9:30 a.m.

MEETING AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CERTIFICATION OF TECHNICAL ADEQUACY
 - EIS, Relocation of Lake Tahoe Community College
- V PLANNING MATTERS
 - A. Discussion on Plan for 1986
 - B. Discussion on Goals and Policies Plan Revisions
 - C. Scheduling of Ordinance Committee Meetings
 - D. Other
- VI REPORTS
 - A. Staff
 - B. Legal Counsel
 - C. Public Interest Comments
 - D. APC Members
- VII RESOLUTIONS
 - For Former APC Member Liz Temple
- VIII CORRESPONDENCE
- IX PENDING MATTERS
- X ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

December 31, 1985

To: The Advisory Planning Commission

From: The Staff

Subject: Lake Tahoe Community College, Campus Relocation, Final EIS

Copies of the Final EIS for the Lake Tahoe Community College Campus Relocation project are being mailed to the APC members by Quad Consultants under separate cover. Copies should be received by no later than January 6, 1986.

Attached to this memo is a revision to Section 4.15 of the Errata contained in the Final EIS you will receive from Quad Consultants. Please consider this revision as part of the final EIS.

GG:jf
12/31/85

AGENDA ITEM IV

12/31/85

REVISIONS TO ERRATA FOR
LAKE TAHOE COMMUNITY COLLEGE FINAL EIS

These revisions start under section 4.15 Scenic Resources.

Impact:

"...is approximately 44 feet.

Under Section 7.13 of the current TRPA Land Use Ordinance applicable on the California side of the Basin, the average height permitted for a structure at the proposed building site is 30 feet. Additional height, not to exceed 5 feet, may be permitted by the Agency exclusively for the installation of solar energy collection, storage or distribution systems. The Agency may permit the additional height only if it is expressly found that the proposed solar energy system could not reasonably be constructed or would not adequately operate in the absence of the additional height. Therefore, under current TRPA ordinances, the maximum average height of the structure could be 30 feet, measured to the edge of the roof. An additional 5 feet of height could be permitted for the skylights if it is found that they are part of a solar collection system.

Revisions are
underscored

The latest draft TRPA Land Use Ordinance allows an average height of 30 feet for a structure at the proposed building site. This draft ordinance provides for additional height, not to exceed a total of 10 feet, for solar systems and increased roof pitch. An additional 5 feet of height may be permitted for solar systems if findings can be made similar to those required in the current Land Use Ordinance. An additional 5 feet of height may also be permitted to allow an increase in the pitch of the roof, provided the increase in roof pitch does not allow for additional floor area within the structure that would not have been allowed without the additional height. Therefore, under the draft Land Use Ordinance, the maximum average height of the structure could be 35 feet measured to the edge of the roof. If the skylights are found to be part of a solar system, they could extend to a height of 40 feet.

In conclusion, with respect to height, the project building does not conform to the TRPA height standards, either existing or proposed. If the project is reviewed for approval prior to adoption of the draft Land Use Ordinance referred to herein, the project building must comply with the height standards contained in the current TRPA Land Use Ordinance.

It may be possible, however, to permit the proposed height as part of the stipulation necessary to allow the Agency to consider the project under the injunction. Such an action would have to be agreed on by the TRPA Governing Board and all other parties to the stipulation.

Revisions
are under-
scored

The project is not visible from the shorezone or the Highway 50 corridor due to a dense tree cover with an average height of 70 to 80 feet. The project may be partially visible through the trees from Al Tahoe Boulevard but does not impose a significant impact.

Mitigation:

1. Conformance: Redesign building to conform with height limitation standards.
2. Stipulation: Seek authorization for proposed height as part of stipulation to injunction.
3. Design criteria: Compliance with TRPA's and..."

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MEMORANDUM

December 30, 1985

To: The Advisory Planning Commission

From: The Staff

Subject: Discussion on Plan for 1986

The Governing Board has instructed the staff to prepare a plan for the building season of 1986 that would allow at least some relaxation of the prohibitions on new building starts contained in the current federal injunction.

The best chance of success for implementing such a plan is to gain an exemption or revised injunction from the judge with the cooperation of the several parties involved in the lawsuit. In addition, to provide continuity in the future, the plan ought to conform as much as is practical with the Regional Plan of the Agency as it is likely to be after some modification pursuant to the current processes. Therefore, work on a plan for 1986 is proceeding concurrently with work being done by the Consensus Building Workshops (CBW). And the staff has been coordinating with the CBW program. A portion of the CBW has considered a plan for 1986 and formulated some preliminary recommendations. That same group will meet January 7 to finalize those recommendations.

A committee of the Governing Board has been selected to work with the staff to take the small group recommendations of the CBW and produce a plan to present to the Governing Board for action at the February meeting. There will be an interim report given at the January Governing Board meeting. The first meeting of the Board committee is scheduled for January 13 at the TRPA offices.

During this January 8 APC meeting, staff will lead the APC in a "brainstorming" type session to identify the important issues and concerns to address in the plan for 1986. It would also be desirable for the Chairman to appoint one or two members to work with staff and the Board committee on this matter.

WAM:jf
12/30/85

AGENDA ITEM V A.

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

December 30, 1985

To: The Advisory Planning Commission
From: The Staff
Subject: Discussion on Goals and Policies Plan Revisions

In anticipation of having consensus on additions or revisions to the Regional Plan, staff is preparing draft changes to Part I of the Regional Plan, the Goals and Policies. By the February Governing Board meeting, we anticipate having completed enough work on the major issues with the Consensus Building Workshop to present the Board with the proposed changes. This would be the first step in the formal actions required to refine the Regional Plan. Following action to change Goals and Policies would be the preparation and enactment of implementing ordinances. As further work takes place to refine less significant issues, more changes in Goals and Policies could follow and additional ordinances prepared. Some additions to the Regional Plan will be forthcoming which do not require changes in Goals and Policies or new ordinances but will be as prescribed in those Goals and Policies. For example, a detailed monitoring program and a public services and facilities program will be produced and incorporated into the Regional Plan.

To expedite the preparation of revisions to the Goals and Policies for February Board consideration, staff will send drafts to the members of APC as quickly as possible. Rather than wait till the February APC meeting to receive comments, we will ask for written responses back. This will allow staff to consider those comments in formulating final revisions for the February Board meeting. If work progresses well, there may be time to discuss the proposed revisions at the February APC meeting.

WAM:jf
12/30/85

AGENDA ITEM V B.

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MEMORANDUM

December 31, 1985

To: The Advisory Planning Commission
From: The Staff
Subject: Scheduling of Ordinance Committee Meetings

As the consensus workshop process begins to wind down, the time has come to restart the APC ordinance review committee meetings. The committees and their tasks are as follows:

I Land Use Committee - Staff contacts: Gabby Barrett and Greg George

Members

Bill Combs	Teri Jamin	
Stan Hansen	Sam McMullen	
Alice Becker	Mike Harper	Other non-APC members
Bill Curtis	Germaine McMorris	invited to attend
John Renz	Richard Floch	
John Hoole		

Tasks - (in approximate order of review with staff contact)

Review Chapter I, General Provisions - Greg George
Review Chapter III, Subdivisions - Greg George
Review TRPA Design Review Guidelines - Greg George
Review Chapter II, Land Use Ordinance - Gabby Barrett
Review Chapter IX, Growth Management - Gabby Barrett

II Resource Management Committee - Staff contacts: Gabby Barrett, Greg George, Jean Shaffer, Wendy Melgin

Members

Jon Hoefer	Mike James	Other non-APC members
Leo Poppoff	Dick Pyle	invited to attend
Lew Dodgion		(special group for shorezone)

Tasks - (in approximate order of review with staff contact)

Review Chapter IV, Shorezone - Greg George and Jean Shaffer
Review BMP Handbook - Wendy Melgin
Review Water Quality Mitigation Fee - Wendy Melgin

GWB:jf
12/31/85

AGENDA ITEM V C.

Memo to the APC
Ordinance Committees
December 31, 1985
Page Two

III Transportation/Air Quality Committee - Staff contacts: Leif Anderson and
Jim Brennan

Members

Jim Ryerson	Bruce Martin	Other non-APC members
Lew Dodgion	Linda Adams	invited to attend

Tasks - (in approximate order of review with staff contacts)

Review Chapter VIII, Transportation/Air Quality - Leif Anderson

IV Plan Area Review Committee - Staff contacts: Gabby Barrett, Greg George
and Jean Shaffer

Members

Local Planners	Other non-APC members
Jon Hoefler	invited to attend

Tasks

Complete revised Plan Area Statements and conduct hearings
Develop Community Plan regulations

The above list is a first cut at updating the previous APC committee list. The staff requests that the APC members consider this list for approval. If the list, including the work tasks, is approved, the staff recommends that the previous meeting schedule be commenced starting towards the end of January. Under the previous schedule the committees would meet as follows:

Land Use	-	Fridays in the first and third weeks of the month
Resource	-	Mondays in the first and third weeks of the month
Transportation	-	as required
Plan Areas	-	as required

If this is agreeable, the staff will begin to set meeting agendas, schedule meeting dates and locations, and notice the meetings.