

## **Regional Plan Update Committee \* November 15 & 16, 2011**

### **ACTION Sheet Summary**

*Actions are listed for the agenda items covered at the November 15 and 16, 2011 RPU Committee meetings.*

*Committee membership at the November 15, 2011 meeting session included Shute (CA), Reedy (NV), Aldean (NV), Sevison (CA), Robinson (NV). Fortier (CA) was late (arrived at discussion of Policy LU-4.6). Bresnick (CA) was absent.*

*Committee membership at the November 16, 2011 meeting session included Shute (CA), Reedy (NV), Aldean (NV), Sevison (CA), Robinson (NV), and Fortier (CA). Bresnick (CA) was absent.*

*All actions noted in the summary sheet are “straw votes”. “Straw votes” provide policy direction to staff regarding what changes to include in the Draft Regional Plan Update. “Straw Votes” are non-binding and do not obligate Committee members to vote the same way in the future. Only official votes by the TRPA Governing Board are binding.*

#### **November 15, 2011 Action items**

- 1. Discussion and Possible Action on changes to Land Use Goal LU-5 and Policies LU-5.1 and LU-5.2, inclusive.**

**Committee Action:** The committee voted unanimously (5-0) to support the proposed language of Goal LU-5 and Policy LU-5.1 without modifications. Committee-approved language is reflected on Attachment A. The Committee deferred action on Policy LU-5.2 and directed staff to modify the policy to more accurately reflect the Compact and require Board direction initiating collaborative planning efforts. Policy LU-5.2 will be reviewed at a later meeting.

- 2. Discussion and Possible Action on Land Use Policy LU-4.1**

**Committee Action:** The committee deferred action and directed staff to prepare working definitions of terms used in the document, including “project”, “development”, “activities”, “sustainable”, “redevelopment”, “Redevelopment”, “redirection” and related terms.

- 3. Discussion and Possible Action on Land Use Policy LU-4.2**

**Committee Action:** The committee voted unanimously (5-0) to support the proposed language of Policy LU-4.2, with modifications. Committee-approved language is reflected on Attachment A.

- 4. Discussion and Possible Action on Land Use Policy LU-4.3 and LU-4.4**

**Committee Action:** The committee voted unanimously (5-0) to support the proposed language of Policy LU-4.3 and Policy LU-4.4, with modifications. Committee-approved language is reflected on Attachment A.

- 5. Discussion and Possible Action on Land Use Policy LU-4.5**

**Committee Action:** The committee deferred action and directed staff to revise the policy to call for statements of intent from Local Governments and development of an action plan based on the statements of intent.

#### **6. Discussion and Possible Action on Land Use Policy LU-4.6**

**Committee Action:** The committee voted unanimously (6-0) to support the proposed language of Policy LU-4.6, with modifications. Committee-approved language is reflected on Attachment A.

#### **7. Discussion and Possible Action on Land Use Policy LU-4.7**

**Committee Action:** The committee voted unanimously (6-0) to support the proposed language of Policy LU-4.7, with modifications. The committee returned to this policy later in the meeting and unanimously voted (6-0) to eliminate the earlier modifications and support the policy as proposed by staff. Committee-approved language is reflected on Attachment A.

#### **8. Discussion and Possible Action on Land Use Policy LU-4.8**

**Committee Action:** The committee voted unanimously (6-0) to support the proposed language of Policy LU-4.8, with modifications. Committee-approved language is reflected on Attachment A.

#### **9. Discussion and Possible Action on Land Use Policy LU-4.9**

**Committee Action:** The committee voted (5-1) to support the proposed language of Policy LU-4.9 without modifications. (Yay: *Reedy, Aldean, Sevison, Robinson and Fortier*; Nay: *Shute*). The minority opinion voted to replace the word “consider” with “respect” in bullet point #2. Committee-approved and minority opinion language is reflected on Attachment A.

#### **10. Discussion and Possible Action on Land Use Policy LU-4.10**

**Committee Action:** The committee voted unanimously (6-0) to support the proposed language of Policy LU-4.10, with modifications. Committee-approved language is reflected on Attachment A.

#### **11. Discussion and Possible Action on Land Use Policy LU-4.11**

**Committee Action:** The committee voted unanimously (6-0) to support the proposed language of Policy LU-4.11, without modifications. Committee-approved language is reflected on Attachment A.

#### **12. Discussion and Possible Action on Land Use Policy LU-4.12**

**Committee Action:** The committee deferred action.

The Committee recessed for the night and reconvened the following day at 1:27 p.m.

## November 16, 2011 Action items

### 12. (Continued) Discussion and Possible Action on Land Use Policy LU-4.12.

**Committee Action:** The committee voted unanimously (6-0) to appoint a subcommittee (Committee members Fortier and Bresnick) to work with staff and develop acceptable language or alternatives for Policy LU-4.12.

### 13. Discussion and Possible Action on Land Use Policy LU-4.1 and corresponding changes in LU-4.9 to add Regional Center Overlay language.

**Committee Action:** The committee voted unanimously (6-0) to add Regional Center Overlay language to LU-4.1 with corresponding changes in LU-4.9. Committee-approved language is reflected on Attachment A. Additionally, to be consistent with this action, staff also modified LU-4.8 to add “, Regional Center” after “Town Center” in applicable subsections of Policy LU-4.8. This language is also reflected in Attachment A.

### 14. Discussion and Possible Action on Land Use Policy LU-4.13.

**Committee Action:** The committee voted unanimously (6-0) to support proposed language of Land Use Policy LU-4.13, with modifications. Committee-approved language is reflected on Attachment A.

### 15. Discussion and Possible Action on Land Use Policy LU-4 Implementation Measures.

**Committee Action:** The committee voted (6-0) to support proposed language for LU-4 Implementation Measures 1-4, with modifications. Committee-approved language is reflected on Attachment A.

The committee directed staff to work Implementation Measure 5 through the Local Government Committee and return with a recommendation for the RPU Committee.

The Committee deferred action on the Implementation measure table. In response to questions, staff recommended additions to the building height criteria to permit up to 32 feet for two story buildings, 56 feet for four story buildings and 95 feet for six story buildings.

### 16. Discussion and Possible Action on Land Use Goal LU-2.

**Committee Action:** The committee voted unanimously (6-0) to support proposed language for Land Use Goal LU-2, without modifications. Committee-approved language is reflected on Attachment A.

### 17. Discussion and Possible Action on Land Use Policy LU-2.1

**Committee Action:** The committee voted unanimously (6-0) to delete Land Use Policy LU-2.1.

**18. Discussion and Possible Action on LU-2 Implementation Measures.**

**Committee Action:** The discussion was informational. No action was taken by Committee.

**19. Discussion and Possible Action on Land Use Policy LU-2.2**

**Committee Action:** The committee voted unanimously (6-0) to support proposed language for LU-2.2, with modifications and direction to insert the current status of development rights that existed in 1987 into the “Residential” section. Committee-approved language and the development rights status information is reflected on Attachment A.

# Regional Plan Update Committee Action Sheet - Attachment A

November 15 & 16, 2011

RPU Committee members voted to approve the following language:

November 15, 2011 Action items:

1.

## **GOAL LU-5**

### **COORDINATE THE REGULATION OF LAND USES WITHIN THE REGION WITH THE LAND USES SURROUNDING THE REGION.**

To minimize the impacts on one another, the Tahoe Region and its surrounding communities should attempt to coordinate land use planning decisions. This goal is especially pertinent with respect to major land use decisions immediately adjacent to the Region which may have significant impacts on the Region and affect the ability of TRPA to attain environmental thresholds.

#### **POLICIES**

##### **LU-5.1 THE REGIONAL PLAN SHALL ATTEMPT TO MITIGATE ADVERSE IMPACTS GENERATED BY THE PLAN WITHIN THE REGION, AND NOT EXPORT THE IMPACTS TO SURROUNDING AREAS.**

Where project approvals or other proposed actions by TRPA would adversely impact surrounding areas, TRPA shall consult with the affected jurisdictions. While the Agency will attempt to ensure that adverse impacts are mitigated within the Region, there may be situations where the adverse impacts on surrounding areas are outweighed by the environmental harm that would result from absorbing all impacts within the Region. In that regard, state laws in California and Nevada require the export of virtually all waste-waters and solid wastes from the Region.

3.

##### **LU-4.2 DETAILED PLAN AREA STATEMENTS HAVE BEEN APPROVED FOR ALL PROPERTIES IN THE REGION. THESE PLAN AREA STATEMENTS WERE ADOPTED IN ACCORDANCE WITH THE 1987 REGIONAL PLAN AND SHALL REMAIN IN EFFECT UNTIL SUPERSEDED BY LOCAL PLANS THAT ARE DEVELOPED IN ACCORDANCE WITH AND FOUND IN CONFORMANCE WITH THIS REGIONAL PLAN. IF ANY PLAN AREA STATEMENT CONTAINS PROVISIONS THAT CONTRADICT NEWER PROVISIONS OF THE REGIONAL PLAN OR DEVELOPMENT CODE, THE NEWER PROVISIONS OF THE REGIONAL PLAN OR DEVELOPMENT CODE SHALL PREVAIL, BUT ONLY TO THE EXTENT THAT SPECIFIC PROVISIONS CONFLICT.**

4.

##### **LU-4.3 COMMUNITY PLANS HAVE BEEN APPROVED FOR SOME PROPERTIES IN THE REGION TO REFINE AND SUPERSEDE THE PLAN AREA STATEMENTS. THESE COMMUNITY PLANS WERE ADOPTED IN ACCORDANCE WITH THE 1987 REGIONAL PLAN AND SHALL REMAIN IN EFFECT UNTIL SUPERSEDED BY LOCAL PLANS THAT ARE DEVELOPED IN ACCORDANCE WITH AND FOUND IN CONFORMANCE WITH THIS REGIONAL PLAN. IF ANY COMMUNITY PLAN CONTAINS PROVISIONS THAT CONTRADICT NEWER PROVISIONS OF THE**

REGIONAL PLAN OR DEVELOPMENT CODE, THE NEWER PROVISIONS OF THE REGIONAL PLAN OR DEVELOPMENT CODE SHALL PREVAIL, BUT ONLY TO THE EXTENT THAT SPECIFIC PROVISIONS CONFLICT.

LU-4.4 OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS HAVE ALSO BEEN APPROVED FOR SOME PROPERTIES IN THE REGION TO FURTHER REFINE AND SUPERSEDE THE PLAN AREA STATEMENTS. THESE PLANS WERE ADOPTED IN ACCORDANCE WITH THE 1987 REGIONAL PLAN AND SHALL REMAIN IN EFFECT UNTIL SUPERSEDED BY LOCAL PLANS THAT ARE DEVELOPED IN ACCORDANCE WITH AND FOUND IN CONFORMANCE WITH THIS REGIONAL PLAN. IF ANY OF THESE PLANS CONTAIN PROVISIONS THAT CONTRADICT NEWER PROVISIONS OF THE REGIONAL PLAN OR DEVELOPMENT CODE, THE NEWER PROVISIONS OF THE REGIONAL PLAN OR DEVELOPMENT CODE SHALL PREVAIL, BUT ONLY TO THE EXTENT THAT SPECIFIC PROVISIONS CONFLICT.

6.

LU-4.6 IN ORDER TO BE RESPONSIVE TO THE UNIQUE NEEDS AND OPPORTUNITIES OF COMMUNITIES OF THE REGION, LOCAL GOVERNMENTS ARE ENCOURAGED TO PREPARE CONFORMING LOCAL PLANS THAT SUPERSEDE EXISTING PLAN AREA STATEMENTS AND COMMUNITY PLANS. LOCAL PLANS SHALL BE PREPARED IN COORDINATION WITH LOCAL RESIDENTS, OTHER STAKEHOLDERS AND TRPA STAFF, AND SHALL BE CONSISTENT WITH THE REGIONAL PLAN.

7.

LU-4.7 AFTER LOCAL GOVERNMENT APPROVAL, LOCAL PLANS SHALL BE REVIEWED BY THE TRPA GOVERNING BOARD AT A PUBLIC HEARING. IN ORDER TO TAKE EFFECT, THE TRPA GOVERNING BOARD SHALL MAKE A FINDING THAT THE LOCAL PLAN, AND ZONING AND DEVELOPMENT CODES WITHIN THE PLAN, ARE CONSISTENT WITH AND FURTHER THE GOALS AND POLICIES OF THE REGIONAL PLAN. THIS FINDING SHALL BE REFERRED TO AS A FINDING OF CONFORMANCE AND SHALL BE SUBJECT TO THE SAME VOTING REQUIREMENTS AS APPROVAL OF A REGIONAL PLAN AMENDMENT.

8 and 13.

LU-4.8 IN ORDER TO BE FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, ALL LOCAL PLANS SHALL INCLUDE POLICIES, ORDINANCES AND OTHER IMPLEMENTATION MEASURES TO:

1. Identify zoning designations, allowed land uses and development standards throughout the plan area.
2. Be consistent with all applicable Regional Plan Policies, including but not limited to the Regional growth management system, development allocations and coverage requirements.
3. Be consistent with the Regional Land Use Map. Local Plans may also recommend amendments to the Regional Land Use Map as part of an integrated plan to comply with Regional Plan Policies and provide Threshold gain.
4. Recognize and support planned, new, or enhanced Environmental Improvement Projects. Local plans may also recommend enhancements to planned, new, or enhanced Environmental Improvement Projects as part of an integrated plan to comply with Regional Plan Policies and provide Threshold gain.

5. Promote environmentally beneficial redevelopment and revitalization within Town Centers, Regional Centers and the High Density Tourist District.
6. Preserve the character of established residential areas outside of Town Centers, Regional Centers and the High Density Tourist District, while seeking opportunities for environmental improvements within residential areas.
7. Protect and direct development away from Stream Environment Zones and other sensitive areas, while seeking opportunities for environmental improvements within sensitive areas. Development may be allowed in Disturbed Stream Environment zones within Town Centers, Regional Centers and the High Density Tourist District only if allowed development reduces coverage and enhances natural systems within the Stream Environment Zone.
8. Identify facilities and implementation measures to enhance pedestrian, bicycling and transit opportunities along with other opportunities to reduce automobile dependency.

9 and 13.

Recommended language:

**LU-4.9 IN ORDER TO BE FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, ALL LOCAL PLANS THAT INCLUDE TOWN CENTERS OR REGIONAL CENTERS SHALL INCLUDE POLICIES, ORDINANCES AND OTHER IMPLEMENTATION MEASURES TO:**

1. Address all requirements of Policy LU-4.8
2. Include building and site design standards that reflect the unique character of each area, respond to local design issues and consider ridgeline and viewshed protection.
3. Promote walking, bicycling, transit use and shared parking in Town Centers and Regional Centers, which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways within Town Centers and Regional Centers, and to other major activity centers.
4. Use standards within Town Centers and Regional Centers addressing the form of development and requiring that projects promote pedestrian activity and transit use.
5. Ensure adequate capacity for redevelopment and transfers of development rights into Town Centers and Regional Centers.
6. Identify an integrated community strategy for coverage reduction and enhanced stormwater management,
7. Demonstrate that all development activity within Town Centers and Regional Centers will provide Threshold gain, including but not limited to measurable improvements in water quality.

Minority opinion language:

**LU-4.9 IN ORDER TO BE FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, ALL LOCAL PLANS THAT INCLUDE TOWN CENTERS OR REGIONAL CENTERS SHALL INCLUDE POLICIES, ORDINANCES AND OTHER IMPLEMENTATION MEASURES TO:**

1. Address all requirements of Policy LU-4.8
2. Include building and site design standards that reflect the unique character of each area, respond to local design issues and respect ridgeline and viewshed protection.
3. Promote walking, bicycling, transit use and shared parking in Town Centers and Regional Centers, which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways within Town Centers and Regional Centers, and to other major activity centers.
4. Use standards within Town Centers and Regional Centers addressing the form of development and requiring that projects promote pedestrian activity and transit use.
5. Ensure adequate capacity for redevelopment and transfers of development rights into Town Centers and Regional Centers.
6. Identify an integrated community strategy for coverage reduction and enhanced stormwater management.
7. Demonstrate that all development activity within Town Centers and Regional Centers will provide Threshold gain, including but not limited to measurable improvements in water quality.

10.

**LU-4.10 IN ORDER TO BE FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, LOCAL PLANS THAT INCLUDE THE HIGH DENSITY TOURIST DISTRICT SHALL INCLUDE POLICIES, ORDINANCES AND OTHER IMPLEMENTATION MEASURES TO:**

1. Address all requirements of Policies LU-4.8 and LU-4.9.
2. Include building and site design standards that substantially enhance the appearance of existing buildings in the High Density Tourist District.
3. Provide pedestrian, bicycle and transit facilities connecting the High Density Tourist District with other regional attractions.
4. Demonstrate that all development activity within the High Density Tourist Center will provide Threshold gain, including but not limited to measurable improvements in water quality. If necessary to achieve Threshold gain, off-site improvements may be additionally required.

11.

**LU-4.11 LOCAL GOVERNMENTS MAY ADOPT DEVELOPMENT ORDINANCES THAT SUPERSEDE TRPA ORDINANCES IF THE LOCAL PLAN AND ASSOCIATED ORDINANCES ARE FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, AND MEET THE INTENT OF TRPA ORDINANCES.**



November 16, 2011 Action items:

13. Added to LU-4.1

**Regional Center Overlay**

The Regional Center area includes a variety of land uses in the core of South Lake Tahoe, including the Gondola and base lodge facilities for Heavenly Ski Area. Development patterns in the Regional Center have been and should continue to be more intensive than Town Centers and less intensive than the High Density Tourist District. Older development within the Regional Center is a significant source of sediment and other water contaminants. The Regional Center is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities in the region.

Modifications to LU-4.8 and LU-4.9 were made to treat Regional Centers the Same as Town Centers in those policies. Text is outlined above.

14.

**LU-4.13 TRPA SHALL TAKE AN ACTIVE ROLE IN ASSISTING WITH THE DEVELOPMENT OF CONFORMING LOCAL PLANS TO HELP ENSURE THAT LOCAL PLANS ARE IN CONFORMANCE WITH TRPA REQUIREMENTS. LOCAL GOVERNMENTS SHALL ALSO SEEK REVIEW AND COMMENT FROM ALL RESPONSIBLE PUBLIC AGENCIES AT APPROPRIATE POINTS IN THE PLANNING PROCESS TO ENSURE THAT REQUIREMENTS OF OTHER PUBLIC AGENCIES ARE ADDRESSED. THIS POLICY IS INTENDED TO ENSURE THAT EACH LOCAL PLAN, AND ZONING AND DEVELOPMENT CODES WITHIN THE PLAN, WHEN PRESENTED TO TRPA FOR CONFORMANCE REVIEW AND APPROVAL, WILL HAVE ADDRESSED THE NEEDS AND CONCERNS OF THE COMMUNITY AND WILL BE CONSISTENT WITH ALL APPLICABLE LOCAL, STATE, AND REGIONAL PLAN REQUIREMENTS.**

15.

**LU-4 Implementation Measures**

- Amend Chapter 12, 13, 14, the Plan Area Statements and the Land Use Map to incorporate the following seven major land use classifications (Wilderness, Backcountry, Conservation, Recreation, Residential, Mixed-Use and Tourist) and three overlay districts (Town Centers, Regional Centers and the High Density Tourist District).
- Amend the Development Code to reflect the Local Planning process outlined in Goal LU-4.
- Amend the appropriate Plan Area Statement to recognize Tribal ownership of parcels located on the East Shore of Lake Tahoe.
- Amend the Code to state that the Code and the Plan Area Statements as amended by the Regional Plan update will remain in effect until superseded by local government plans.

16.

**GOAL LU-2**

**DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL**

## PLANNING COMPACT.

Based on the findings of the Compact, evidence included in the environmental impact statement prepared for this Plan, and public testimony, the Tahoe Region is experiencing resource use problems and deficient environmental controls.

17.

~~1. THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.~~

~~Population growth in the Region will be guided by the limitations on land use set forth in the Plan. This Plan identifies land use, densities, traffic volumes, urban boundaries, and other factors that indirectly determine the population at any given time. All of these factors have been set to ensure compliance with the environmental thresholds.~~

18.

~~LU-2.2 THE REGIONAL PLAN AREA STATEMENTS, COMMUNITY PLANS, OR OTHER SPECIFIC PLANS ADOPTED BY THE AGENCY SHALL SPECIFY THE TOTAL ADDITIONAL DEVELOPMENT WHICH MAY BE PERMITTED WITHIN THE REGION, NOT TO EXCEED THE LIMITATIONS SET FORTH BELOW. IN A, B, C, D, AND E, BELOW. RECONSTRUCTION AND RELOCATION OF EXISTING DEVELOPMENT ARE NOT CONSIDERED ADDITIONAL DEVELOPMENT. (SEE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT FOR GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT PROVISIONS.)~~

~~The Environmental Impact Statement prepared for this Plan analyzed impacts based on defined development parameters which are integrated into this Plan. It is the intent of this Policy to insure that these parameters limitations are incorporated, both individually and cumulatively, into the Land Use Element. These limitations shall be expressed in appropriate land use regulations, such as zoning, use limitations, floor area limitations, allocation limits and other such regulations. For the purposes of this Plan, the development-regulated development is categorized as residential, tourist accommodation, commercial, recreation, public service, and resource management.~~

~~Residential: Each undeveloped legal parcel existing on August 17, 1986 at the time of the adoption of this plan (estimated at approximately 16,000), unless otherwise restricted, has a development right of one residential unit, except where additional development rights are acquired pursuant to Goal #2, of the development and Performance Review and Implementation Scheduling Subelement, priorities, or acquired pursuant to Goal #3, of the development and implementation priorities subelement. The total number of multi-residential additional units permitted shall not exceed 1400 additional units.<sup>§§</sup> (See Goals #2 and #3 of the Development and Implementation Priorities Subelement for more detail.)<sup>§</sup>~~

~~The status of development rights that existed on August 17, 1986 is outlined in~~

the table below (as of November 22, 2011): (Note that statistics will be updated upon adoption of the 2012 Regional Plan Update)

<b><u>Development Rights Inventory (as of November 30, 2011)</u></b>	
<u>Residences Developed before 1987</u>	<u>37,701</u>
<u>Total Development Rights in 1987</u>	<u>18,688</u>
<u>Development Rights Retired 1987-2011</u>	<u>8,512</u>
<u>Development Rights Developed or Allocated to Jurisdictions 1987-2011</u>	<u>6,085</u>
<b><u>Total Development Rights Remaining</u></b>	<b><u>4,091</u></b>
<u>Remaining on Buildable Parcels</u>	<u>2,791</u>
<u>Remaining on Marginal Parcels</u>	<u>765</u>
<u>Remaining on Unbuildable Parcels</u>	<u>535</u>

Tourist Accommodation: There is a limited need for additional tourist accommodation units. Based on demonstrated need, projects may be permitted additional units as specified within a community plan or a Local Plan that has been found in conformance with the Regional Plan and as provided for in Goal #3, of the Development and Implementation Priorities the Performance Review and Implementation Subelement. ~~The total number of additional tourist accommodation units shall not exceed 400 units.<sup>\$\$</sup> (See Goals #2 and #3 of the Development and Implementation Priorities Subelement for more detail.)~~

Commercial: The amount of additional commercial development is based on the estimated needs of the region. Commercial development may be permitted as specified in plan area statements, community plans, other specific plans, or a Local Plan that has been found in conformance with the Regional Plan. ~~The total additional gross commercial floor area permitted shall not exceed 800,000 sq. ft., excluding minor expansion, for the first 20 years of this plan. (See Goal #2 of the Development and Implementation Priorities Subelement for more detail.)~~

Recreation: Additional recreation uses may be permitted only as specified within plan area statements, community plans, ~~or~~ other specific plans, or a Local Plan that has been found in conformance with the Regional Plan. The total capacity of additional outdoor recreational facilities for the region shall not exceed 6,114 persons at one time (PAOTs) for overnight facilities, 6,761 PAOTs for summer day use facilities, and 12,400 PAOTs for winter day use facilities. (See Recreation Element for more detail.)

Public Service: Additional public service development shall be limited to those projects needed to serve the other development permitted by this plan. (See Public Service Element)

- ~~2. SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THE MAP INCLUDED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST.~~

~~THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR MORE OF THE FIVE LAND USE CLASSIFICATIONS.~~

~~Since the development permitted under this Plan is generally limited to the existing urban boundaries in which uses have already been established, the concept of this land use plan is directed toward regulating in fill and redirection. The intent of this system is to provide flexibility when dealing with existing uses, continuation of acceptable land use patterns, and redirection of unacceptable land use patterns. Implementation ordinances set forth the detailed management criteria and allowed uses for each land use classification.~~

~~Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.~~

~~Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this Plan identifies as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.~~

~~Residential areas are urban areas having potential to provide housing for the residents of the Region. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include: (1) Areas now developed for residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas of centralized location in close proximity to commercial services and public facilities.~~

~~Commercial and Public Service areas are urban areas that have been designated to provide commercial and public services to the Region or have the potential to provide future commercial and public services. The purpose of this classification is to concentrate such services for public convenience, separate incompatible uses, and allow other noncommercial uses if they are compatible with the purpose of this classification and other goals of this Plan. These lands include: (1) areas now developed for commercial or public service uses; (2) in the case of public services, lands designated for, or in, public ownership; (3) areas suitable to encourage the concentration of compatible services; (4) areas of good to moderate land capability; and (5) areas with adequate public services and transportation linkages.~~

~~Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Compact as suitable for gaming. These lands include: (1) areas now developed with high concentrations of visitor accommodations and related uses; (2) lands on which gaming is a permitted and recognized use; (3) lands of good-to-moderate land capability; and (4) areas with adequate public services and transportation linkages.~~