Appendix F
HMR Master Plan - Proposed TRPA Code of Ordinance Amendments

Chapter 64 amendment =
Amend Subsection 64.7.A(2)(i) as follows for Alternatives 1, 5, and 6:

(i) It is necessary to provide below grade parking for projects qualifying for additional height under Subsection 22.4.D **or 22.4.G**, to achieve environmental goals including scenic improvements, land coverage reduction, and area-wide drainage systems; and measures are included in the project to prevent ground water from leaving the project area as surface flow and that groundwater, if any is interfered with, is rerouted into the groundwater flow to avoid adverse impacts to hydrologic conditions, SEZ vegetation, and mature trees.

Add Subsection 64.7.A(2)(k) as follows for Alternative 3:

(k) It is necessary to provide below grade parking for buildings located within a Ski Area Master Plan designated through Resolution 2008-11 to be Special Projects pursuant to TRPA Code Section 33.3.D(3) that are designed to step up the slope; incorporate community design features; and achieve environmental goals including land coverage reduction, and area-wide drainage systems; and measures are included in the project to prevent ground water from leaving the project area as surface flow and that groundwater, if any is interfered with, is rerouted into the groundwater flow to avoid adverse impacts to hydrologic conditions, SEZ vegetation, and mature trees.

Chapter 22 amendment =
Amend Subsection 22.2.A Definitions as follows for Alternatives 1, 5, and 6:

22.2.A Maximum Height: The maximum height of a building is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and the elevation of the coping of the highest flat roof, the deck line of the highest mansard roof or the ridge of the highest hip, gable, gambrel, shed or other pitched roof, whichever is highest. The maximum height of a structure other than a building is the difference between the point of lowest natural ground elevation along the exterior foundation of the structure and the elevation of the highest point of the structure. **Maximum height for buildings in Special Projects within adopted Ski Area Master Plans shall be measured as provided in Subsection 22.4.G.**

Amend 22.4.D(5) as follows for Alternatives 1, 5, and 6:

(5) Security for Improvements: Projects which utilize any of the additional height provisions provided in subsections 22.4.D, 22.4.E **and 22.4.G** shall ensure the public benefit(s) for which the additional height was earned is implemented consistent with the following provisions.

(a) Project Approval: TRPA shall require, as a condition of approval, of any project which relies on the use of an additional height provision provided in subsections 22.4.D, 22.4.E **and 22.4.G** and, that all necessary permits for development of the

associated public benefit be issued prior to commencement of construction of the project utilizing the additional height.

(b) Project Funding: Prior to the commencement of construction of any project which relies on the use of an additional height provision provided in subsections 22.4.D, 22.4.E **and 22.4.G** and, that all necessary permits for development of the associated public benefit be issued prior to commencement of construction of the project utilizing the additional height.

(c) Project Completion: For each irrevocable commitment, the project applicant shall demonstrate, and the TRPA shall find, sufficient evidence of intent and ability to complete development of the public benefit for which the additional height was earned.

Add 22.4.G as follows for Alternatives 1, 5, and 6:

22.4.G Additional Height for Adopted Ski Area Master Plan Projects: The maximum height specified in Table A may be increased to a maximum height of 50 feet for projects located in special areas within the Homewood Ski Area Master Plan designated for additional height. In these special areas, the maximum height may be measured from average natural grade, which is the average grade between the lowest point and highest points of natural grade along an exterior wall of the building. The maximum height of a building is the difference between the point of average natural ground elevation along an exterior wall of the building, and the elevation of the ridge of the highest hip, gable, gambrel, shed, or other pitched roof, or parapet wall, whichever is highest. To be eligible for this method of measurement the project and buildings shall be designed to step up the slope; shall incorporate community design features such as pitched roofs, articulated facades, articulated roof planes and the use of earth tone colors consistent with the Design Review Guidelines; and TRPA must find that:

A. The project meets findings 1, 3, 6 (amended #6 to add “or ski area master plan” after “community plan”), 8 and 9 as set forth in Subsection 22.7;

B. The additional height is necessary to reduce land coverage, provide underground parking pursuant to Subsection 64.7(A)(i), and maximize permissible density within the designated project area; and

C. The project is consistent with Resolution 2008-11, the special policies outlined for the Homewood Village Resort Ski Area Master Plan special areas, and the environmental improvements for special projects pursuant to Code Subsection 33.3.D(3)(a-d); and

D. the project meets the security requirements of Subparagraph 22.4.D(5).

The following provisions shall be included in the HMR Ski Area MP Document

The maximum height of buildings, and method of measuring building height within an adopted ski area master plan shall be as provided in Subsection 22.4.G, shall comply with design

provisions of Chapter 30 to step up the slopes of natural terrain, and shall be consistent with the following:

a) buildings that are located at the North Base area and are set back at least 40 feet from the highway edge of pavement shall not exceed a maximum height of 42 feet and shall have a minimum roof pitch of 5:12;
b) buildings that are located at the North Base area and are setback at least 200 feet but not more than 675 feet from the highway edge of pavement shall not exceed a maximum height of 50 feet and shall have a minimum roof pitch of 2:12;
c) buildings that are located at the South Base area shall not exceed a maximum height of 50 feet and shall have a minimum roof pitch of 5:12; and
d) buildings that are located at the Mid-Mountain area shall not exceed a maximum height of 35 feet and shall have a minimum roof pitch of 2:12.

Special Areas of Plan Areas 157, 158, and 159 are designated as eligible for additional height pursuant to Subsection 22.4.G of the TRPA Code of Ordinances provided that TRPA finds that:

(1) The project incorporates Pedestrian Transit-Oriented Design Features consistent with Subsection 13.7.D(3)(specifically (a-e), including buildings to be oriented to the street, sidewalks, alternative parking strategies, mixed uses, integration of the private and public open spaces and circulation routes; and
(2) The project located within the Special Height District retains and treats the 50-year one-hour storm utilizing on-site and offsite systems incorporating best available technologies; and
(3) The project shall implement a minimum of two Environmental Improvement Program (EIP) projects; and
(4) The project shall be certified under the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) or under an equivalent sustainable/green building program; and
(5) The project shall ensure the required public benefit(s) set forth above and in the master plan are implemented consistent with the provisions of Subsection 22.4.D (5) of the TRPA Code of Ordinances; and
(6) The project results in a permanent reduction of no less than 10 percent of existing land coverage within the project area.