

CODE OF ORDINANCES AMENDMENTS LIST FOR AREA PLANS

G&P REFERENCE and/or IMPL. MEASURE	GENERAL SUBJECT	ISSUE	PROPOSED CHANGE	NEW CODE REFERENCE	DRAFTING PACKAGE	COMMENTS ON STAFF DRAFTS	ENV REVIEW REQUIRED?	DRAFT PRESENTED TO RPU COMMITTEE
CHAPTER II: Land Use Element								
Goal LU-2: Direct amount and location of new land uses in conformance with the environmental thresholds carrying capacities and the other goals of the Tahoe Regional Planning Compact.								
IM LU-2	Planning	Delete Chapter 15 of Code (Redevelopment Plans)	Delete Chapter 15 of Code (Redevelopment Plans) and amend Code to include Redevelopment Plan allowances within Town Centers, Regional Centers, and the High-Density Tourist District, along with opportunities for priority processing and/or fee reductions in conjunction with restoration activities.	Ch. 13: (old) Redevelopment Plans; (new) Area Plan Conformance Review	Area Plans Package	The contents of the Redevelopment chapter have been deleted (and replaced with the new Area Plan chapter). After further conversations with staff, it appears that there are no portions of the Redevelopment chapter that need to be carried forward.		
Goal LU-3: Provide..., within the constraints of the environmental threshold carrying capacities, a distribution of land use that ensures the social, economic, and environmental well-being of the region.								
IM LU-3	Recreation District	Allow for subdivision of tourist, commercial, and residential units in Recreation Districts in conforming Area Plan	Amend the Code of Ordinances to allow the development and subdivision of tourist, commercial and residential uses in the Recreation District outside the Urban Area as a component of an Area Plan or other Master Plan that has been found in conformance with the Regional Plan.	Ch. 13: Area Plans (Sec. 13.5.3.C.3)	Area Plans Package			
IM LU-3	Allocations and Area Plans	Alternative transfer ratios in Area Plans	Allow conforming Area Plans to establish alternative transfer ratios based on unique conditions in each jurisdiction as long as the alternative transfer ratios are determined to generate equal or greater environmental gain compared to TRPA transfer ratios. SEE TABLE IN ACTION SHEET.	Ch. 13: Area Plans (Sec. 13.5.3.B.4)	Area Plans Package			
Goal LU-4: Regional plan goals, policies, and ordinances shall be implemented using an integrated system of regional and local government planning.								
IM LU-4	Area Plans	Update Code to reflect proposed new area planning "conformance review" process	Amend the Development Code to reflect the Area Plans process outlined in Goal LU-4.	Ch. 13: Area Plans (General edits)	Area Plans Package	Created new Ch. 13: Area Plan (replaces current Ch. 13: Redevelopment Plans, see those edits below). Major features includes: - Clarification of who can do an Area Plan; - The findings for conformance review; - Contents of an Area Plan; - Development standards for Area Plan; - Requirements for MOU with Area Plan; and - Monitoring, Review, and Report requirements to ensure continuing compliance		

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IM LU-4	Area Plans	Applicability of TRPA code to projects in areas with approved Area Plans	<p>Amend the Development Code to reflect the Area Plans process outlined in Goal LU-4:</p> <p><i>Following two new review responsibilities added for Governing Board:</i> q. Area Plan conformity review (Chapter 13: Area Plans); and r. In jurisdictions with conforming Area Plans, projects that are not exempt from TRPA review.</p> <p><i>Following text added under Exempt Activities:</i> N. Approval of Development Activities under Conforming Local Plan All development activities over which a local government has been transferred development permit review authority according to an approved Local Plan, pursuant to Ch. 13: Area Plans. This exemption is not subject to the limitation above in Sec. 2.3.2 that the activity shall not result in the creation of additional land coverage or relocation of existing land coverage.</p>	Ch. 2: Applicability of the Code of Ordinances	Area Plans Package			
IM LU-4	Area Plans	Applicability of current Code in relation to Area Plans	Amend the Code to state that the Code, Plan Area Statements, and other adopted plans as amended by the Regional Plan update will be remain in effect until superseded by Area Plans.	13.3: Relationship to Existing Regulations	Area Plans Package	Text added to make clear that approved Area Plans will supercede existing plans, as specified in the Area Plan		
IM LU-4	Area Plans	Provide basic procedural requirements for Area Plans	<p>Amend the Development Code to establish monitoring reviewing and reporting standards for Area Plans as follows:</p> <ul style="list-style-type: none"> - Monitor – Lead agencies transfer basic information as part of building permit process - Review – TRPA staff check a sample of development projects approved lead agencies using similar process to that used for existing MOU. The sample will be determined in each MOU. - Report – TRPA staff prepare an annual report on monitoring and review results 	13.8: Monitoring, Certification, and Enforcement of Area Plan	Area Plans Package	Added annual certification process to ensure that local permits are being issued in conformace with Area Plan. Includes annual review and annual report process and standards for revocation if nonconformance found.		
IM LU-4	Area Plans	Dimensional limitations	Require that Area Plans include development standards that are consistent with criteria in the attached table: (SEE TABLE OF DIMENSIONAL STANDARDS).	Ch. 13: Area Plans (Sec. 13.5.3)	Area Plans Package	Table of dimensional standards added as requirements of Area Plans		

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Goal WQ-3: Reduce or eliminate non-point sources pollutants which affect, or potentially affect, water quality in the Tahoe region.								
IM WQ-3	Water Quality	Allow area-wide water quality treatments and funding mechanisms	Amend code to allow area-wide water quality treatments and funding mechanisms in lieu of certain site specific BMPs, subject to the following requirements: <ul style="list-style-type: none"> • Area-wide BMP plans shown to achieve equal to or greater effectiveness and efficiency at achieving water quality benefits to certain site specific BMPs and must infiltrate the 20 year, 1 hour storm. • Plans should be developed in coordination with TRPA and applicable state agencies. • Area-wide BMP project areas shall be identified in area plans and shall address both installation and ongoing maintenance. • Strong consideration shall be given to areas connected to surface waters. • Area-wide BMP plans shall consider area-wide and parcel-level BMP requirements as an integrated system. • Consideration shall be given to properties that have already installed and maintained parcel level BMPs and financing components of area-wide BMP plans shall reflect prior BMP installation 	Ch. 13: Area Plans (Sec. 13.5.3.B.3)	Area Plans Package	Similar measures will likely need to be added to code to be used outside of Area Plans.		
Goal CD-2: Regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.								
IM CD-2	Community Design	Ensure Area Plans incorporate community design requirements	Amend TRPA Code to reflect changes in the Community Design Subelement.	Ch. 13: Area Plans (Sec. 13.5.3)	Area Plans Package	Proposed text from changes to goal CD 2.1 have been incorporated directly, with minor modifications, into the requirements for Area Plans in Ch 13.		
CHAPTER IV: Conservation Element								
Vegetation VEG-6: Promote creation of defensible space using forest management practices that are consistent with state defensible space codes and community wildfire protection plans								
VEG 1.11	Urban Forestry in Area Plans	Encourage Area Plans to incorporate urban forestry programs	Encourage local governments to develop urban forestry components within their Area Plans. Urban forestry programs should seek to reestablish natural forest conditions in a manner that does not increase the risk of catastrophic wildfire.	Ch.13: Area Plans (Sec. 13.5.3.C.2)	Package: Area Plans			
Wildlife WL-1: Maintain suitable habitats for all indigenous species of wildlife without reference to game or non-game species through maintenance and improvement of habitat diversity								
WL 1.5	Bear-resistant containers	Encourage Area Plans to include bear-resistant solid waste facilities	Encourage local governments to develop and enforce strategy for addressing bear conflicts in urban areas by using bear-resistant solid waste containers and related measures in Area Plans.	Ch. 13. Area Plans (Sec. 13.5.3.C.1)	Area Plans Package			
Other Code Items of Secondary Importance								
L	Definition	Add new definition for Area Plan	Added following definition for "Area Plan:" The package of policies, plans, maps, codes, and ordinances found by TRPA to be in conformity with the Regional Plan under Ch. 13: Area Plans. The Memorandum of Understanding (MOU) that is associated with a conforming Area Plan is not part of the Area Plan."	Ch. 90: Definitions	Area Plans Package			