

CODE OF ORDINANCES AMENDMENTS LIST FOR COVERAGE

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
<b>CHAPTER II: Land Use Element</b>								
<b>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.</b>								
G&P LU 2.13	Land Coverage	Hydrologically related area boundaries	Remove limitation coverage transfers across hydrologically related area boundaries.	30.4.4.E: Hydrologically Related Area Transfer Limitation	Coverage Package	Existing section deleted: 30.4.4.E" Hydrologically Related Area Transfer Limitation." (Numbering system in G&P system is off -- technically LU 2.14 is deleted.)		
G&P LU 2.14.B-G	Land Coverage	Land coverage transfers	Amend transfer requirements for facilities in community plan, town center, regional center, or HDTD from 50 percent maximum to 70 percent maximum.  Amend transfer ratios to introduce distinction between transfers from sensitive versus non-sensitive lands.	30.4.2.B: Transferred Land Coverage Requirements  30.4.4.A: Land Coverage Transfer Ratios	Coverage Package	Generally, all current references to "Community Plans" are edited to refer to "approved Community Plans, Town Centers, Regional Centers, or the High-Density Tourist District."		
G&P LU 2.14.H	Land Coverage	Maintenance of retired, nonconforming coverage	When existing development is relocated to centers or HDTD and prior site is restored to natural condition, retired nonconforming coverage may be maintained with relocation so long as the new site is developed consistent with Code (including BMPs)	30.4.2.H: Transfer of Nonconforming Land Coverage (new)	Coverage Package	"Natural conditions" requires a definition.  Nonconforming coverage is proposed to be measured in square feet.		
G&P LU 2.14.I	Land Coverage	Alternative Area Plan coverage programs	Conforming Area Plans may include comprehensive coverage management systems as alternative to certain Regional Plan coverage requirements.	30.4.3: Land Coverage Requirements for Conforming Area Plans (new)	Area Plans Package	While this is a coverage issue, the authorization to prepare alternative coverage programs is limited to Area Plans and so is included in Chapter 13.		
G&P LU 2.15.C	Land Coverage	Excess coverage bonus units	Allow existing development in centers with excess coverage to earn multi-residential bonus units, TA bonus units, and bonus commercial floor area for removing and retiring excess coverage on site.	30.6.3: Onsite Removal and Retirement of Excess Coverage in Town Centers, Regional Centers, or the High-Density Tourist District (new)	Coverage Package	Includes conversion table provided by TRPA staff.		
IM LU-2	Land Coverage	Land coverage transfers	Amend the Code of Ordinances to reflect modifications to coverage requirements within Goal LU-2 and associated Policies	30.4: Land Coverage Limitations	Coverage Package	See variety of edits throughout Chapter 30 addressed above, especially: 30.4.2: Transferred Land Coverage Requirements 30.4.3: Method of Transferring Land Coverage		
IM LU-2	Land Coverage	Hydrologically related area boundaries	Amend excess coverage mitigation program to allow the use of in lieu mitigation fees across Hydrologically Related Area Boundaries if the fees are targeted for removal of coverage from sensitive lands (districts 1 and 2).	30.4.4.E: Hydrologically Related Area Transfer Limitation  30.6 Excess Land Coverage Mitigation Program	Coverage Package	Outside the Code: Edits to remove this limitation from the excess coverage mitigation program will need to be made to the MOUs.		

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IM LU-2	Land Capability Verification	Waive requirement field verification requirement for certain parcels	Amend the Code of Ordinances to waive the requirement for site specific land capability mapping through actual field verification when the following criteris are met: The entire parcel is located in land capability districts 4-7; A parcel exhibits generally uniform slope; There is no record or evidence of high ground water on the parcel; Land Capability Verifications have been conducted and on the record of other parcels within the geographic vicinity; and The 1987 mapped land capability district and the land capability district on updated maps are identical.	30.3.3.H: Parcels on Which Field Verification is Not Required (new)	Coverage Package			
IM LU-2	Land Capability Verification	Mapping of areas not requiring field verification	By December 31, 2013, TRPA will prepare a map depicting properties that will not require field verification. The map should include parcels meeting the criteria listed above and any other parcels where the land capability is not in question. Before taking effect, the map shall be approved by the TRPA governing Board	N/A	N/A (Change to be made by TRPA staff.)			
IM LU-2	Land Coverage	Provide incentive and remove barriers to redevelopment and non-motorized transportation	Amend the Code to remove ineffective and burdensome regulations and provide incentives for redevelopment and non-motorized transportation options, including: (1) Allow legally existing and verified soft coverage to be transferred from Stream Environment Zones (land capability district 1b) to Community Plans, Town Centers, Regional Centers and the High Density Tourist District.	30.4.3.B.2: Soft Land Coverage	Coverage Package	Staff: please review carefully -- there is a general rule with exceptions, and we're not sure we understand the intent of the existing text.		
IM LU-2	Land Coverage	Provide incentive and remove barriers to redevelopment and non-motorized transportation	Amend the Code of Ordinances to remove ineffective and burdensome regulations and provide incentives for redevelopment and non-motorized transportation options, including: (2) Exempt "re-locatable coverage" (coverage that is temporary and does not have a permanent foundation) that is 120 square feet or less on high capability lands (districts 4-7) and that does not require a grading permit under the code.	30.4.7: Exemptions and Partial Exemptions from Calculations of Land Coverage	Coverage Package	Staff: We included this as an exemption from the calculation of project area -- correct?  Staff: The approved language specifies "grading" permit - we wanted to confirm that "building" permit is not intended?  Note that this exemption for small, "relocatable" structures is only applicable to coverage, as drafted. Staff and stakeholders have ealso xpessed interest in considering a broader exemption for such structures from project review.		
IM LU-2	Land Coverage	Provide incentive and remove barriers to redevelopment and non-motorized transportation	Amend the Code of Ordinances to remove ineffective and burdensome regulations and provide incentives for redevelopment and non-motorized transportation options, including: (3) Allow a 25% credit for pervious coverage on high capability lands (districts 4-7), subject to design and maintenance requirements to minimize and mitigate impacts.	30.4.7: Exemptions and Partial Exemptions from Calculations of Land Coverage	Coverage Package			

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IM LU-2	Land Coverage	Provide incentive and remove barriers to redevelopment and non-motorized transportation	Amend the Code of Ordinances to remove ineffective and burdensome regulations and provide incentives for redevelopment and non-motorized transportation options, including: (4) On high capability lands (districts 4-7), allow a 100 percent credit for new pervious decks up to 500 square feet, and a sliding scale of credits from 100 percent to zero percent for new pervious decks between 501 and 1,000 square feet subject to requirements to prohibit existing decks from qualifying for the coverage credit through coverage banking or other mechanisms and subject to design and maintenance requirements to minimize and mitigate impacts.	30.4.7: Exemptions and Partial Exemptions from Calculations of Land Coverage	Coverage Package			
IM LU-2	Land Coverage	Provide incentive and remove barriers to redevelopment and non-motorized transportation	Amend the Code of Ordinances to remove ineffective and burdensome regulations and provide incentives for redevelopment and non-motorized transportation options, including: (5) Allow a 100% credit for non-motorized public trails subject to siting and design requirements that minimize and mitigate the impact of additional coverage.	30.4.7: Exemptions and Partial Exemptions from Calculations of Land Coverage	Coverage Package			