TRPA Regional Plan Update Committee

First Meeting – Wednesday, August 24, 2011
North Tahoe Event Center, Kings Beach

Today's RPU Committee Agenda

1) Public Interest Comments
2) Recap of Progress to Date on the Regional Plan Update
3) Discussion and Development of the Charter for the RPU Committee and Discussion of Next Steps for the Committee
4) Schedule for Future Meetings
5) Members Comments (**Aldean, Bresnick, Reedy, Robinson, Sevison, Shute**)

AGENDA ITEM #1:
Public Interest Comments

AGENDA ITEM #2:
Recap of Progress to Date on the RPU

Pathway 2007 and Place-Based Planning

- September 2005: Pathway 2007 Evaluation Report
- May 2006: "Forum Report"
- August 2006: Place-Based Vision Summaries
- May 2007: Board endorses Regional Plan Vision
- March 2007: Contracted with ACE to hire consultant to perform EIS
- September 2007: Notice of Preparation and Scoping Hearings (APC and GB) for the EIS for the proposed Regional Plan and Threshold Update

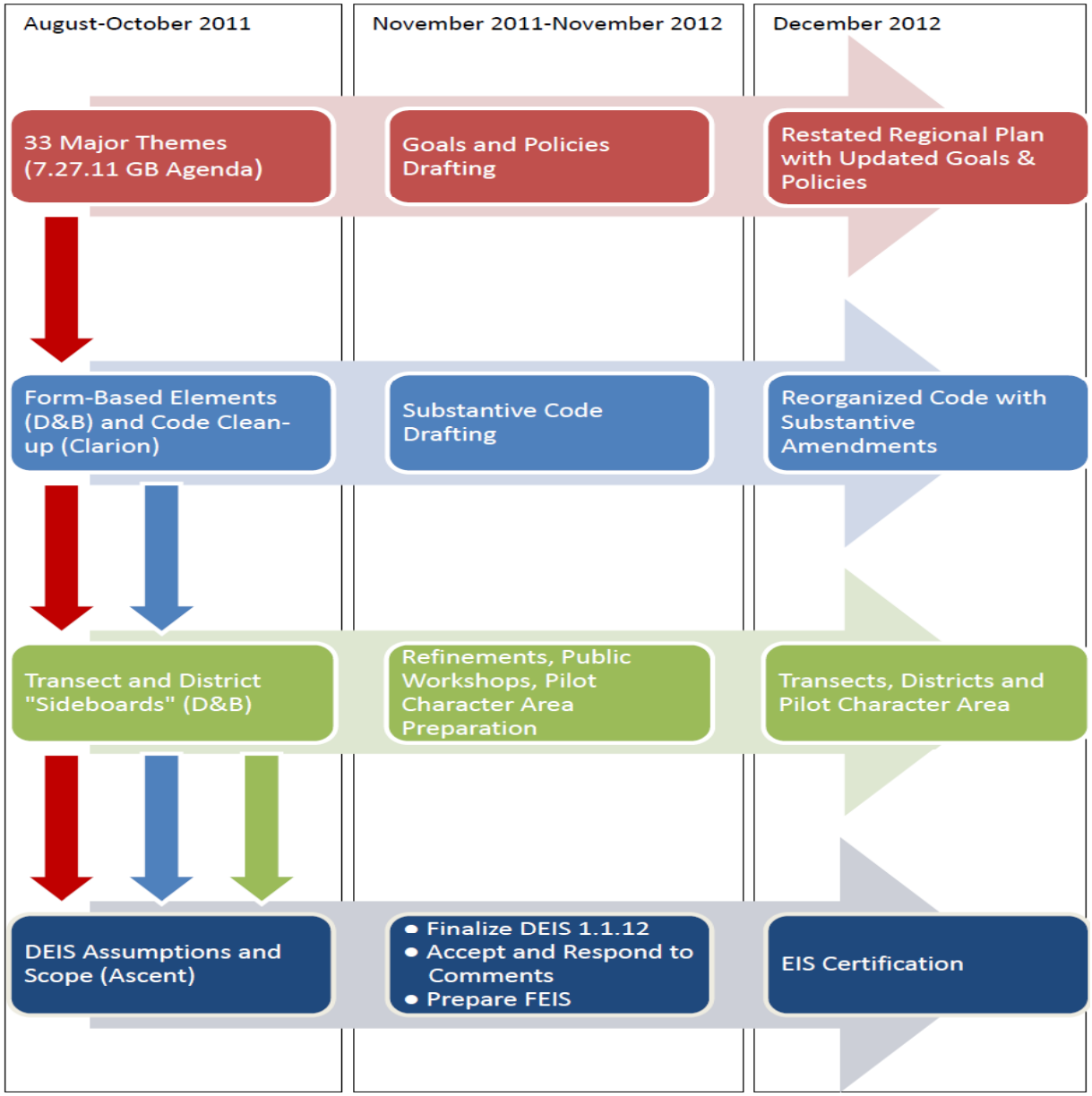
AGENDA ITEM #2:

Recap of Progress to Date on the RPU (cont'd)

The "Regional Plan Update"

- September 2009: delivered "Plan for the Plan"
- October 2009: put RPU on 24-month schedule
- January to July 2010: completed five Phase One "Milestones"
- August 2010: delivered Recap of Phase One
- August to October 2010: accepted additional comment on EIS alternatives
- January 2011: synthesized comment and added to EIS alternatives
- January 2011: re-focused EIS alternatives on TMDL, SCS, and threats
- July 2011: completed re-focus

Architecture of the RPU



RPU Architecture: Environmental Impact Statement

Critical Path to EIS Certification

- Quarter 3, 2011
  - Finalized Draft Project Description and Alt Comparison Tables
- Quarter 4, 2011
  - CTC Emissions Inventory
  - Ascent Completes Admin Draft EIS
- Quarter 1, 2012
  - Review Admin Draft EIS
  - Draft EIS Public Circulation
- Quarter 2, 2012
  - Response to Comments
  - Review Admin Final EIS
  - Prepare Admin Final EIS
- Quarter 3, 2012
  - Prepare Final EIS
- Quarter 4, 2012
  - APC Hearing and Recommendation on EIS Certification
  - GB Hearing and Certification of EIS

RPU Architecture: Code Update

Specific Objectives of Code Amendments

Phase 1 Goals

- **Non-substantive edits to the Code of Ordinances**
  - Reorganize
  - Reformat
  - Add Graphics
  - Non-substantive Text Edits
- **Establish a strong foundation for substantive edits in Phase 2**

RPU Architecture: Code Update

Specific Objectives of Code Amendments

Phase 2: Next Steps

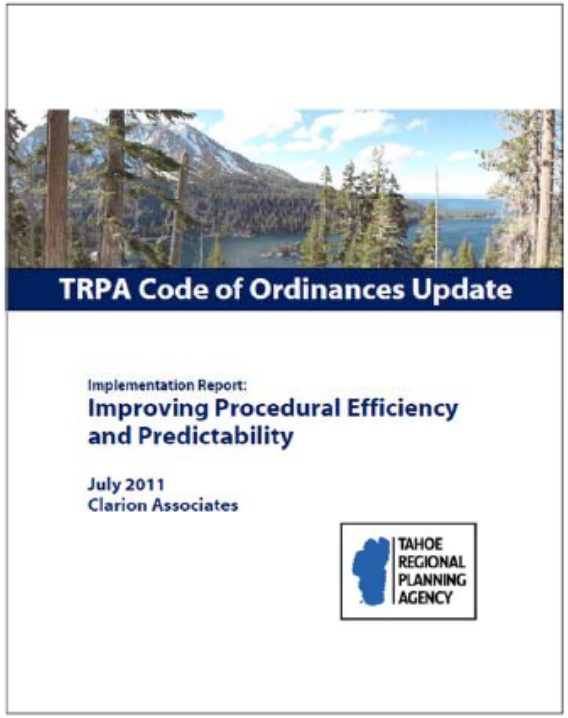
- **Draft Code edits focused on:**
  - Code changes to implement the RPU
  - Long-term procedural improvements (more complex, policy-oriented)
- **Schedule**
  - Substantive Code changes requiring environmental review will be included in the EIS analysis

RPU Architecture: Code Update

Example of Written Materials

Implementation Report

- **Road map for procedural improvements**
  - Near-term
  - Longer-term



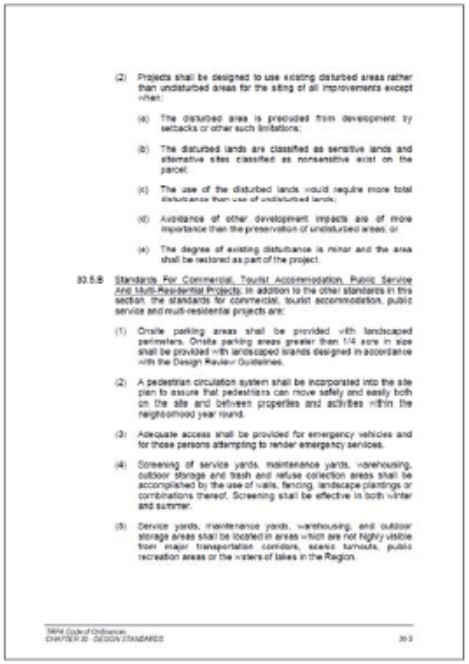
20

RPU Architecture: Code Update

Example of Written Materials

Reformat (Page Layout)

Current Code



(2) Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:

(a) The disturbed area is precluded from development by setbacks or other such limitations;

(b) The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive exist on the parcel;

(c) The use of the disturbed lands would require more total disturbance than use of undisturbed lands;

(d) Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; or

(e) The degree of existing disturbance is minor and the area shall be restored as part of the project.

30.5.6 Standards For Commercial, Tourist Accommodation, Public Service And Multi-Residential Projects. In addition to the other standards in this section, the standards for commercial, tourist accommodation, public service and multi-residential projects are:

(1) Onsite parking areas shall be provided with landscaped perimeters. Onsite parking areas greater than 1/4 acre in size shall be provided with landscaped islands designed in accordance with the Design Review Guidelines.

(2) A pedestrian circulation system shall be incorporated into the site plan to assure that pedestrians can move safely and easily both on the site and between properties and activities within the neighborhood year round.

(3) Adequate access shall be provided for emergency vehicles and for those persons attempting to render emergency services.

(4) Screening of service yards, maintenance yards, warehousing, outdoor storage and trash and refuse collection areas shall be accomplished by the use of walls, fencing, landscape plantings or combinations thereof. Screening shall be effective in both winter and summer.

(5) Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas which are not highly visible from major transportation corridors, scenic turnouts, public recreation areas or the waters of lakes in the Region.

TRPA Code of Ordinances
CHAPTER 30 - DESIGN STANDARDS 30-3

Proposed Code

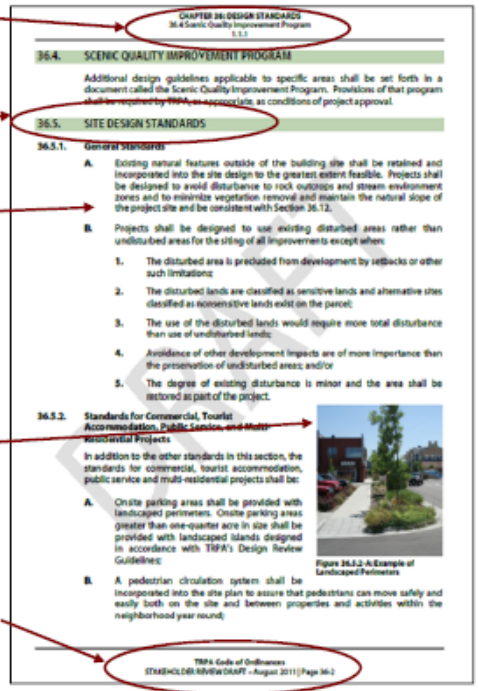
Dynamic header

Prominent titles

Nested text

Illustrations with captions

Footer with document title, date, and page number



CHAPTER 36: DESIGN STANDARDS
36.4 Scenic Quality Improvement Program

36.4. SCENIC QUALITY IMPROVEMENT PROGRAM

Additional design guidelines applicable to specific areas shall be set forth in a document called the Scenic Quality Improvement Program. Provisions of that program shall be required by TRPA, as appropriate, as conditions of project approval.

36.5. SITE DESIGN STANDARDS

36.5.1. General Standards

A. Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site and be consistent with Section 36.12.

B. Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:

1. The disturbed area is precluded from development by setbacks or other such limitations;
2. The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive lands exist on the parcel;
3. The use of the disturbed lands would require more total disturbance than use of undisturbed lands;
4. Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; and/or
5. The degree of existing disturbance is minor and the area shall be restored as part of the project.

36.5.2. Standards for Commercial, Tourist Accommodation, Public Service, and Multi-Residential Projects

In addition to the other standards in this section, the standards for commercial, tourist accommodation, public service and multi-residential projects shall be:

A. Onsite parking areas shall be provided with landscaped perimeters. Onsite parking areas greater than one-quarter acre in size shall be provided with landscaped islands designed in accordance with TRPA's Design Review Guidelines;

Figure 36.5.2-A:Example of Landscaped Perimeters

B. A pedestrian circulation system shall be incorporated into the site plan to assure that pedestrians can move safely and easily both on the site and between properties and activities within the neighborhood year round;

TRPA Code of Ordinances
STAKEHOLDER REVIEW DRAFT – August 2011 | Page 36-2

DRAFT

8

RPU Architecture: Code Update
Example of Written Materials

Tables and Diagrams

Example: Option 1 (Base Allowable Land Coverage – Greater Than 1/3 Acre)

For a project area that is 45,000 square feet in size, with 10,000 square feet in Land Capability District 2, 5,000 square feet in Land Capability District 4, and 30,000 square feet in Land Capability District 6, the maximum base allowable land coverage would be 10,100 square feet, calculated as follows:

Land area of Land Capability District (LCD) ×	Base Coverage =	Maximum Base Allowable Land Coverage
10,000 sq. ft. (LCD 2)	1%	= 100 sq. ft.
5,000 sq. ft. (LCD 4)	20%	= 1,000 sq. ft.
30,000 sq. ft. (LCD 6)	30%	= 9,000 sq. ft.
		TOTAL: 10,100 sq. ft.

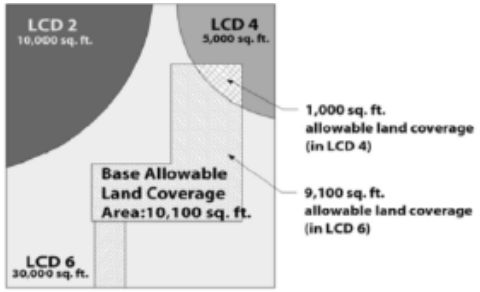


Figure 30.4.1-A: Option 1: Base Allowable Land Coverage in Multiple Land Capability Districts (LCDs)

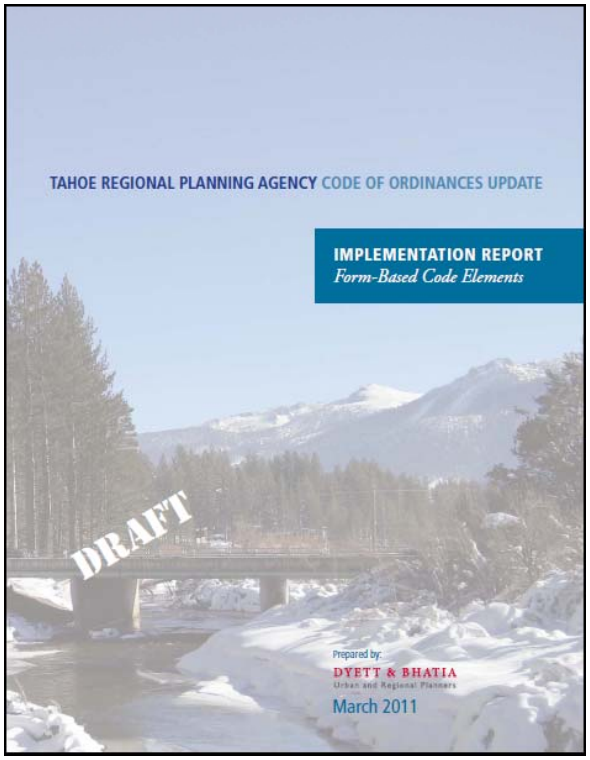
RPU Architecture: Community-Based Zoning and Form-Based Code

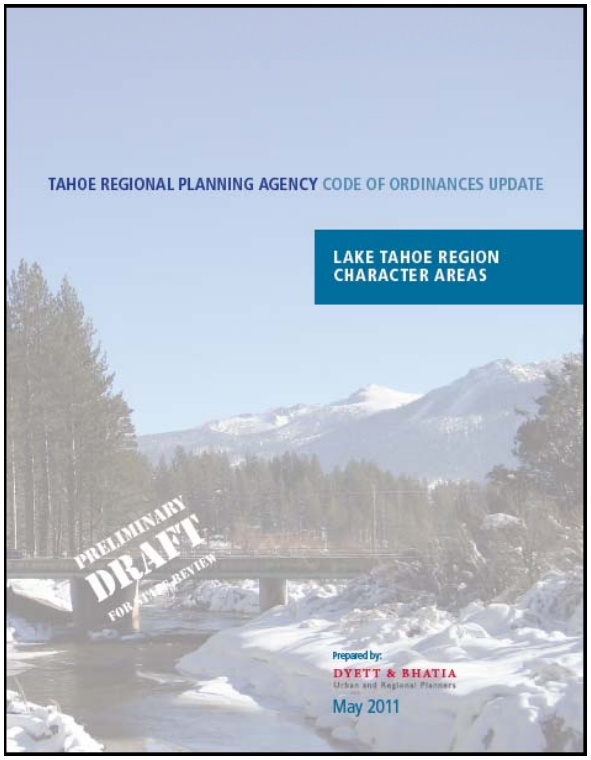
Specific Objectives

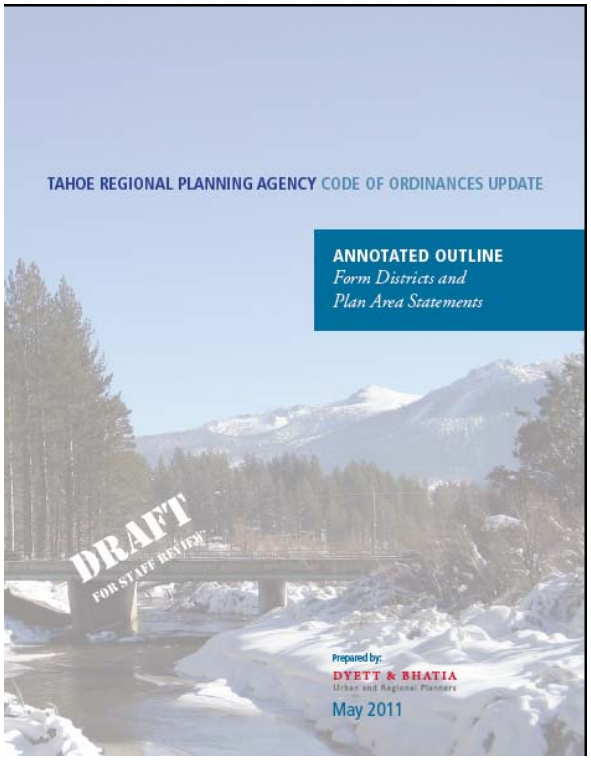
- Attaining Environmental Thresholds
  - *As established in the Compact*
- Making regulatory tools easier to use, understand
- Raising the level of design and environmental benefit
  - *Enhance the character of communities, corridors, districts*
  - *Promote efficient development*
- Allowing a mix of uses
  - *Enhance vitality, economic development*
- Connecting people and places
  - *Support transit- and pedestrian-oriented development*

RPU Architecture: Community-Based Zoning and Form-Based Code

Reports





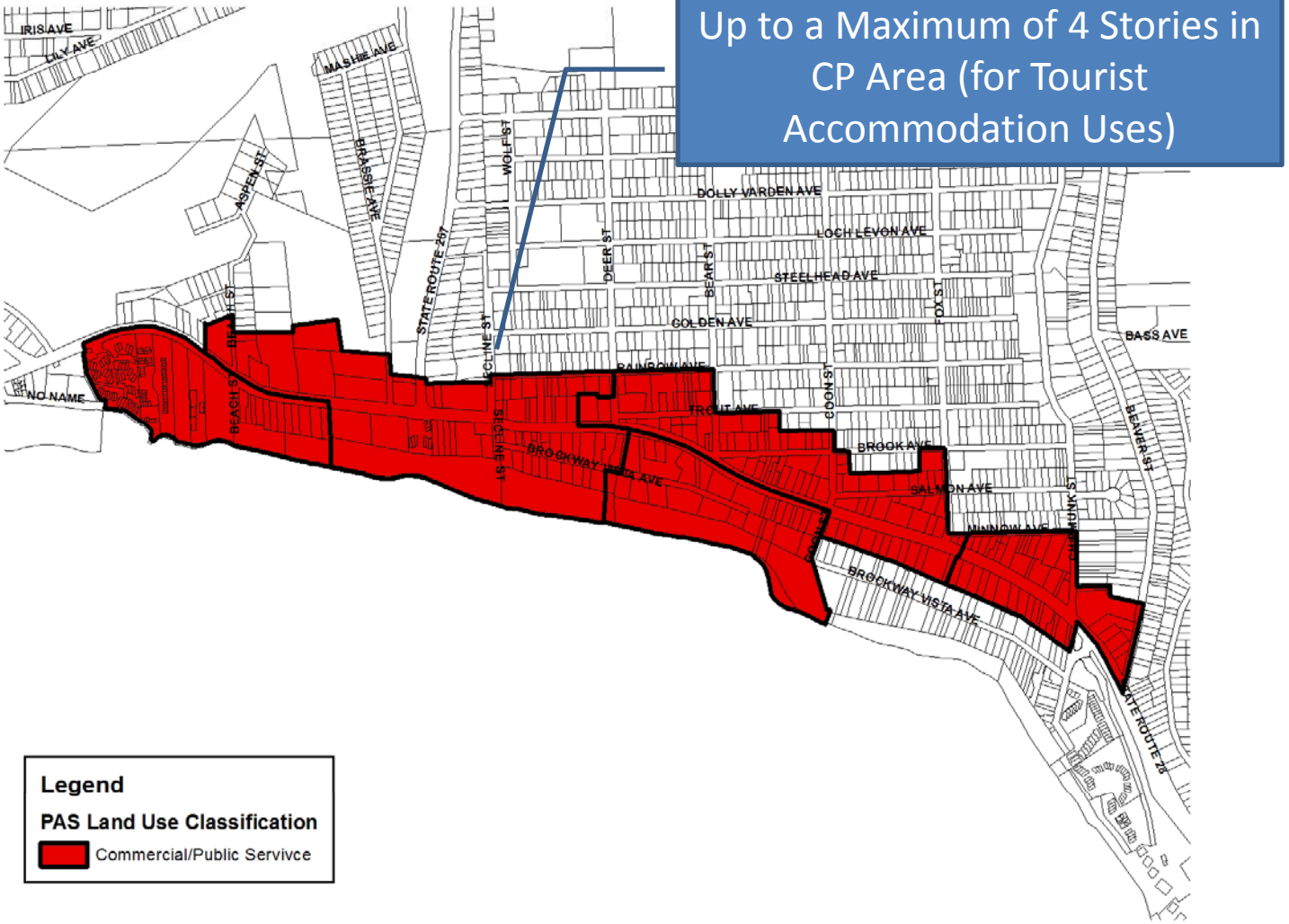


RPU Architecture: Community-Based Zoning and Form-Based Code

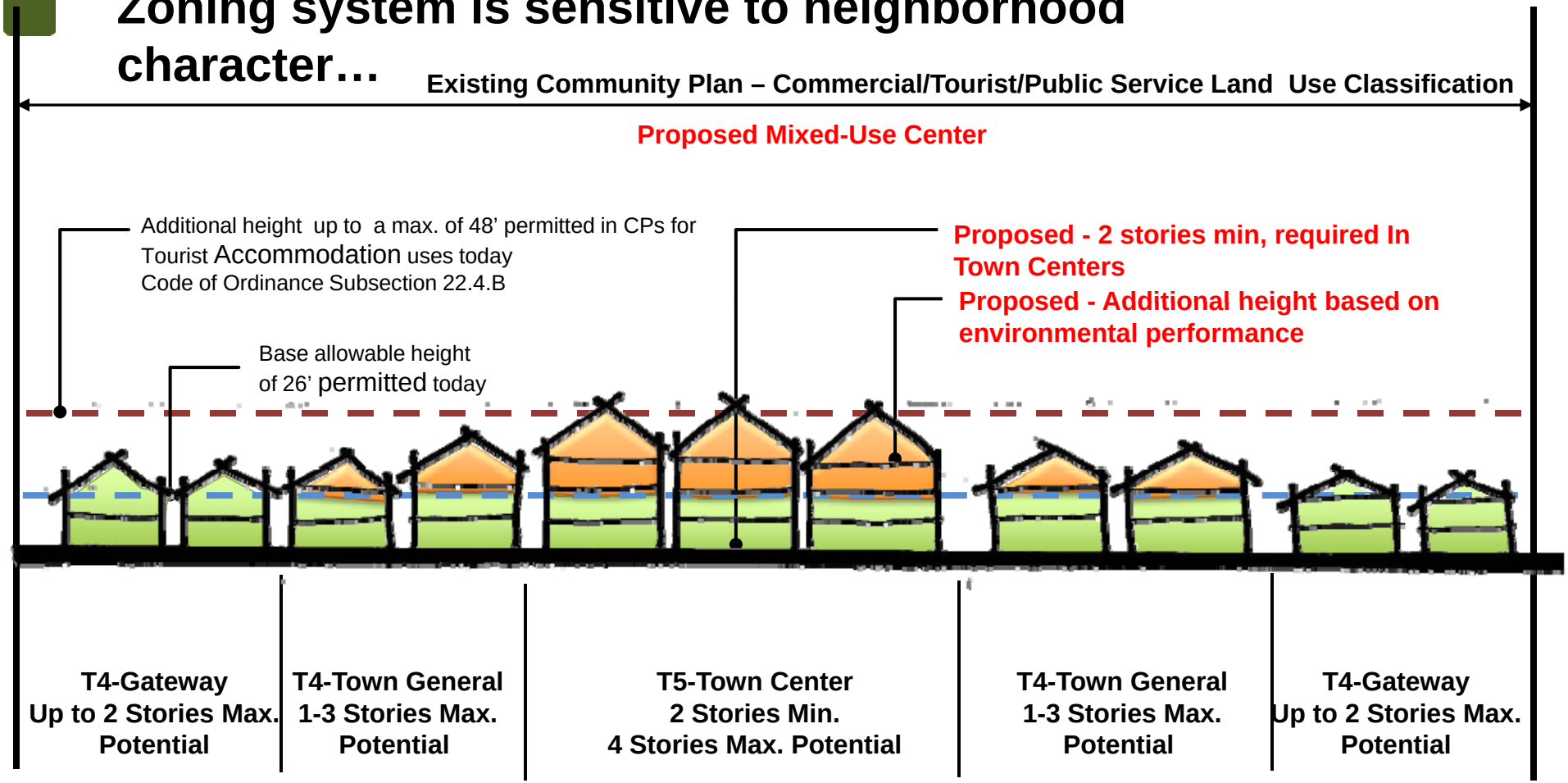
The Transect Crosswalk

	T1-W	T1-B	T21-CONS/PL	T2	T3	T4-NG
Regional Plan Plan Land Use Classification	Conservation			Recreation	Residential	
Proposed Transect Zone Districts	Wilderness	Backcountry	Conservation & Park Land	Recreation	Residential	Residential Walkable
Example Plan Area Statements/CPs	Desolation	Meiss Meadow, Freel Peak	Truckee Marsh, Pope Beach	Camp Richardson, Heavenly Ski Resort	Montgomery Estates	Sierra Tract
Transect Zone District Description	These are areas that are designated by Congress as part of the National Wilderness Preservation System. These lands offer outstanding opportunities for solitude or a primitive, unconfined recreation experience – for present and future generations. These lands are managed to prevent the degradation of wilderness character. Natural ecological processes are preserved, and where necessary – restored. These lands contain ecological, geological, and other features of scientific, educational, scenic and historical value. Permanent improvements and mechanized uses are prohibited. These lands within the Tahoe Basin include Desolation, Granite Chief, and Mount Rose Wilderness Areas.	These are areas that are identified in a set of Inventoried Roadless Area (IRA) maps, contained in Forest Service Roadless Area Conservation, Final Environmental Impact Statement, Volume 2, dated November 2000. These lands are managed consistent with direction provided in the 2001 Roadless Rule (36 CFR Part 294 Special Areas, Roadless Area Conservation; Final Rule) in order to protect roadless area values and characteristics, which area as follows; high quality or undisturbed soil, water, and air; sources of public drinking water; diversity of plant and animal communities; habitat for threatened, endangered, proposed, candidate, and sensitive species and for those species dependent on large, undisturbed areas of land; primitive, semi-primitive non motorized, and semi-primitive motorized classes of dispersed recreation; reference landscapes; natural appearing landscapes with high scenic quality; traditional cultural properties; and other locally identified unique	These are areas with value as natural areas, an interface between primitive and urban areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. 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 of passive recreation with unique recreational resources which may service public needs, such as beaches and access to dispersed recreation opportunities, and (5) areas suitable for low-to-moderate resource management. Vegetation is managed to ensure public safety and healthy forest conditions.	These are lands with good potential for intensive outdoor recreation. Intensive recreation areas are harmonious with the surrounding natural environment, are designed for user comfort and convenience, and the protection of the natural environment. They are accessible via a variety of transportation options and possess good potential for concentrated outdoor recreation. Areas include (1) areas of existing and proposed outdoor private and public intensive outdoor recreation use, (2) designated local, state, and federal recreation facilities, and (3) areas without overriding environmental constraints on resource management or recreational purposes.	These are areas having potential to provide housing for the residents of the Region that in a form of detached single family dwellings. 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 low density residential neighborhood. These lands include: (1) areas now developed for single family residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas with existing density or potential density of 1 to 8 units per acre and structures of one to two story heights.	These are areas having potential to provide housing for the residents of the Region that are primarily high density single family and multi-family units in a transit oriented development form. These lands include: (1) areas now developed for multi family residential purposes; (2) areas with existing or potential density patterns at 8 to15 units an acre and structures of one to three story heights; (3) areas of moderate-to-good land capability, (4) area within urban boundaries and serviced by utilities; and (5) areas of centralized location within close proximity to commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.
Special Designations						
Community Plan Areas	NA					
Transit Oriented Development Areas	NA					
Urban Boundary Areas	Non Urban Areas					
Transfer of Development and Bonus Areas	NA		Transfer Receiving Areas		Transfer Sending Area	
Wildland Urban Interface (WUI)	NA					
General Transect Zone Standards Range						Parcel specific standards are to be found in the Code and eacl
Uses for Zone	Dispersed Recreation, Limited Resource Management	Dispersed Recreation and Protective Resource Management	Dispersed and Limited Developed Recreation Resource Management H&S and Linear PS	Developed Recreation, Summer Homes, Resorts, Ski Areas, Golf Courses, Marinas, Recreational Resource Management	Residential Suburban Detached Single Family Development, Schools, Local Health and Safety Facilities, Outdoor Recreation, Urban Resource Management	Residential High Medium Density (TOD) Mixed Residential and Tourist, Schools, Local Health and Safety Facilities, Outdoor Recreation
Intensity for Zone						
Density	High probability of experiencing solitude	High probability of experiencing solitude	Moderate probability of experiencing solitude	Opportunity to affiliate with others in developed sites Campgrounds 1-8 sites/ac, Group Facilities 1-25 people/ac	Residential SFD 1-8 units/ac.	Residential Max 15 units/ac., Mobile Home Max 8 units/ac, Other Max 25 people/ac
Floor Area Ratio	NA	NA	NA	0 to .25	0 to .25	.25 to .5
Land Coverage for Zone	Bailey Limits (Minimal less than 1%)	Bailey Limits (Generally 1%)	Bailey Limits (Generally 1%)	Bailey Limits (Generally 20-30% with BMPs)	Bailey Limits (Generally 20-30% on Non Sensitive Lands with BMPs)	Bailey Limits or Existing Coverage (35-50% on Non Sensitive lands with BMPs + Area Systems)
Building Types						Single Family Detached, Carriage House

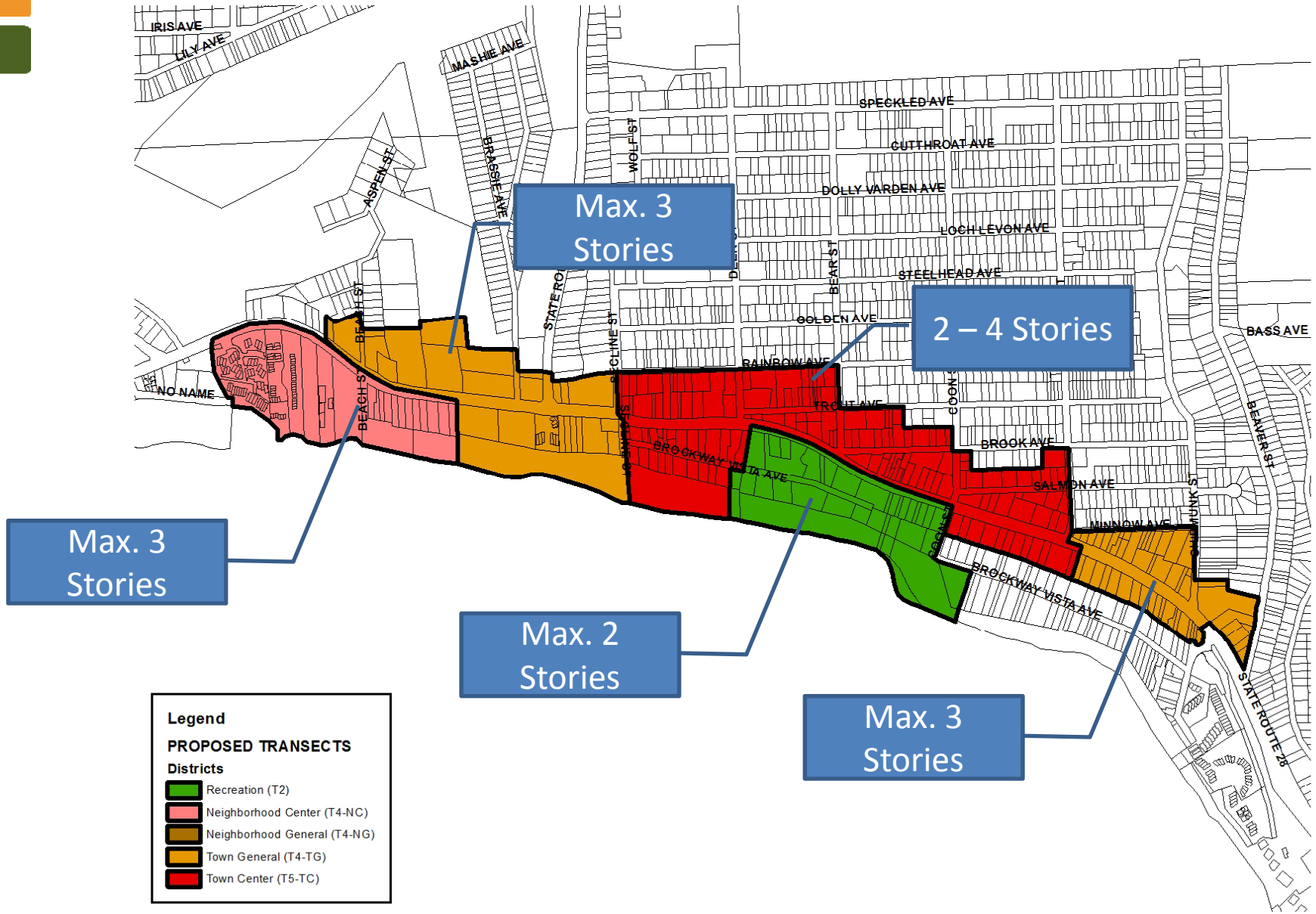
Under the current Community Plan zoning…



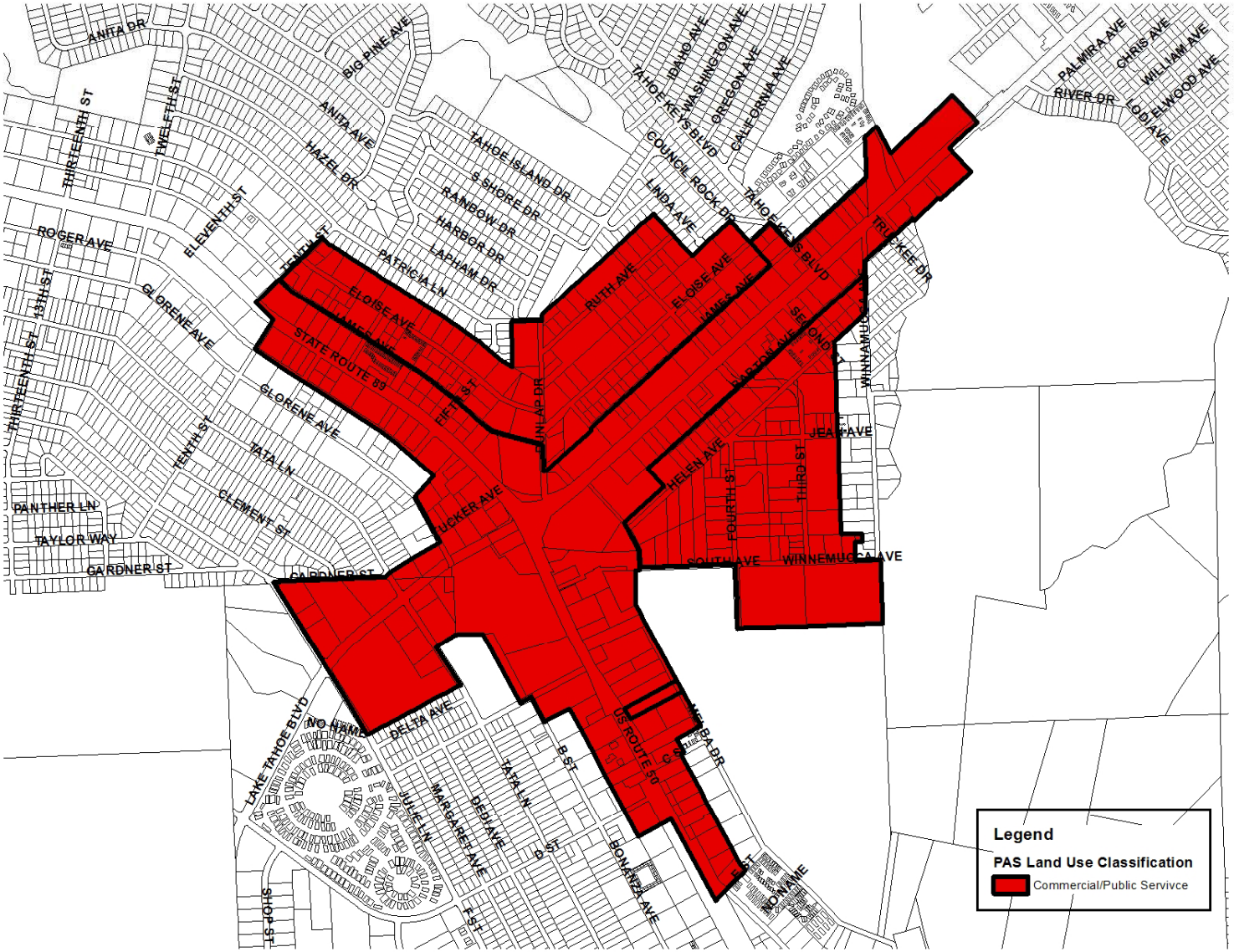
On the other hand, the proposed Community-Based Zoning system is sensitive to neighborhood character…



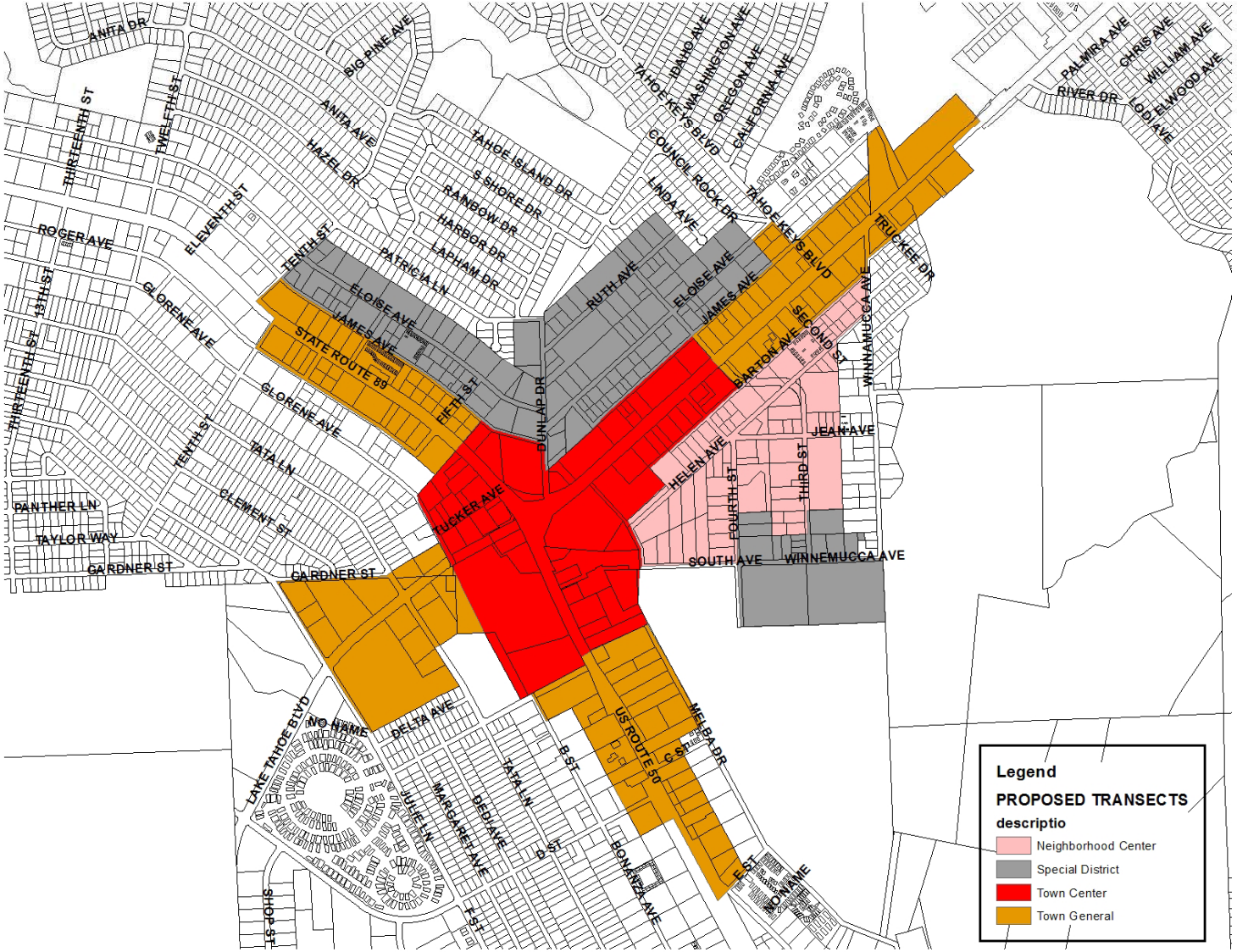
Example of Community-Based Zoning map for this area…



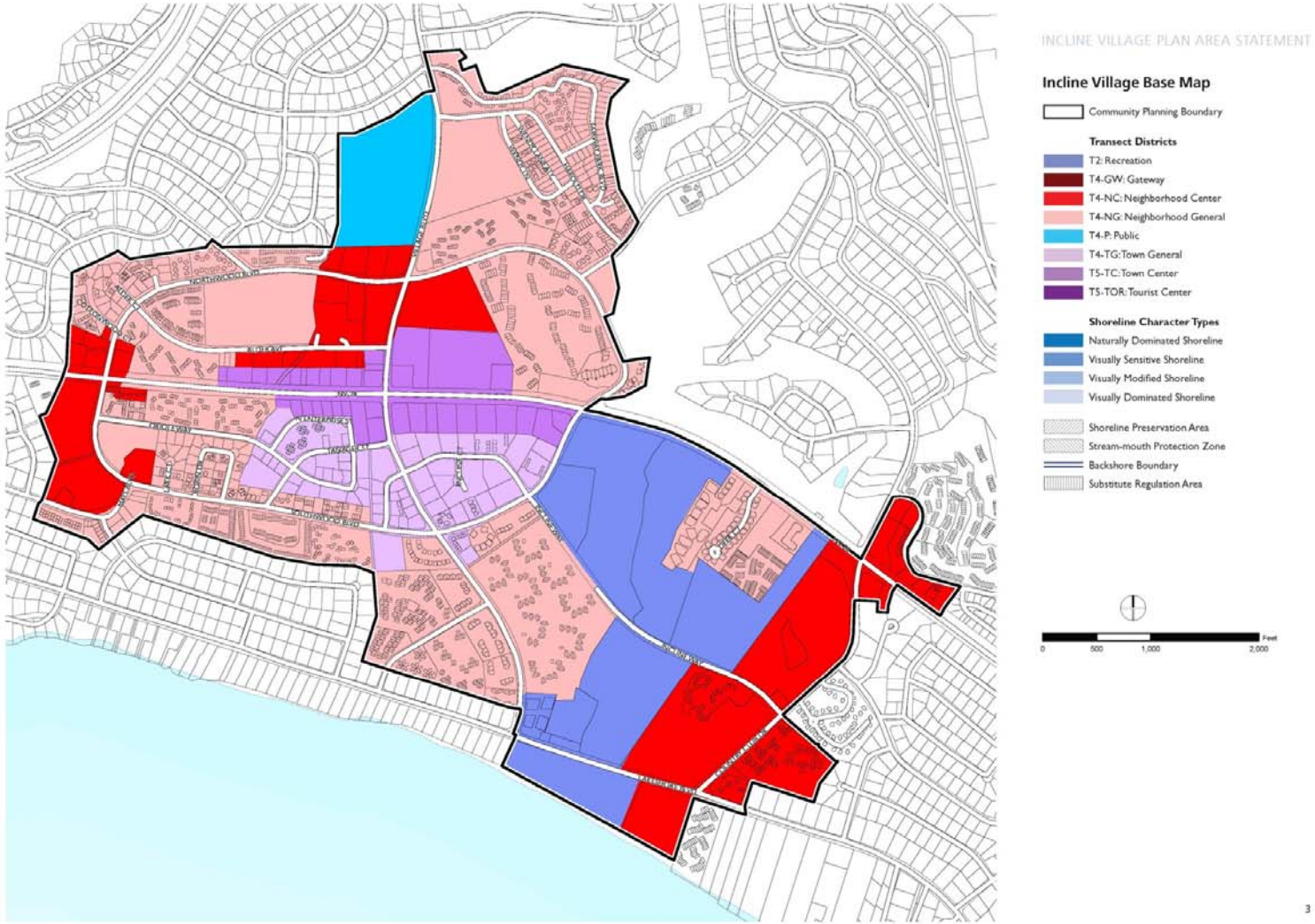
Current zoning, South “Y”…



Example of Community-Based Zoning map for this area…

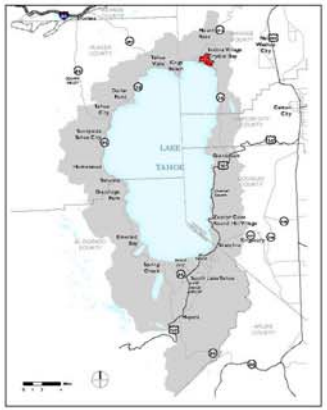


Example of Community-Based Zoning map for Incline Village…



Example of the way Plan Area Statements can be consolidated and reformatted to create predictable standards and increase ease of use…

Incline Village Plan Area



PLANNING STATEMENT

Summary narrative that describes the general planning direction for the Plan Area.

SPECIAL POLICIES

Special policies applicable to the entire Plan Area with references to applicable Community Plan policies.

1.

2.

3.

4.

Do not need to include if not allowed.

INCLINE VILLAGE PLAN AREA: DEVELOPMENT STANDARDS

District	Rec	NG	NC	TG	TC	P	Additional Regulations
Residential Density							
Single-family Dwelling		Parcels < one acre: 1 unit per parcel; Parcels ≥ one acre: 1 unit plus 1 secondary residence			n/a	n/a	Chapter 31: Density
Multi-family Dwelling (units/acre)	n/a	8–15	8–15	8–15	8–15	n/a	
Employee housing	n/a	25 persons/acre		n/a	n/a	n/a	
Multi-person Dwelling	n/a	25 persons/acre			n/a	n/a	
Nursing and Personal Care	n/a	25 persons/acre			n/a	n/a	
Residential Care	n/a	25 persons/acre		n/a	n/a	n/a	
Tourist Accommodation Density							
Bed and Breakfast Facilities	n/a	n/a	10 units/acre		n/a	n/a	Chapter 31: Density
Time-sharing (hotel/motel design)	n/a	n/a	20–40 units/acre		n/a	n/a	
Transient Dwelling Units	n/a	n/a	20–40 units/acre		n/a	n/a	
Time-sharing (residential design)	n/a	8–15 units/acre			n/a	n/a	
Additional Developed Outdoor Recreation							
Summer Day Use	0 PAOT						Chapter 50: Allocation of Development
Winter Day Use	0 PAOT						
Overnight	0 PAOT						
Other	n/a						
Tourist Accommodation Bonus Units	0						Chapter 52: Bonus Unit Incentive Program
Commercial Floor Area Allocation	35,090 square feet						Chapter 50: Allocation of Development
Maximum Height (ft)	26, 42 with additional allowances		26, 45 with additional allowances			26, 42 with additional allowances	Chapter 37: Height
Noise (CNEL)	55	55	55	60	60	60	Chapter 69: Noise Limitations
Streetscape	Rural Character Class	Traditional Character Class	Downtown Character Class				
Notes							

INCLINE VILLAGE PLAN AREA: SHOREZONE PERMISSIBLE USES

Use	Tolerance District 7
A–Allowed, S–Special Use	
Primary Uses	
Boat Launching Facility Uses	S
Beach Recreational Uses (Intensive)	A
Marinas	S
Salvage Uses	S
Tour Boat Use	S
Waterborne Transit Uses	S
Water-Oriented Outdoor Recreation	
Concession Uses	A
Other Uses Permissible as an Allowed Use Throughout the Shorezeone and Lagoon Areas of the Region	Chapter 81: Permissible Uses and Structures in the Shorezone and Lakezone
Accessory Uses	
Boat Ramps	A
Breakwaters or jetties	S
Mooring buoys	A
Fences	S
Floating platforms	A
Piers	A
Shoreline protective structures	S
Water Intake lines	A
Other Uses Permissible as an Allowed Use Throughout the Shorezeone and Lagoon Areas of the Region	Chapter 81: Permissible Uses and Structures in the Shorezone and Lakezone

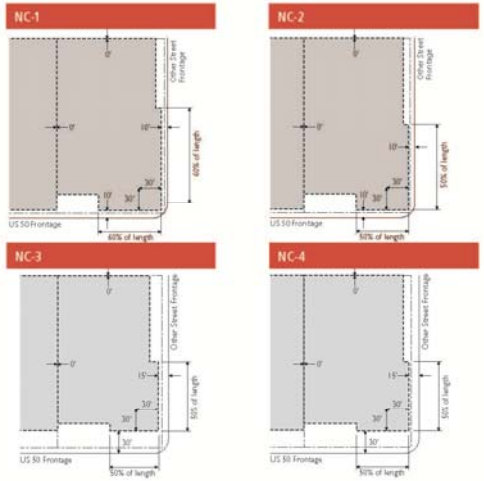
May be allocated for the entire Plan Area or assigned to individual district.

Note to staff: Should these be the density limits in the existing PASs, the density limits set in the Transect Crosswalk, or the density limits set in the revised PASs?

Need to determine how heights above 26 feet will be allowed. Are heights greater than 26 feet allowed by-right in community areas or subject to the additional height standards in Chapter 37: Height?

Should these be the noise limits in the existing PASs, the noise limits set in the Transect Crosswalk, or the noise limits set in the revised PASs?

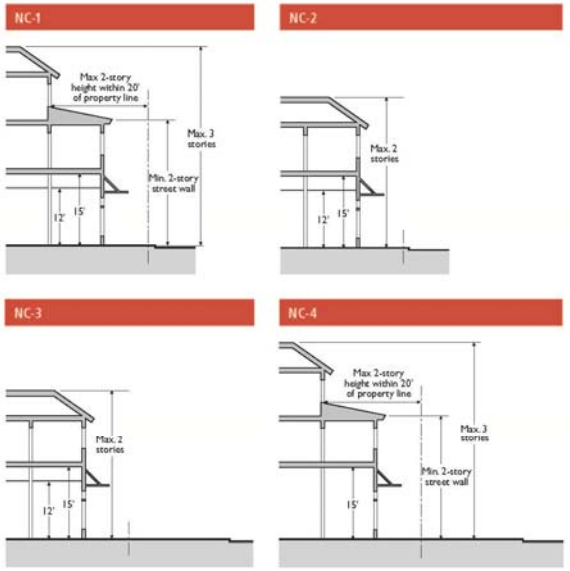
Form-Based Coding example…



NEIGHBORHOOD CENTER – BUILDING PLACEMENT

Character Area	NC-1	NC-2	NC-3	NC-4
FRONTAGE SETBACK				
Buildings are located a consistent distance from the curb. This distance may vary depending on the street that the building is located on and the height of the building. Active uses such as retail, restaurants, and cafes are located along main streets.				
US 50 Frontage	10'	10'	30'	30'
Other Streets	10'	10'	15'	15'
Interior Side and Rear Setback				
Buildings are located directly next to each other to create continuous storefronts along main streets.				
Interior Side[1]	0'	0'	0'	0'
Rear[1]	0'	0'	0'	0'
BUILDING AT SETBACK LINE				
Buildings are constructed at the setback line for most of the street frontage to create a continuous wall that lines the street.				
Percentage	60%	50%	50%	50%
CORNER LOT BUILD TO AREA				
Buildings are located at the setback line within a minimum distance of every corner to animate the intersection and facilitate pedestrian flow around the corner. Public open space may be at the corner with buildings lining the edge of the public open space.				
Minimum	30'	30'	30'	30'

1 Interior side and rear setbacks are 15 feet when adjacent to a Residential, Conservation, or Recreation District.



NEIGHBORHOOD CENTER – HEIGHT

Character Area	NC-1	NC-2	NC-3	NC-4
BUILDING				
Building heights range from two to three stories, depending on where the building is located. Building heights should not interfere with views of scenic features or exceed the height of existing forest cover in the vicinity. Buildings on steep slopes should step down the hillside, following the slope of the land.				
Maximum Stories, within 20' of street property line	2	2	2	2
Maximum Stories, other lot area	3	2	2	3
STREET WALL				
The building along the street goes directly up to a minimum height along US 50, SR 28 and SR 89 within 20' of the street property line to provide a strong edge for pedestrians.				
Minimum Stories	2	2	2	2
GROUND FLOOR				
The ground floor space of a building has a minimum height to establish a stronger building base along the sidewalk and create flexible ground floor spaces.				
Minimum Height, Non-Residential	15'	15'	15'	15'
Minimum Clearance, Non-Residential	12'	12'	12'	n/a
Minimum Height, Residential	12'	12'	n/a	12'

AGENDA ITEM #3:

Discussion and Development of the Charter for the RPU Committee and Discussion of Next Steps for the Committee

Potential topics to be taken up by the Committee

- Understanding the Difference Between the **Proposed Community-Based Planning System** and Plan Area Statements/Community Plans
- Understanding the Major Differences Across the **EIS Alternatives**, Including the Major New Themes in Alternative 2
- The RPU's Implementation Architecture for **TMDL and SCS**
- Policy Choices re: TRPA's Regulatory Role and Potential Areas of **Delegation** to Local Jurisdictions and State and Federal Agencies
- **Transfer of Development Rights**, Transfer Bonuses, and the Transfer Matrix

Potential topics to be taken up by the Committee (cont'd)

- Incentivizing **TMDL Implementation**: What are TRPA's Tools and How Can We Work with our Partners?
- Policy Choices re: the **Tourist Accommodation Units** Issue
- "**Bike Paths** vs. Coverage"
- **Transferring Coverage** from One Watershed to Another
- Understanding the **Code** Update
- Policy Choices re: the **Eleven Threshold Standards** Proposed for Amendment with the RPU
- A New **Nearshore** Threshold Standard: Is One Needed Now?

-- *DRAFT* --

Charter for the RPU Committee

The responsibility of the Regional Plan Update Committee is expediting the December 2012 completion of the Regional Plan Update by:

(a) facilitating the Board's understanding of the proposed amendments to the Regional Plan

(b) consulting with the Board on proposals in the Regional Plan Update; identifying areas of difference and recommending resolutions

(c) accepting other responsibilities assigned by the Board

AGENDA ITEM #4:
Schedule for Future Meetings

- Sep 2011
- Oct 2011
- Nov 2011
- Dec 2011
- Jan 2012
- Feb 2012
- Mar 2012
- Apr 2012
- May 2012
- Jun 2012
- Jul 2012
- Aug 2012
- Sep 2012
- Oct 2012
- ...

AGENDA ITEM #5:
Members Comments

Aldean, Bresnick, Reedy, Robinson, Sevison, Shute