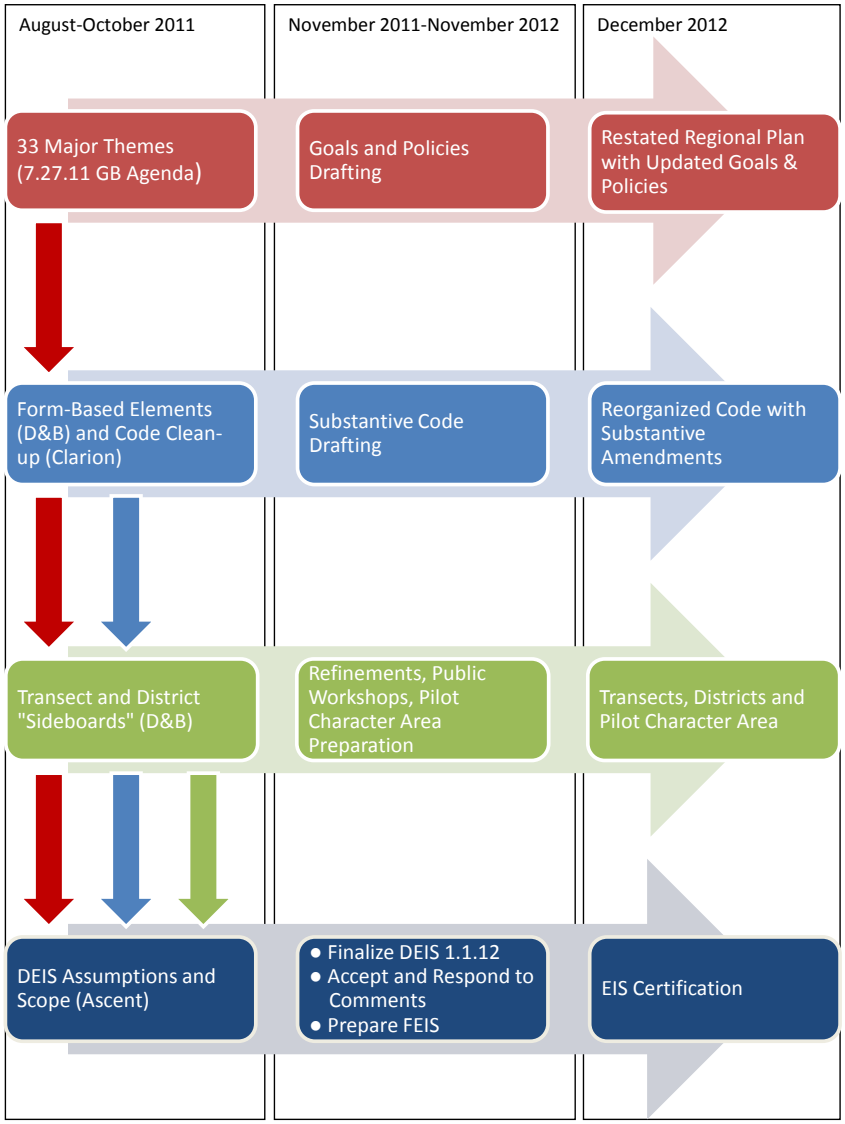
Regional Plan Update Opportunities, Challenges and Options

Local Government Committee
8.24.2011

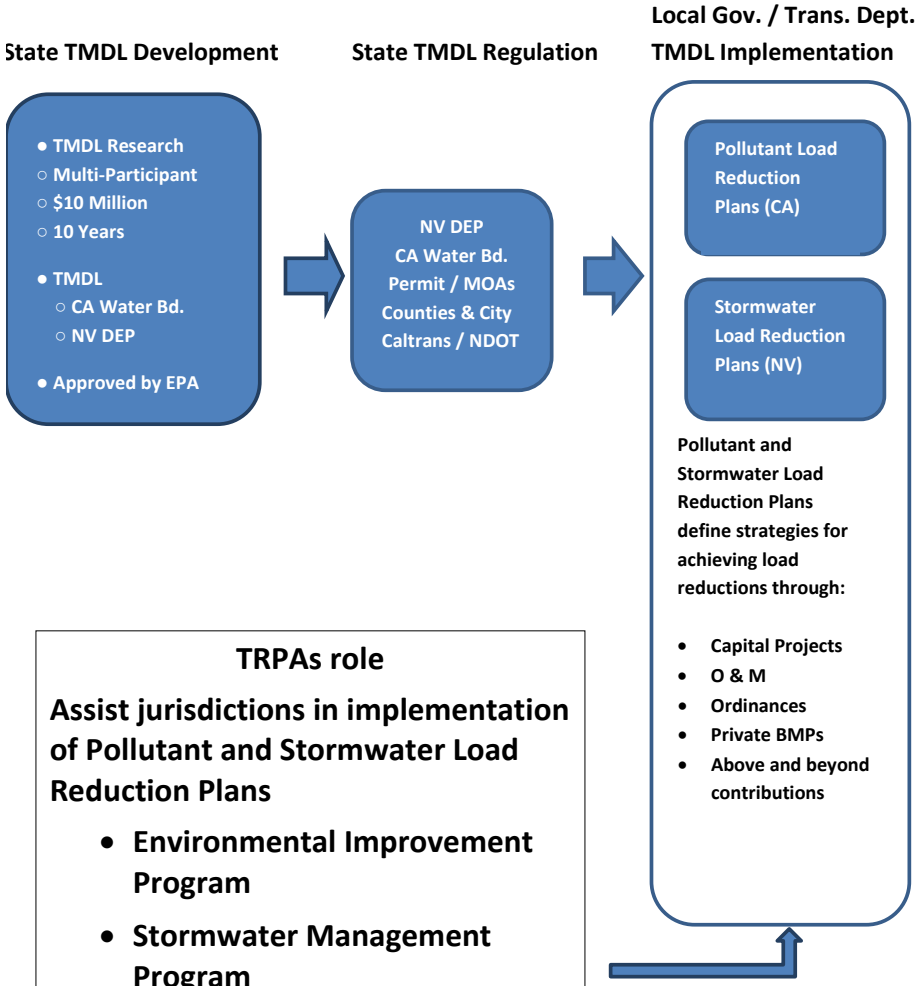
Presentation Outline

- RPU Time Line
- TMDL Overview
- Transect Planning and Zoning Overview
- TMDL Opportunities, Challenges and Options "Brainstorming"
- Assignments for September

RPU Time Line



TMDL Overview



TRPAs role

Assist jurisdictions in implementation of Pollutant and Stormwater Load Reduction Plans

- **Environmental Improvement Program**
- **Stormwater Management Program**
- **Incentives**

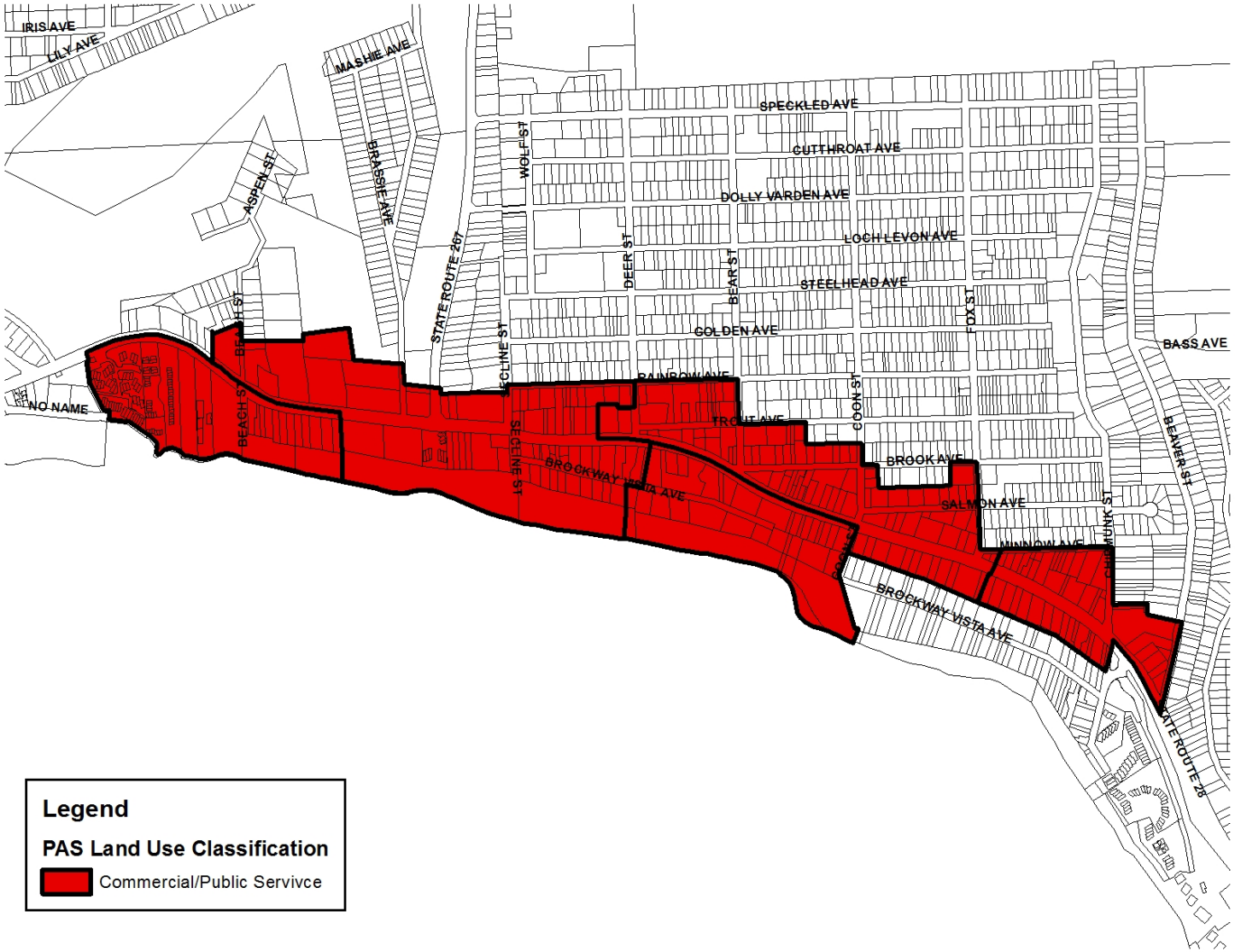
TMDL Overview

- Environmental Improvement Program
  - PLRP and SLRP projects will be incorporated into the 5-year list (Code)
  - Percentage of mitigation fees allowed for O & M will be increased (Mitigation Fund Release Policies)
  - In-lieu BMP fees will be allowed for constrained properties (Code)
- Stormwater Management Program
  - Implement a focused BMP inspection, maintenance and enforcement strategy in jurisdiction priority areas (Code and BMP Strategic Plan Changes)
  - Adjust BMP inspection protocol to allow those inspections to also count towards jurisdiction reporting requirements (BMP Strategic Plan and MOU changes)
- Incentives
  - Allocations
    - CFA
    - Residential
  - Increased local permit review (MOU)

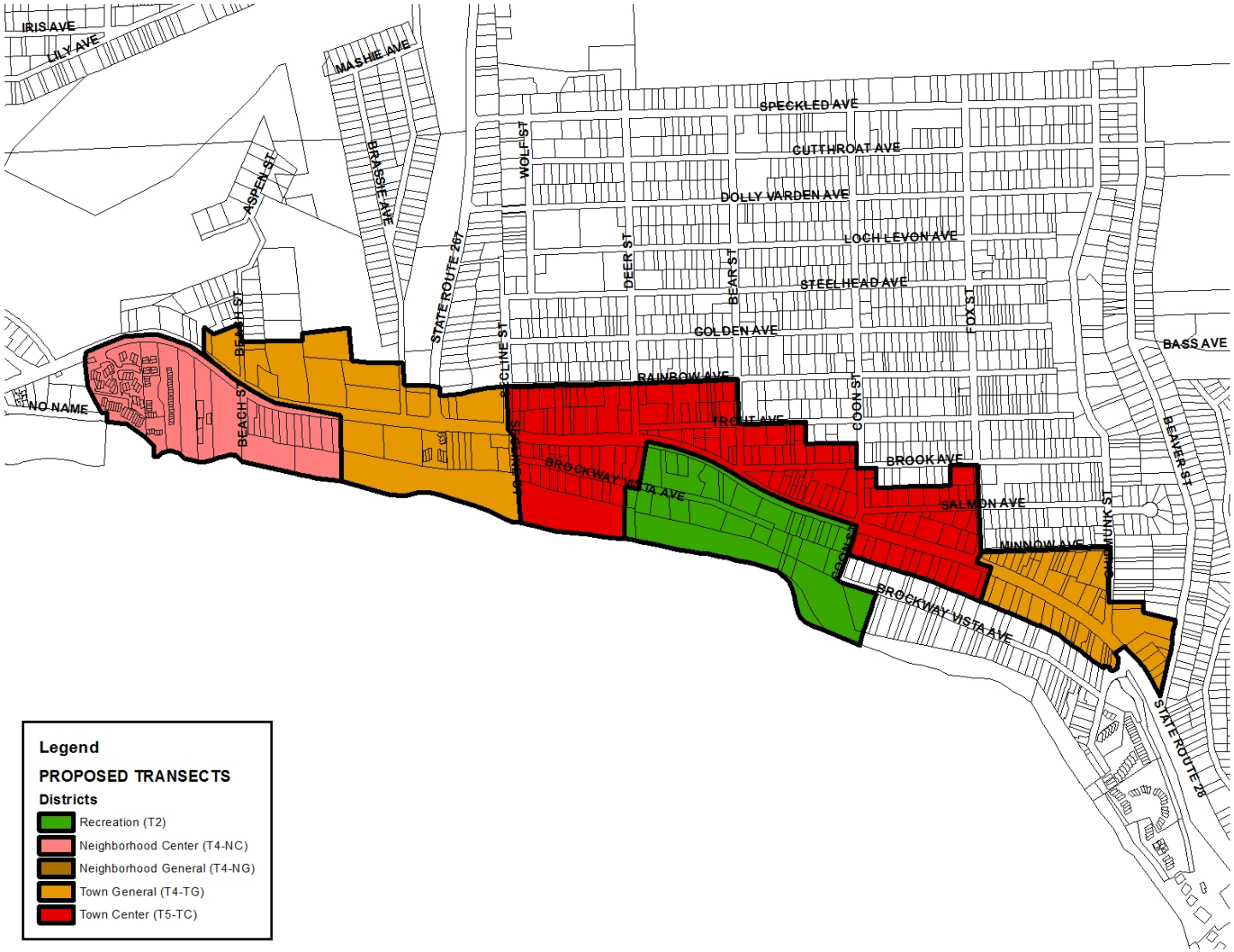
Transect Planning and Zoning

- Transect Districts
- Updated and Consolidated Plan Area Statements
- Character Areas

Transect Planning and Zoning

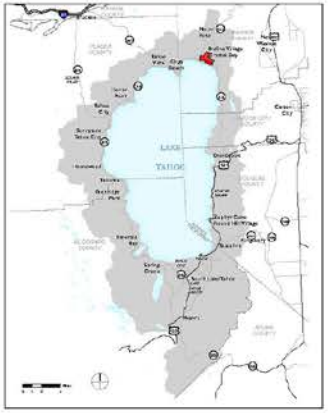


Transect Planning and Zoning



Transect Planning and Zoning

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?

Transect Planning and Zoning

TAHOE REGIONAL PLANNING AGENCY

Note to staff: Opportunities for reducing the overall number of uses should be explored as part of the General Code Update effort. Use types with similar characteristics, form or function may be consolidated. Other uses, such as some Resource Management and public utility uses, may be identified as uses that are allowed region-wide, regardless of district, similar to the current approach for certain shorezone uses.

INCLINE VILLAGE PLAN AREA: USE REGULATIONS

Use	Rec	NG	NC	TG	TC	P
A–Allowed, S–Special Use; (#) refer to limitations listed at end of table.						
Residential						
Nursing and personal care	–	S(1)	S	S	–	–
Employee housing	–	S(1)	S	A	A	–
Residential care	–	S(1)	S	S	–	–
Single family dwelling	–	S(1)	A	S	–	–
Multiple family dwelling	–	A	S	S	A	–
Multi–person dwelling	–	S(2)	S	S	–	–
Tourist Accommodation						
Bed and breakfast facilities	–	–	A	A	–	–
Time sharing (hotel/ motel design)	–	S(3)	S	S	–	–
Hotel, motel, and other transient dwelling units	–	S(3)	A	A	–	–
Time sharing (residential design)	–	S	S	S	–	–
Commercial						
Auto, mobile home and vehicle dealers	–	–	–	A	–	–
General merchandise stores	–	S(3)	A	A	A	–
Mail order and vending	–	–	A	A	A	–
Building materials and hardware	–	–	–	A	S	–
Nursery	–	S(3)	S	A	A	–
Outdoor retail sales	–	–	S	S	S	–
Eating and drinking places	–	S(3)	A	A	A	–
Service stations	–	–	S	A	S	–
Food and beverage retail sales	–	S(3)	A	A	A	–
Furniture, home furnishings and equipment	–	–	A	–	A	–
Amusements and recreation services	–	S(3)	S	S	S	–
Outdoor amusements	–	–	S	S	–	–
Privately owned assembly and entertainment	–	–	S	S	–	–
Gaming–nonrestricted (Nevada only)	–	–	A	–	–	–
Animal husbandry services	–	–	–	A	–	–

INCLINE VILLAGE PLAN AREA: USE REGULATIONS

Use	Rec	NG	NC	TG	TC	P
A–Allowed, S–Special Use; (#) refer to limitations listed at end of table.						
Personal services	–	S(3)	A	A	A	–
Auto repair and service	–	–	–	S		–
Professional offices	–	S(3)	A	A	A	–
Broadcasting studios	–	–	A	A	A	–
Repair services	–	–		A	A	–
Business support services	–	–	A	A	–	–
Sales lots	–	–	–	S	–	–
Contract construction services	–	–	–	A	–	–
Schools–business and vocational	–	–	S	A	A	–
Financial services	–	S(3)	A	A	A	–
Secondary storage	–	–		S		–
Health care services	–	S(3)	A	A	A	–
Laundries and dry cleaning plant	–	–	–	A	–	–
Printing and publishing	–	–	–	A	S	–
Food and kindred products	–	–	–	S	–	–
Fuel and ice dealers	–	–	–	S	–	–
Small scale manufacturing	–	–	–	S	–	–
Industrial services	–	–	–	S	–	–
Storage yards	–	–	–	S	–	–
Warehousing	–	–	–	S	–	–
Vehicle and freight terminals	–	–	–	S	–	–
Wholesale and distribution	–	–	–	S	–	–
Vehicle storage and parking	–	–	S	S	–	–
Public Service						
Local public health and safety facilities	A	S	A	–	A	A
Membership Organizations	A	S(3)	A	–	A	A
Cemeteries	S	–	S	–	–	–
Churches	S	S	S	A	A	A
Public owned assembly and entertainment	S	S	S	–	S	S
Collection Stations	A	–	A	S	–	S
Cultural facilities	A	S	A	–	A	A
Public utility centers	–	S	–	–		

INCLINE VILLAGE PLAN AREA: USE REGULATIONS

Use	Rec	NG	NC	TG	TC	P
A–Allowed, S–Special Use; (#) refer to limitations listed at end of table.						
Day care centers/pre–schools	A	S	A	–	A	S
Schools—pre–schools	–	A(2)	–	–	–	–
Regional public health and safety facilities	S	–	S	S	A	S
Government offices	A	S(3)	A	–	A	A
Hospitals	A	–	A	–	–	A
Schools–college	S	–	S	–	–	–
Local assembly and entertainment	A	–	A	–	A	A
Schools–kindergarten through secondary	–	S	–	–	–	S
Local post office	A	S(2)	A	–	A	A
Social service organizations	A	S(3)	A	–	A	A
Pipelines and power transmission	S	S	S	–	S	S
Transportation routes	S	S	S	–	S	S
Transit stations and terminals	S	S	S	–	S	S
Transmission and receiving facilities	S	S	S	–	S	S
Recreation						
Beach recreation	A	–	A	–	–	–
Outdoor recreation concessions	A	S(2)	A	–	–	–
Boat launching facilities	S	–	A	–	–	–
Participant sports facilities	S	S	S	–	–	–
Cross country ski courses	S	A(3)	S	–	–	–
Recreation centers	S	–	S	–	–	–
Day use areas	A	A(4)	A	–	–	–
Riding and hiking trails	A	–	A	–	–	–
Rural sports	–	A(2)	–	–	–	–
Golf courses	S	A(3)	S	–	–	–
Sport assembly	S	A(4)	S	–	–	–
Marinas	S	–	S	–	–	–
Visitor information centers	A	–	A	–	–	–
Resource Management						
Reforestation	A	A	A	A	A	A
Special cut	S	A(2)	S	–	–	–
Regeneration harvest	S	–	S	–	–	–
Thinning	A	A	A	A	A	A

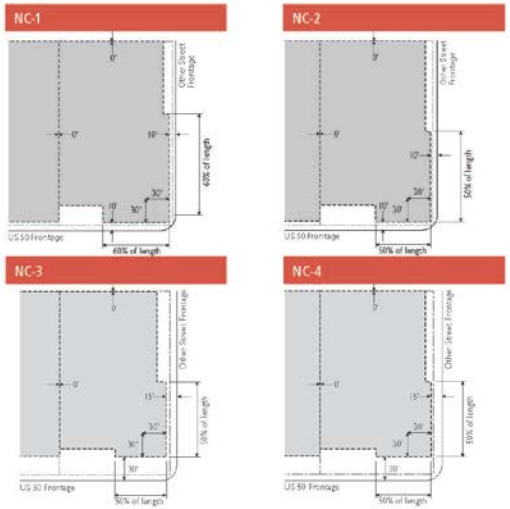
INCLINE VILLAGE PLAN AREA: USE REGULATIONS

Use	Rec	NG	NC	TG	TC	P
A–Allowed, S–Special Use; (#) refer to limitations listed at end of table.						
Sanitation salvage cut	A	A	A	A	A	A
Timber stand improvement	S	–	S	–	–	–
Tree farms	–	A(3)	–	A	A	A
Early successional vegetation management	A	A	A	A	A	A
Structural fish habitat management	A	A	A	A	A	A
Nonstructural fish habitat management	A	A	A	A	A	A
Structural wildlife habitat	A	A	A	A	A	A
Nonstructural wildlife habitat management	A	A	A	A	A	A
Fire detection and suppression	A	A	A	A	A	A
Fuels treatment management	A	A	A	A	A	A
Sensitive plant management	A	A	A	A	A	A
Insect and disease suppression	A	A	A	A	A	A
Uncommon plant community management	A	A	A	A	A	A
Erosion control	A	A	A	A	A	A
Stream environmental zone (SEZ) restoration	A	A	A	A	A	A
Runoff control	A	A	A	A	A	A

Notes

1. Allowed in the Fairway area.
2. Prohibited in the Fairway area.
3. Limited to the Fairway area.
4. Special Use in the Fairway area.

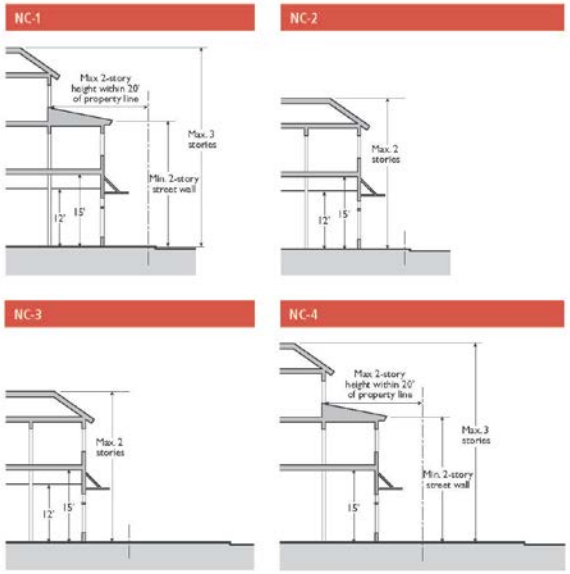
Transect Planning and Zoning



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'

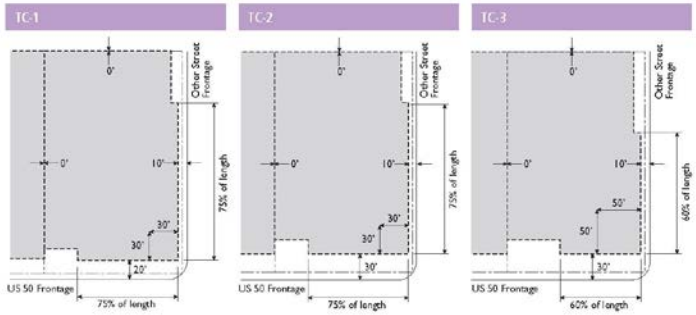
1 Interior side and rear setbacks are 15 feet when adjacent to a Residential, Conservation, or Recreation District.

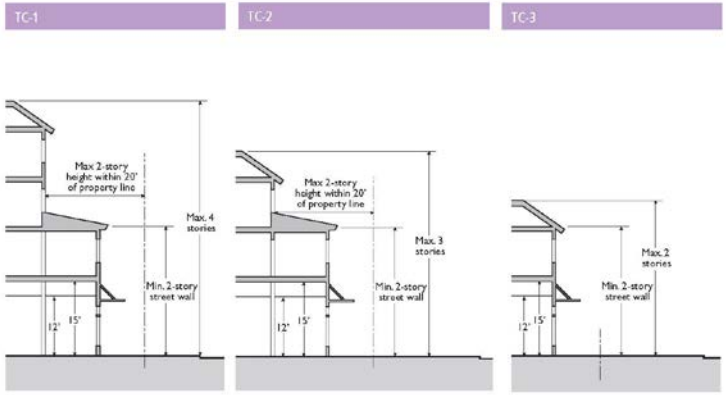


NEIGHBORHOOD CENTER – HEIGHT

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'

Transect Planning and Zoning





TOWN CENTER – BUILDING PLACEMENT

Character Area	TC-1	TC-2	TC-3
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	20'	30'	30'
SR 28 and SR 89	10'	20'	20'
Other Streets	10'	10'	10'
INTERIOR SIDE AND REAR SETBACK			
Buildings are located directly next to each other to create continuous storefronts along main streets.			
Interior Side	0'	0'	0'
Rear	0'	0'	0'
BUILDING AT SETBACK LINE			
Buildings are constructed at the setback line for the majority of the street frontage to create a continuous wall that lines the street.			
Percentage	75%	75%	60%
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'	50'

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

TOWN CENTER – HEIGHT

Character Area	TC-1	TC-2	TC-3
BUILDING			
Building heights range from two to four stories, depending on where the building is located. Building heights do not interfere with views of scenic features or exceed the height of existing forest cover in the vicinity. Buildings on steep slopes step down the hillside, following the slope of the land.			
Maximum Stories, within 20' of property line	2	2	2
Maximum Height, other lot area	4	3	2
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
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'
Minimum Clearance, Non-Residential	12'	12'	12'
Minimum Height, Residential	12'	12'	n/a

Transect Planning and Zoning

- What is next
  - Agreement on Transect Crosswalk (set Building Envelope of Opportunity) for EIS Analysis
  - Finalize Map Boundaries
  - Conduct Character Area Workshops with Local Jurisdictions
  - Conduct Public Workshops

Brainstorming

- TRPA staff “Discussion Guide” handout is starting point
- Add/revise opportunities/challenges
- Add/revise options to address opportunities and challenges
  - Specifically identify if appropriate for inclusion in updated Regional Plan

Assignments for September

- TRPA staff update TMDL “Discussion Guide” and distribute via e-mail by 8.26.2011
- Local governments review options from “Discussion Guide” by September meeting
- Committee feedback, discussion and direction to TRPA staff on TMDL goals, policies, etc. for RPU at September meeting
- Start same brainstorming process for Transect Planning and Zoning at September meeting