

Recommended Land Use Policy Modifications

December 6, 2011

1. Postpone action on Regional Land Use Map and LU-4 Implementation table until December 13 to allow additional time for public review.
2. To eliminate “TRPA Redevelopment Plans”, apply “Redevelopment Plan” allowances throughout Town Centers, Regional Centers and the High Density Tourist District and provide opportunities for other redevelopment incentives:

1. Delete Policy LU-2.16.

2. Add additional Implementation Measure under Goal LU-2:

- 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.

3. To clarify the management of Allocations and Bonus Units, add language at the end of the first Implementation Measure under Goal LU-2, as follows:

Update the Implementation Section of the Regional Plan and Chapters 33 and 35 of Code to reflect remaining allocations from the 1987 plan and the release of new allocations to use between 2012 and 2032, Changes should reflect Alternative 3 of the following table. [Residential Bonus Units and new non-residential allocations shall be held by TRPA and used for development transfers. New non-residential allocations may also be used within conforming Local Plans based on a demonstrated need for additional allocations to support redevelopment and infill development within Town Centers, Regional Centers, the High Density Tourist District and neighborhood centers identifies in the conforming Local Plans. To qualify for new non-residential allocations, Local Plans shall demonstrate that use of the allocations will result in environmental gain above the gain that would be achieved without the allocations.](#)

4. To provide opportunities for Local Plans to achieve additional environmental gain using alternative transfer ratios, add language at the end of the fourth Implementation Measure under Goal LU-3, as follows:

Amend Chapter 33, 34 and 35 to create bonus allocations and increased transfer ratio matches to encourage the transfer development from sensitive lands and outlying areas to Town Centers, Regional Centers and the High Density Tourist District pursuant to the following table. [Also allow conforming Local 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.](#)

5. To better define the annual TRPA review and re-certification process for Local Plans, modify subsection 1 of Policy LU-4.12 to read:

1. *The TRPA Governing Board shall annually review each conforming Local Plan and a sample of permits issued within each Local Plan, and shall certify that the Local Plans are being implemented in Conformance with the Regional Plan. If the TRPA Governing Board finds that development that has been permitted within a Local Plan does not comply with the conforming Local Plan, TRPA may retract the delegation of permitting authority and implement the conforming Local Plan.*