



Technical and Minor Substantive Code Amendments

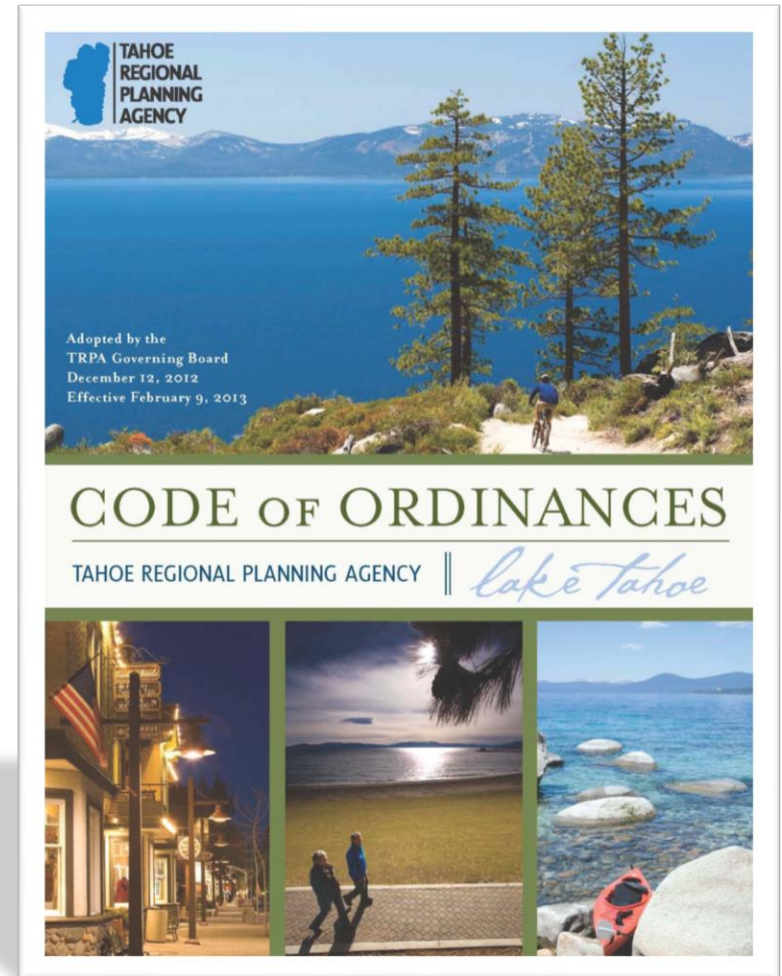
Regional Plan Implementation Committee

March 27, 2019



Code of Ordinances

- Centralized collection of regulatory ordinances
- Major revision with Regional Plan update in 2012.
- Last technical update: October 2017
- Recent revisions:
 - Development Rights
 - Shoreline Plan



Approach

- Purpose: Routine maintenance of Code of Ordinances
 - Address errors and inconsistencies
 - Clarify existing provisions
 - Reflect current practices
- Collected technical correction proposals from staff
 - During screening, two proposals were identified that involve a change in policy.

Proposal

- 1. Technical Amendments:** 44 changes affecting 18 chapters
 - *Attachment B*
- 2. Minor Substantive Amendments:** Two changes affecting two chapters
 - *Attachment C*

Affected Chapters

#	Chapter	Type
6	Tracking, Accounting, and Banking	T
14	Specific and Master Plans	T
21	Permissible Uses	T
30	Land Coverage	T
31	Density	T
34	Driveway and Parking Standards	T
36	Design Standards	T
37	Height	T
50	Allocation of Development	T, S
51	Banking, Conversion, and Transfer of Development	T

T = Technical **S** = Substantive

#	Chapter	Type
52	Bonus Unit Incentive Program	T
63	Fish Resources	S
65	Air Quality / Transportation	T
66	Scenic Quality	T
80	Review of Projects in the Shorezone and Lakezone	T
81	Permissible Uses and Structures in the Shorezone and Lakezone	T
82	Existing Structures and Exempt Activities	T
84	Development Standards Lakeward of High Water in the Shorezone	T
90	Definitions	T

Technical Amendments

- Corrections and clarifications with no change in policy
- **44** amendments affecting **18** chapters
- Amendments fall into the following categories:
 - A. Updating references, correcting errors (6)
 - B. Adding references to Area Plans (12)
 - C. Clarifying residential density (1)
 - D. Development Rights corrections (6)
 - E. Shoreline Plan corrections (19)

Technical Corrections

A. Updating References / Correcting Errors

...the scenic ratings per the adopted Scenic Quality ~~Implementation~~
Improvement Program and Technical Appendices (SQIP)...

B. Adding References to Area Plans

Local Plan

An adopted Area Plan, Community Plan, or Plan Area Statement

...TRPA may adopt area-wide specific plans or project-oriented master plans to augment local plans ~~area statements or community plans~~.

Technical Corrections

C. Clarifying Density

The maximum densities established in Section 31.3 may be exceeded for projects located in the Town Center, Regional Center, and High-Density Tourist District Overlays in approved Area Plans pursuant to Section 13.5.3.

D. Development Rights Corrections

A deed restriction shall be recorded with TRPA and the local jurisdiction ensuring that the units remaining in the project area meet TRPA's affordable, ~~or~~ moderate-income, or achievable housing definition and shall be so maintained



Technical Corrections

E. Shoreline Corrections

Coverage attributable to these adaptations is allowed pursuant to subsection 30.4.6.D.3.a.



Substantive Amendments

Chapter 50

- Topic: **CFA allocations to special projects**
- Currently awarded based on inclusion of projects that address thresholds that were in non-attainment in 2001.
- Proposal: Use most recent threshold report rather than 2001 report.

Chapter 63

- Topic: **AIS inspection and decontamination**
- Currently, ordinance only subjects watercraft to inspection/ decontamination.
- Proposal: Expand to include tow vehicle, trailer, and other ancillary equipment.

Recommendation

Adoption of motions to:

1. Recommend approval of the Required Findings as described in Attachment D, including a Finding of No Significant Effect, for adoption of Code Amendments; and
2. Recommend adoption of Ordinance 2019-_____, amending Ordinance 87-9, as previously amended, to amend the Code of Ordinances as shown in Attachments A, B, and C.