

Regional Plan Update

Amendment Topics &
Planning Process
October 2011



Regional Plan Update: 2011/12 Work Program

Primary Goal: Final TRPA Approval of Targeted Regional Plan Amendments in 2012.

- Amendments to Expedite Threshold Attainment
- Based on 6+ years of Community Outreach
- Narrowed Scope for Most Important Issues (July '11)
TMDL, Redevelopment & Process Improvements
- RPU Committee of the Governing Board to review
and refine plan amendments.
- Prioritize public dialog and consensus building.

Existing Regional Plan Strengths:

- Overall Growth Control System
 - Carrying Capacity
 - Limited Development Allocations
 - Coverage Restrictions
 - Subdivision Prohibition
- Environmental Monitoring Programs
 - Science Informs Planning
- Environmental Improvement Programs
 - Stormwater Management, Stream Zone Restoration, etc
- Significant Progress Towards Attainment

Existing Regional Plan

Weaknesses:

- Unpredictable and Cumbersome permitting process
 - Nevada SB 271 requires change
- Focus on detailed design requirements that don't help achieve regional environmental gain
 - TRPA viewed as bureaucratic barrier
- Little incentive for improving/redeveloping non-conforming properties – numerous disincentives
 - Most non-conforming development remains unchanged
 - BMPs remain uninstalled in most developed areas

Existing Regional Plan Weaknesses (continued):

- Few policies encouraging sustainable land use pattern
 - Promotes sprawl – highly dispersed, auto-dependent neighborhoods with little housing in town centers
 - California SB 375 requires change
- Too many different plans
 - Plan Area Statements, etc
- 25 year old plan lacks modern planning strategies
- *****Water Transparency Still Trending Down*****
 - Roads & Legacy Development

Amendment Strategies - Summary

- **Continue to Prioritize Environmental Work**
- **Promote Sustainable Redevelopment in Town Centers**
 - BMPs Installed without Public \$'s (↑ Water Quality)
 - Reduced Auto Dependency (↑ Air Quality)
 - Economic Opportunity & Vibrant Society
- **Focus TRPA on Regional Environmental Gain**
 - Threshold Attainment vs Design Review Emphasis
- **Streamline Regulatory Process**

Strategy #1:

Promote Sustainable Redevelopment

- **Maintain Growth Control Framework**
 - Limited Development – No Change Overall
- **Provide Market Incentives to Move Development from Sensitive Areas to Town Centers**
 - Tiered Transfer Ratios, Relocate Non-Conforming Coverage, Provide Adequate Capacity, Etc
- **Require Environmental Improvement**
 - BMPs, Community Solutions, etc.
- **Alternative Mobility Options**
 - Walk, Bike, Transit

Strategy #2

Focus on Regional Environmental Gain

- **TRPA Requires Environmental Gain**
 - Regional Land Uses, Allocations & Coverage, Regional Policies
 - Targeted Regulatory Amendments
- **Local Governments Use Different Techniques**
 - Local Zoning & Design Standards, Community-Scale Environmental Projects, Etc.
- **Eliminate or Modify Ineffective Rules**
 - Minor Homeowner Improvements, Etc

Strategy #3

Streamline Regulatory Process

- **Integrated Regional/Local Permitting**
 - Remove Redundancy
 - Increase Delegation to Local Govt.
 - One Stop Shop

Regional Plan Update Process

- **Completed: Extensive Outreach (2004-2011)**
 - Regional Visioning, User Interviews, Detailed Studies, Etc.
- **Present: Review Draft Policy Changes**
 - Now through March 2012
 - “Redlined” Plan & Draft EIS
 - Governing Board Committee Meetings
- **Future: Modify & Finalize**
 - Revised Plan & Final EIS
 - Final adoption in 2012

Regional Plan Update Committee - Draft Schedule

Meeting Date	Regional Plan Elements							Code Update	EIS	Pilot Plans
	Introduction	Land Use	Transportation	Conservation	Recreation	Public Services & Facilities	Implementation			
Oct 26 GB		Land Use Overview						Phase 1 & 2	Prepare Draft EIS	Prepare Pilot Plans with Local Governments (Contuing)
Nov 2 RPUC		Regional / Local Plan Framework								
Nov 16 RPUC		Sustainable Communities								
Dec 7 RPUC	Intro & Format							Phase 2		
Dec 20 RPUC					All (Minor Change)	All (Minor Change)				
Jan 4 RPUC			All							
Jan 18 RPUC		Water, Air, Noise		All						
Feb 1 RPUC							Implementing Policies & Govt. Roles			
Feb 15 RPUC							Implementing Policies & Govt. Roles			
March 7 RPUC	Complete Draft Plan									
March 14 GB	Complete Draft Plan									

1987 Land Use Framework

- Regional Land Use Classification
 - Conservation
 - Recreation
 - Residential
 - Commercial/Public Service
 - Tourist
- Plan Area Statements (Zoning)
 - Description of land use for each planning area (175+)
 - Planning consideration, special policies, use list and density standards

1987 Land Use Framework

- Community Plans
 - Detailed plans providing land use guidance that supersede plan area statements
 - Provided for substitute standards for design, parking & signage,
- Permitting Governed by 4 or More Documents
- Complexity Diverts Resources & Undermines Public Image

Land Use Framework Objectives

- Reduce complexity of existing land use framework
- Focus environmental redevelopment within Town Centers to achieve threshold gain
- Create incentives for transfers from sensitive lands and from outside Town Centers
- Promote community-based planning within regional sideboards
- Preserve and maintain existing neighborhood character (residential areas)

RPU Land Use Framework

- Regional Land Use Classification
 - **Wilderness (USFS)**
 - **Backcountry (USFS)**
 - Conservation
 - Recreation
 - Residential
 - **Mixed-Use** (formerly Commercial/Public Service)
 - Tourist
- Update Regional Standards – Thresholds

RPU Land Use Framework

- Local Plans (post RPU adoption)
 - Customized Threshold Attainment Strategies
 - Community-based zoning
 - Form-based Coding
 - Substitute standards
 - Signage
 - Height
 - Density
- Local Plan must in conformance with Regional/TRPA will do a conformance review
- Plan Area Statements/Community Plans
 - Remain effective until superseded by Local Plans

RPU Land Use Framework

- Incentive for Adopting Local Plans
 - Delegate some permitting to local jurisdiction
 - CFA, TAU and allocation incentives available upon Local Plan adoption



Questions and Discussion