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MEMORANDUM

Date: February 24, 2012

To: TRPA Regional Plan Update (RPU) Committee

From: TRPA Staff

Subject: Advance Review Copies of Code Amendments for Area Plans, Development Transfers and Coverage

Enclosed are draft code amendments that were developed by the Technical Working Group that the RPU Committee established. These materials are being distributed early to provide additional review time for Committee members and the public. Remaining chapters and a staff summary addressing code amendments will be distributed on Thursday March 1, 2012. These materials are scheduled to be reviewed by the RPU Committee at the March 7-9 meetings.

The Technical Working Group includes four planning professionals, one from each State and one from a local jurisdiction in each State. TRPA staff has participated along with Matt Goebel and Paul Anthony from Clarion Associates (the TRPA code consultants)

The scope of work is limited to drafting code amendments in accordance with Policy endorsements that have been made by the RPU Committee.

Representatives include:

1. Charlie Donahue, Nevada Division of State Lands Deputy Administrator - representing the State of Nevada
2. Dan Siegel, California Deputy Attorney General - representing the State of California
3. Brandy McMahon, Douglas County Senior Planner – representing Local Jurisdictions in Nevada
4. Steve Buelna, Placer County Supervising Planner and Hilary Roverud, South Lake Tahoe Director of Development Services (alternating) – representing Local Jurisdictions in California

Dan Siegel decided to not participate in the meetings, citing disagreement with Policy endorsements. The other representatives have participated fully in all meetings and have endorsed the draft materials.

Code amendments are being prepared in six (6) bundles of related materials. These include:

1. Area Plans
2. Development Transfers & Bonus Units
3. Coverage
4. Assorted Development Standards
5. Definitions
6. Procedures

The Technical Working Group has completed its review of Area Plans, Development Transfers & Bonus Units and Coverage. Recommended code amendments (in track change format) are being distributed with this memo, along with a table for each bundle that explains briefly how endorsed Policies and Implementation Measures are being addressed in the code amendments.

For the coverage chapter, an additional document is provided with improved organization of an important coverage section to make it more understandable and easier to use. The main coverage document includes the text changes, but not the reorganization because it would have been difficult to for readers determine which codes are changing and which are not.

Work is continuing on the remaining chapters.

If you have any questions, please contact Arlo Stockham, at (775) 589-5236 or astockham@trpa.org.