

TAHOE REGIONAL PLANNING AGENCY

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PUBLIC HEARINGS SCHEDULED – FACT SHEET NO. 2

Wednesday, Sept. 25, 2002
TRPA Governing Board
9:30 a.m. North Tahoe Community Conference Center
Kings Beach, California

Proposed Program Revisions to Address Declining Shoreline Scenic Quality at Lake Tahoe

This is the second in a series of FACT SHEETS that explain the details of the proposed Scenic Shoreline Review System which will be discussed at the September TRPA Governing Board meeting.

The TRPA is proposing that property owners incorporate design features that minimize the stark contrast and dominance of new and expanded shoreline structures. These design features include natural colors, surface planes, natural textures, and softened perimeter features. The features can be incorporated into a variety of architectural styles. To ease the burden of the permit process, the proposed system will provide a mechanism to assess projects based on the visual magnitude and design features. Projects that maximize the use of standard design features to reduce the man-made dominance and contrast will be handled using an expedited permit process. The greater the visual magnitude of the project, the more extensive the review process will be.

The TRPA staff has been working with stakeholders on this issue for more than six months. During this time, staff has modified the proposed action to address many stakeholder comments, and is proposing a solution that is balanced, fair and will protect the valuable scenic resources of Lake Tahoe for visitors, residents and property owners alike.

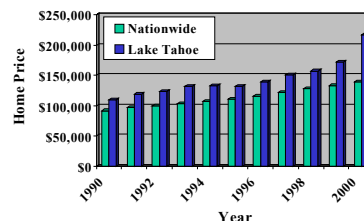
On Aug. 14, the TRPA's Advisory Planning Commission recommended that the Governing Board adopt the proposed Code amendments. The Governing Board will hear the scenic proposal at its Sept. 25 meeting to be held at the North Tahoe Community Conference Center in Kings Beach, Calif.

Shoreline Scenic Quality Fact Sheet No. 2

Regulations Protect Home Values

- Despite the comprehensive environmental regulations, including scenic, Tahoe home values have maintained pace and kept ahead of national home values. From 1990 through 2000, Tahoe median¹ home values increased 97% while nationwide values increased only 51%.
- Fortune Magazine (August 12, 2002) states that, “the return on a second home can be quite lucrative over time if you pick its location well. The best bet, say experts, is to buy in areas with strict zoning and a limited supply of homes – such as Cape Cod’s Barnstable County, which has seen housing prices raise 113% over the past decade, or Cape May, N.J., which is up 93%.”
- Jeff Soule, The American Planning Association’s Policy Director states in the June 2002 Planning Journal, “The economic prosperity of the nation’s most attractive cities has been created as a result of planners’ balancing the public good with private interests.”
- A survey of municipalities shows that regulations contribute positively to home values. For example, two of the most highly regulated communities, San Francisco and Honolulu, also have the highest home values².
- TRPA’s regulations contribute to increasing home values by enhancing the views of Lake Tahoe for each and every person living in or visiting the area.

Median Home Prices



Possible effects on existing homes.

Existing homes are not required to meet the proposed scenic Best Management Practices (BMPs). However, if a homeowner wishes to make home modifications requiring a permit, then a scenic assessment will be required. If the assessment determines that scenic BMPs are necessary, a variety of options may be available and will be assessed on a case-by-case basis.

Tahoe’s scenic regulations have a positive effect on the Basin’s economy.

- In 2000, tourists spent \$1.5 billion dollars in Tahoe that in turn generated \$28 million in local and \$89 million in state taxes³.
- The Lake’s beauty is identified as a primary reason that Tahoe attracts visitors from around the world.
- A recent survey of Northern California and Nevada residents showed that Keeping Tahoe Beautiful was a “very important” reason for public investment in the Environmental Improvement Program.

¹ Median is the midway point of home sales prices

² 1990 Malpezzi, University of Wisconsin

³ Dean Runyan and Associates, 2001 TRPA Economics Threshold Chapter