Transitioning to Local Planning

Presentation to the TRPA Local Government Committee

Presentation Topics

- Area Plans and Code
- Conformance Review
- Memoranda of Understanding
- Monitoring and Reporting
Area Plans and Code

Area Planning Framework
(Draft Code Chapter 13)

- Part of Regional Plan & Code
- Also Part of Local, State or Federal Plans & Code
- Plan & Code Consistency
- Expands Existing MOU System
- One Stop Permitting for Most Projects
Area Plans and Code

Area Planning Framework (Continued)

- Comprehensive Plans & Code for Communities/Areas
  - Approval subject to Threshold Findings (Draft Chapter 4) and Detailed Review Standards (Draft Chapter 13)
- Existing Plans & Code Remain until Approval
- If Agencies “opt-out”, TRPA is Lead Agency
- Oversight System
  - Project Appeal Process
  - Direct TRPA Review of Large Projects
  - Annual Reporting and Recertification
Area Plans and Code

Potential Area Plan Contents *(Draft Code Section 13.5)*

- Parcel Rezoning
- Increased Capacity in Community Centers
  - Design and compatibility requirements
- Area-Wide BMPs
  - Equal or greater Effectiveness
- Area-Wide Coverage
  - Coverage reduction overall, on sensitive land and near Lake
- Alternative Parking Systems (shared, off-site, etc)
- Replacement Codes
  - Approval Criteria
Conformance Review

Approval Process (Draft Code Section 13.6)

- Lead Agency
- Advisory Planning Commission
- Governing Board

Standards (Draft Code Section 13.6)

- General Standards
  - Zoning, allowed uses, development standards, consistency with policies and regional land use map, etc.
- Additional Town and Regional Center Standards
- Additional High Density Tourist District Standards
Conformance Review

**Amendments** *(Draft Code Section 13.6)*

- Same Conformance Review Process for Area Plan Amendments
- Requirement to Respond to Regional Plan Amendments
Memoranda of Understanding

Types of MOUs

• Local government/district processes qualified exempt projects

• Local government processes on behalf of TRPA
  – Local government uses TRPA plans and code, but issues the permit.

• Local government handles when area plan and code in conformance
Memoranda of Understanding

Overview of MOU Application Review Options

1. Is project exempt or qualified exempt per TRPA code or MOU?  
   - YES: NO TRPA REVIEW. NO APPEAL TO TRPA GB.  
   - NO: Is project reviewed by local government per MOU?  

2. Is project reviewed by local government per MOU?  
   - YES: NO TRPA REVIEW. CAN APPEAL TO TRPA GB.  
   - NO: Is project reviewed by local government with conforming plan, code & zoning?  

3. Is project reviewed by local government with conforming plan, code & zoning?  
   - YES: NO TRPA REVIEW. APPEAL TO TRPA GB.  
   - NO: Is project of regional significance per Policy LU-4.12?  

4. Is project of regional significance per Policy LU-4.12?  
   - YES: TRPA GB MUST REVIEW.  
   - NO: TRPA STAFF REVIEW. TRPA GB REVIEW PER CODE OR IF APPEALED.
Memoranda of Understanding

**Required Provisions** *(Draft Code Section 13.7)*

- Activities included
- TRPA notification process
- Review procedures
- Modifications to respond to TRPA Regional Plan Amendments
- Status of existing MOUs
Memoranda of Understanding

**TRPA Approval Requirements** *(Draft Code Section 13.7)*

- High Density Tourist District
- Shorezone
- Conservation
- New building floor area by type of use and location

**Timing**

- Concurrent to 6 months
Monitoring and Reporting

General Procedures (Draft Code Section 13.7)

- Building permit information to TRPA
- TRPA review sample of permits
- Governing Board annual review
  - Certify
  - Certify with corrective actions
  - Revoke

TRPA fee for monitoring and reporting

- 1/10 of 1% to 2/10 of 1% of valuation