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

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Regional Plan Elements</th>
<th>Code Update</th>
<th>EIS</th>
<th>Pilot Plans</th>
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<tbody>
<tr>
<td>Oct 26 GB</td>
<td>Introduction</td>
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<td>Land Use Overview</td>
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<td>Nov 2 RPUC</td>
<td>Regional / Local Plan Framework</td>
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<td>Nov 16 RPUC</td>
<td>Sustainable Communities</td>
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<td>Dec 7 RPUC</td>
<td>Intro &amp; Format</td>
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<td>Dec 20 RPUC</td>
<td>All (Minor Change)</td>
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<td>Jan 18 RPUC</td>
<td>Water, Air, Noise</td>
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<td>Implementing Policies &amp; Govt. Roles</td>
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<td>Feb 1 RPUC</td>
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<td>Prepare Draft EIS</td>
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<td>Feb 15 RPUC</td>
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<td>Prepare Pilot Plans with Local Governments (Continuing)</td>
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<td>Implementing Policies &amp; Govt. Roles</td>
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<td>Complete Draft Plan</td>
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10/19/2011
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