

June 2014 Revisions to the draft Meyers Area Plan

Page	Change
1-4, 2-4, 4-1, and Appendix D	Changed 7 publically-owned parcels (approx. 10 acres) from the Upper Truckee Residential/Tourist zoning district to Recreation zoning district. This includes CTC asset lands on the west side of SR 89 at the SR 89/US 50 intersection, and would reduce the development potential for these parcels. Figure 2-2, Appendix D (list of parcels within each zoning district) and text in the Introduction and Conservation chapters were updated to reflect the change.
2-4	Added language to Policy 1.1 promoting unique local businesses at the same size and scale as existing businesses.
2-4	Added a new policy 1.8 to encourage redevelopment of existing developed parcels over the development of vacant parcels.
2-5	Policy 2.2 was revised to remove the mention of bonus height and density as an incentive.
2-10	Removed "time-share units" as an allowable use anywhere in the Plan area
2-10 to 2-13	Added several new allowable uses in the Recreation district in response to comments from the Tahoe Paradise Resort Improvement District.
2-13	Reduced maximum tourist density to 15 units/acre and removed height and density bonuses for incentive program.
2-15	Revised ordinance section 70.B to clarify that any project requiring a design review permit other than a single family residence requires the review of the Meyers Community Advisory Council.
2-15	Increased the amount of commercial floor area reserved for small projects to 18,650 and revised CFA allocation criteria to preclude a single larger project on multiple parcels from receiving multiple allocations of CFA reserved for small projects. The four sections of the ordinance governing CFA allocations were combined into three sections and some text was revised to make the ordinance easier to understand.
2-16	Deleted ordinance section listing criteria for height and density incentives. Revised criteria in section 90.A.1 to remove incentive for public parking and replace it with incentive for greenhouse gas reduction.
2-17	Section 100 (Special events and temporary uses) was revised to clarify which requirements apply within the designated special events area (Tahoe Paradise Park), and which apply in the rest of the plan area. Section 100.A.1 was also revised to allow the entity managing a property to approve a special event in the event that the property manager is different than the property owner. The requirement that special events get a permit if they include amplified outdoor sound systems was replaced with noise standards.
2-18	Section 130.A.1 was deleted because it references scenic requirements for buildings over 35', which are not allowed based on other revisions.
7-2	Revised policy 1.2 to provide additional detail on the makeup, selection, and organization of the Meyers Community Advisory Council. In particular, the policy calls for the MAC to be comprised of locally elected representatives of a Community Services District, if such a district is

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7-4	Rearranged projects listed in table 7-1 to put them in order of priority.
7-6	Rearranged projects listed in table 7-2 to put them in order of priority.
7-7	Revised the description of the Community Incentive program to remove references to extra height and density as an incentive.
A-8 to A-9 and A-20	Building form and building façade guidelines were relocated to section B.2 to make them required standards rather than guidelines. This includes mandatory standards for roof slope and building facades.
A-15	The description of the trailhead and chain-up area was slightly modified to include the vacant gas station parcel at the intersection of 50 & 89, rather than calling for it west of the intersection.
C-12 to C-13	Identified the "Tveten property" as the preferred location for the trailhead, and identified the Tahoe Resort Improvement District as a participating