



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Improving the Meyers Community

The proposed Meyers Area Plan builds upon the 1993 Meyers Community Plan vision and priorities and aims to implement the Lake Tahoe Regional Plan Goals and Policies. The 669-acre area plan recognizes Meyers' diverse role as a local hub providing recreational and bicycle/pedestrian amenities, a walkable mountain community culture, and a thriving local-based economy. This Plan updates 20-year old policies to streamline permitting, improves consistency between El Dorado County and Tahoe Regional Planning Agency (TRPA) policies and standards, conserves land around the Upper Truckee River, formalizes a local citizens advisory council, and integrates design standards and guidelines.

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*Meyers is an ideally situated, spacious, historic, and walkable mountain community that values sustainability, health, wellbeing and the natural environment. Uniquely concentrated with year-round outdoor sport and recreational opportunities, the Meyers mountain culture is the hallmark of our thriving local-based economy boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to live, work and play.*

### Aligns with the Current Local Vision and Uses:

- Formalizes a locally-convened citizens advisory council referred to as the Meyers Advisory Council. This council would serve as an advisory board to El Dorado County with responsibility for design review recommendations and suggestions related to plan maintenance or revisions.
- Updates goals and policies to implement the local vision and prioritize capital improvements.
- Consolidates three existing Commercial and Community Services Zoning Districts along US 50 into one zoning district called "Meyers Community Center" to allow the mixing of land uses consistent with a bicycle and pedestrian friendly Town Center and consistent with the Regional Plan. Proposes a Town Center boundary that is eight acres smaller than outlined in the Regional Plan.
- Aligns zoning in a new "Upper Truckee River" Residential Zoning District to incorporate existing multi-family residential uses along SR 89 and tourist uses near the intersection of US 50 and SR 89. Please see the map below for more details.
- Maintains the maximum building height established in the existing Community Plan at 42 feet for the mixed-use Town Center rather than allowing the 56 feet possible under the Regional Plan.

### Recognizes Environmental Amenities:

- Adds 348 acres of Conservation zoned land and 137 acres of Recreation zoned land to the Area Plan (72 percent of the total area in the Plan) to incorporate Tahoe Paradise Park, Lake Baron, the Upper Truckee River corridor, Tahoe Paradise Golf Course and other important public lands.
- Modifies design guidelines to protect Sierra juniper trees and includes a landmark tree protection ordinance for the center to protect exceptionally large and prominent trees.
- Calls for coordinated land management, the development of a recreational trail network with improved trailhead parking, and winter access to key public lands.
- Encourages the development of an area-wide stormwater system to better treat stormwater run-off.



## Exhibit E

## Supports Community and Transportation Improvements:

- Waives the Commercial Floor Area fee for small businesses if a project provides passive solar, alternative energy, other components designed to reduce greenhouse gas emissions; exceeds state and regional green building standards; improves scenic quality ratings along US 50 through Meyers; provides a landscaped area for outdoor public use; and exceeds existing stormwater quality treatment standards by at least 10 percent.
- Updates sign standards to account for the wide US 50 right-of-way, supports wayfinding, and prioritizes the addition of a new gateway feature.
- Makes bear-proof trash facilities and bicycle racks mandatory for all projects.
- Enhances the scenic quality of the community by discouraging outdoor storage visible from US 50 and encourages fencing, screening of outdoor storage areas, and highway landscape buffer standards.
- Promotes consolidated public parking, transit service improvements, US 50 streetscape improvements, and safe routes to school projects.
- Supports year-round operations and maintenance of transportation infrastructure.
- Prioritizes complete street improvements on US 50 and encourages active transportation improvements: bicycle access enhancements along south Upper Truckee Road and SR 89; a grade-separated pedestrian path crossing US 50 in the Town Center; and various trail and recreational improvement projects.



### Learn More

- The draft Meyers Area Plan and the associated environmental document are available at: <https://edcgov.us/Government/Meyers> (Alternately, the documents are available during regular business hours at the El Dorado County office – please see address below.)

For additional information or to submit questions/comments, contact:

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