



Meyers Area Plan

October 28, 2014





Agenda

- Staff Presentation
- Board of Supervisors Q & A
- Public Comment
- Board of Supervisors Discussion and Direction



Presentation Overview

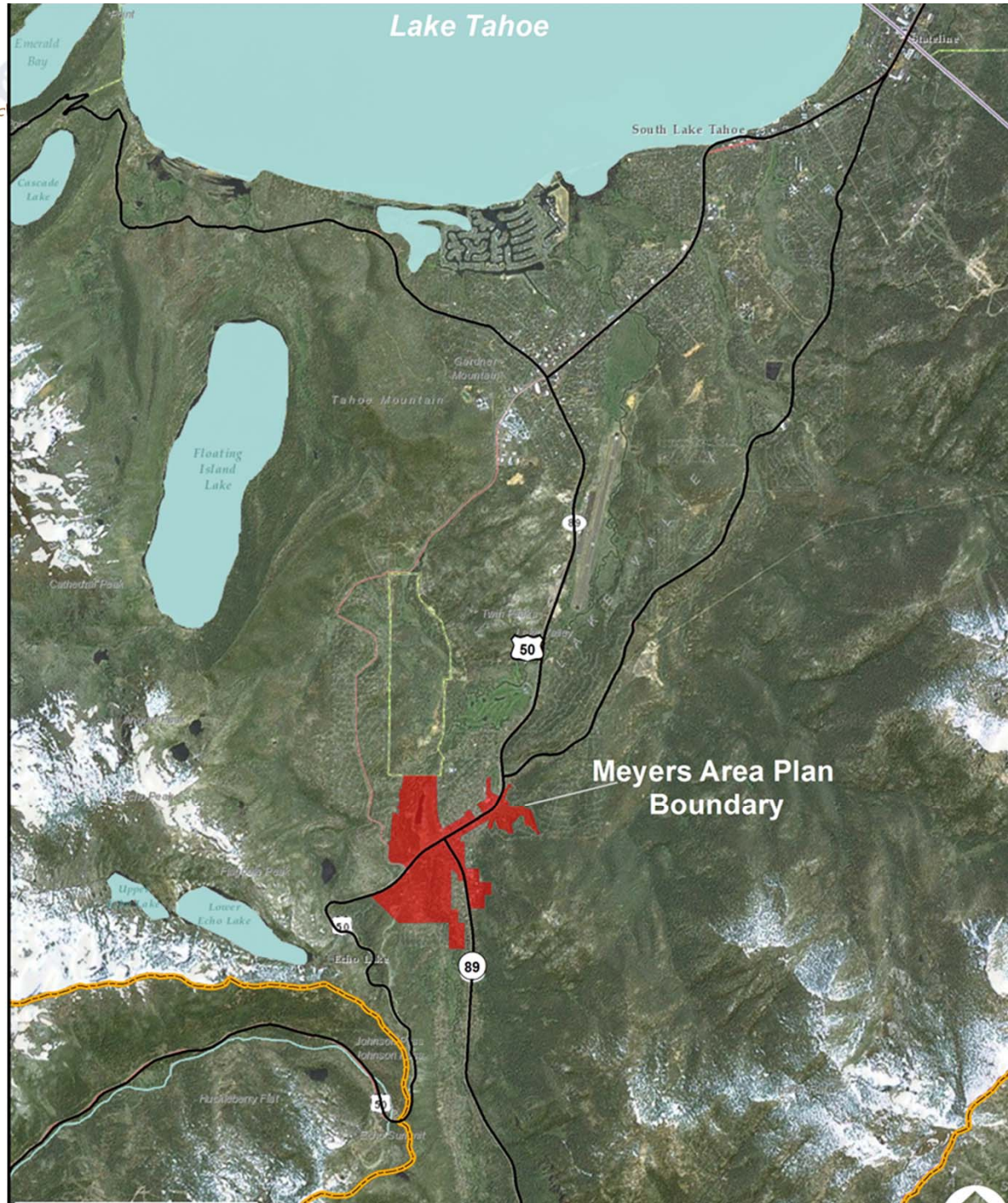
- Background information
- Meyers Area Plan update process
- Comparison of proposed Plan to existing Plan
- Area Plan highlights
- Outstanding issues
- Planning Commission direction
- Next steps
- Questions



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Vicinity Map



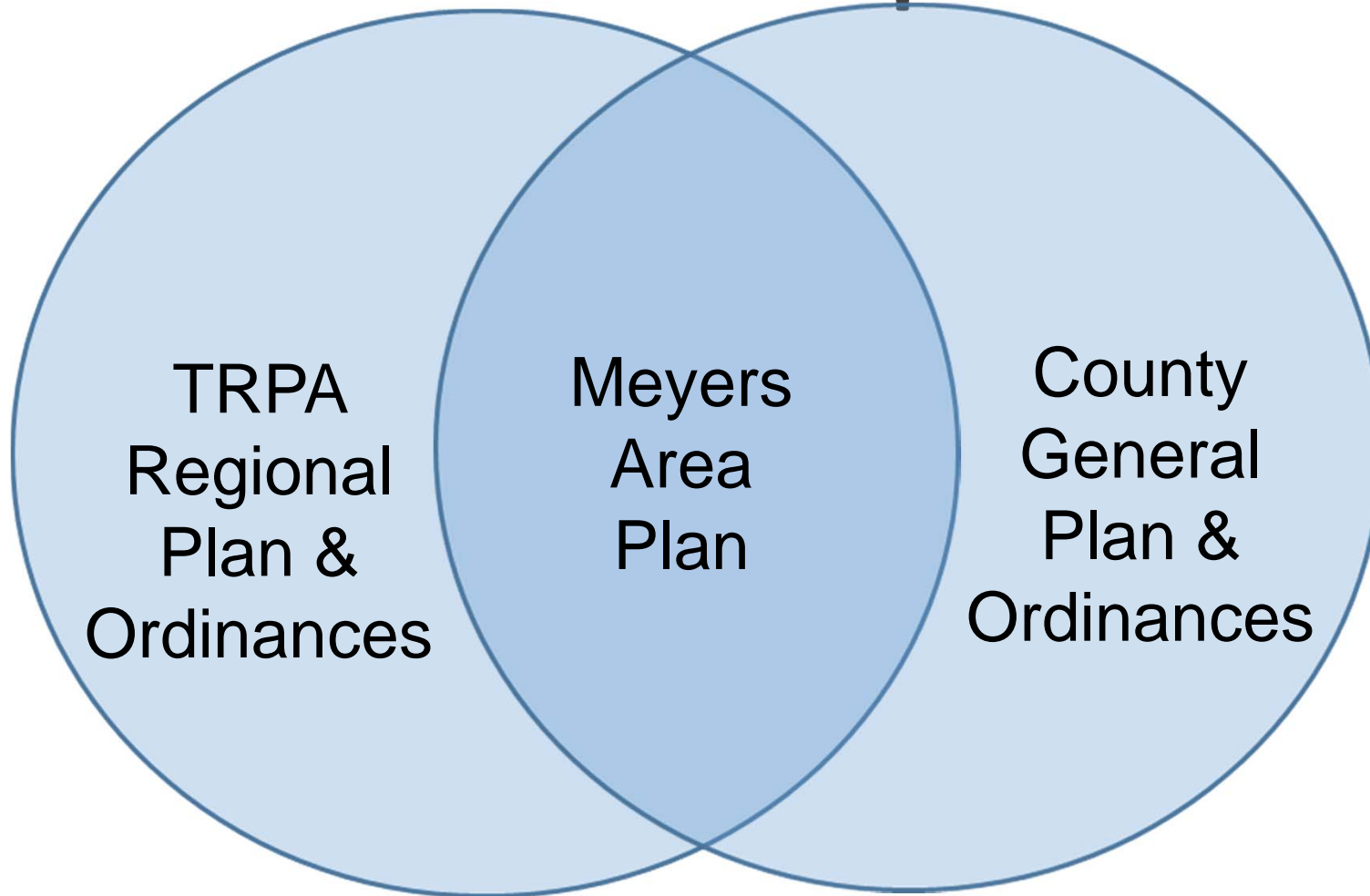


Area Plan Purpose

- Comprehensive land use plan for Meyers
- Realize Meyers' Community Vision
- Provide consistent and simplified rules
- Assist in achieving TRPA's Thresholds
- Implement Sustainable Communities Strategy
- Implement policy direction of TRPA's Regional Plan and County's General Plan



Area Plan Purpose: Consistent and Simplified Rules





Why Update the Existing 1993 Community Plan?

- Existing Plan calls for updates by 1997
- Improve consistency and simplify rules
- Provide more local control and reflect community vision



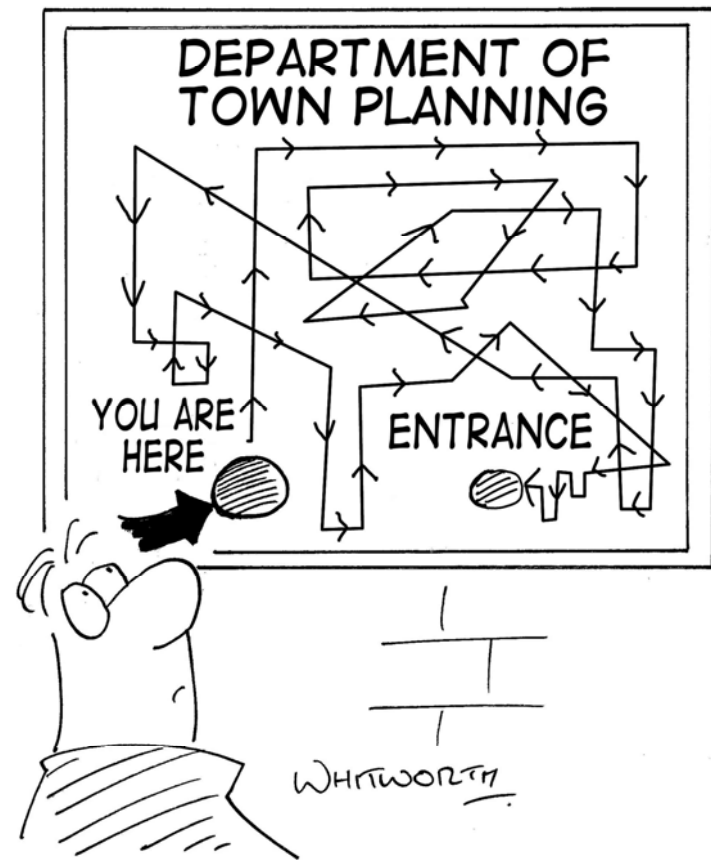
Community Vision



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**.

Community Priorities

- Maintain unique character
- On-the-ground improvements
- Simplify permitting





Meyers Advisory Council

- 8 local citizens selected by the community – representing different interests
- Developed the Area Plan in over 20 meetings
- Currently NOT a formal body of the County
- Area Plan proposes to formalize MAC as a permanent advisory committee
- Potential for Municipal Advisory Committee





Overall Process

- Community visioning
- Prepare initial Draft Plan
- Public comment period
- Community Workshop
- Informational sessions with El Dorado County
- Informational session with RPIC
- Revise the Area Plan
- Public comment period
- Community Workshops & Area Plan revisions
- Complete environmental review
- El Dorado County consideration & adoption
- TRPA conformance review & adoption



Plan Update Process

- Feb. 2012** – residents contacted County to initiate update
- May 2012** – community visioning workshop
- June 2012** – interviews with residents and business owners
- August 2012** – community workshop to seek volunteers to work through “nuts & bolts”





Plan Update Process

Sep. 2012 to Feb. 2013 – County & advisory council reviewed community input

Feb. 2013 – community workshop to get feedback on priorities

Feb. to Sep. 2013 – advisory council worked with staff to prepare initial draft Plan

Sep. 2013 – community workshop to get feedback on initial draft Area Plan





Plan Update Process

Sep. to Nov. 2013 – public comment period

Nov. 2013 to Jan. 2014 – revise initial draft plan in response to comments

February 2014 – community workshop to compare draft Plan to existing

March 2014 – community workshop on key issues

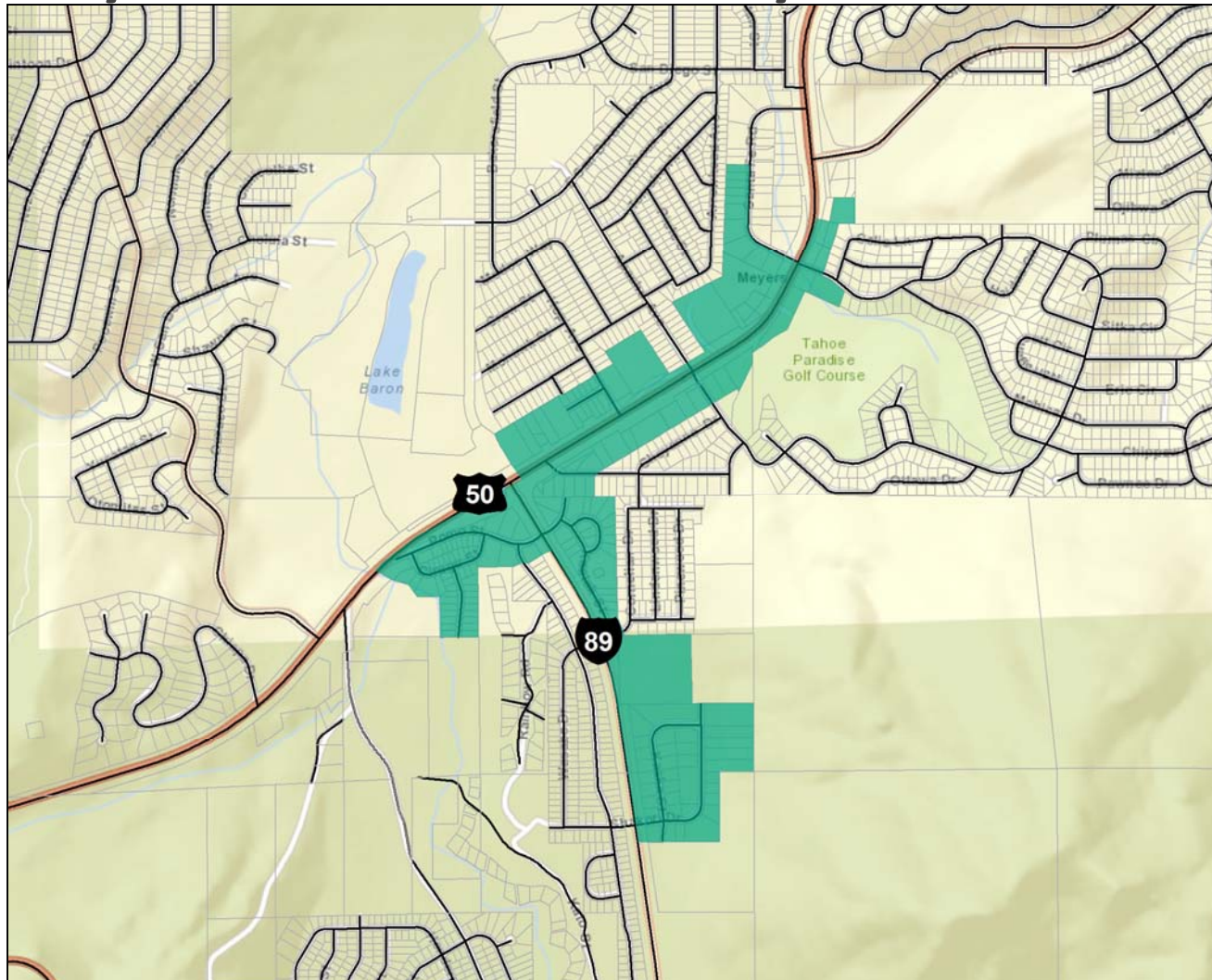
June 2014 – community workshop

Oct 2014 – Planning Commission





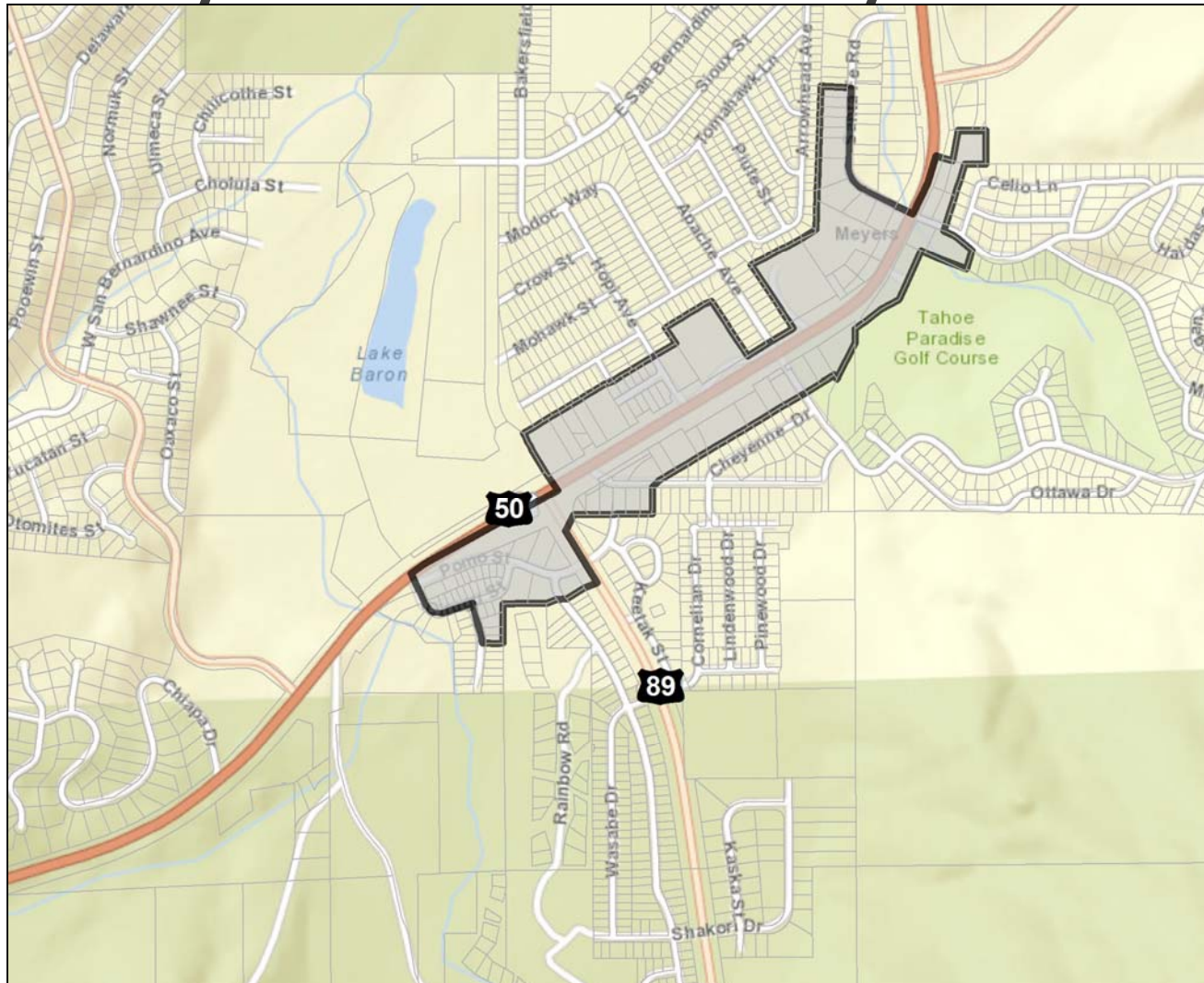
1987 Regional Plan: Meyers Community Plan Area





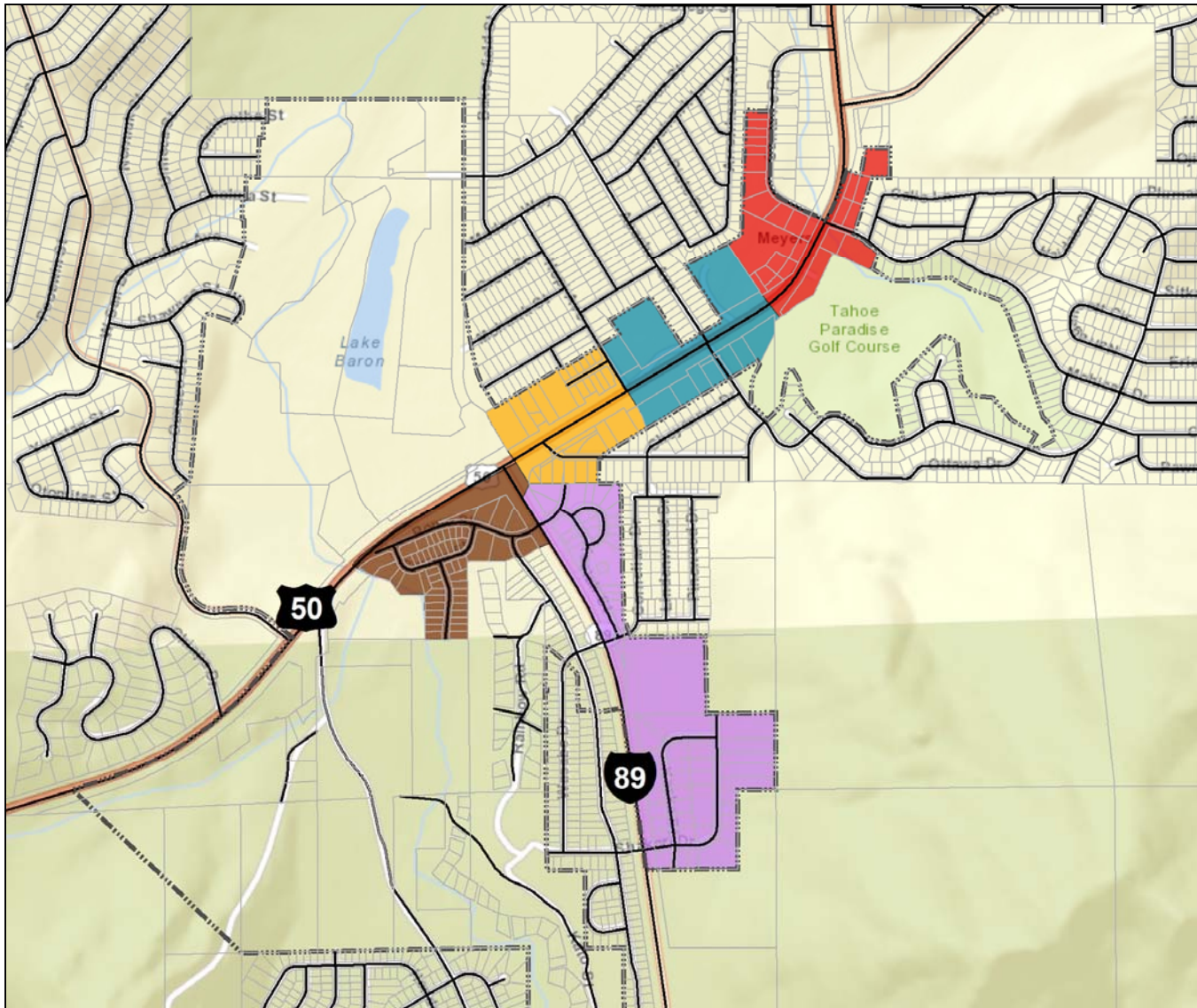
2012 Regional Plan:

Meyers Community Center



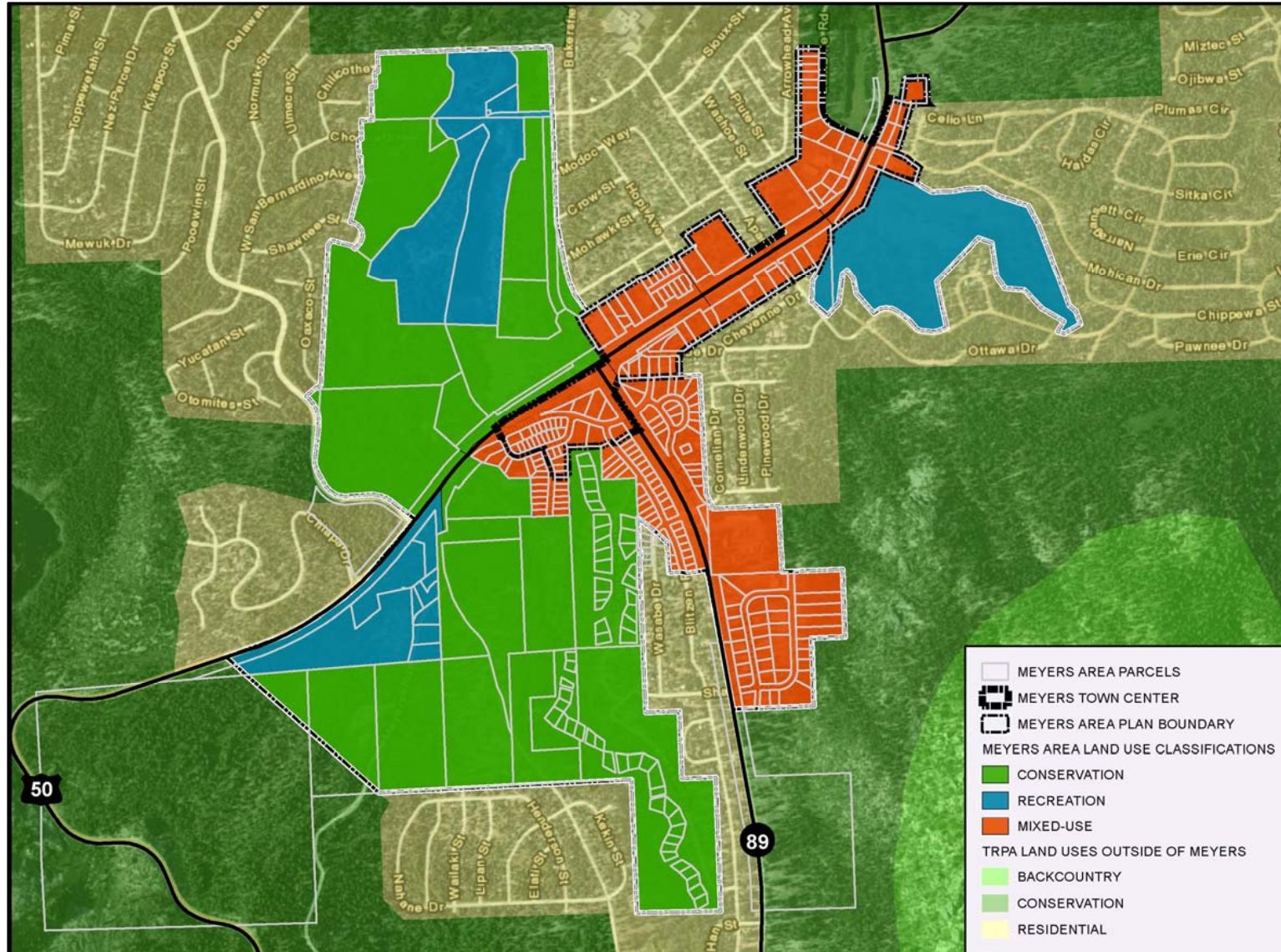


Land Use Districts: 1993 Plan





Land Use Districts: Area Plan





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Highlights of the Meyers Area Plan



TAHOE
REGIONAL
PLANNING
AGENCY



MEYERS AREA PLAN

TAHOE REGIONAL PLANNING AGENCY | *lake tahoe*

EL DORADO COUNTY





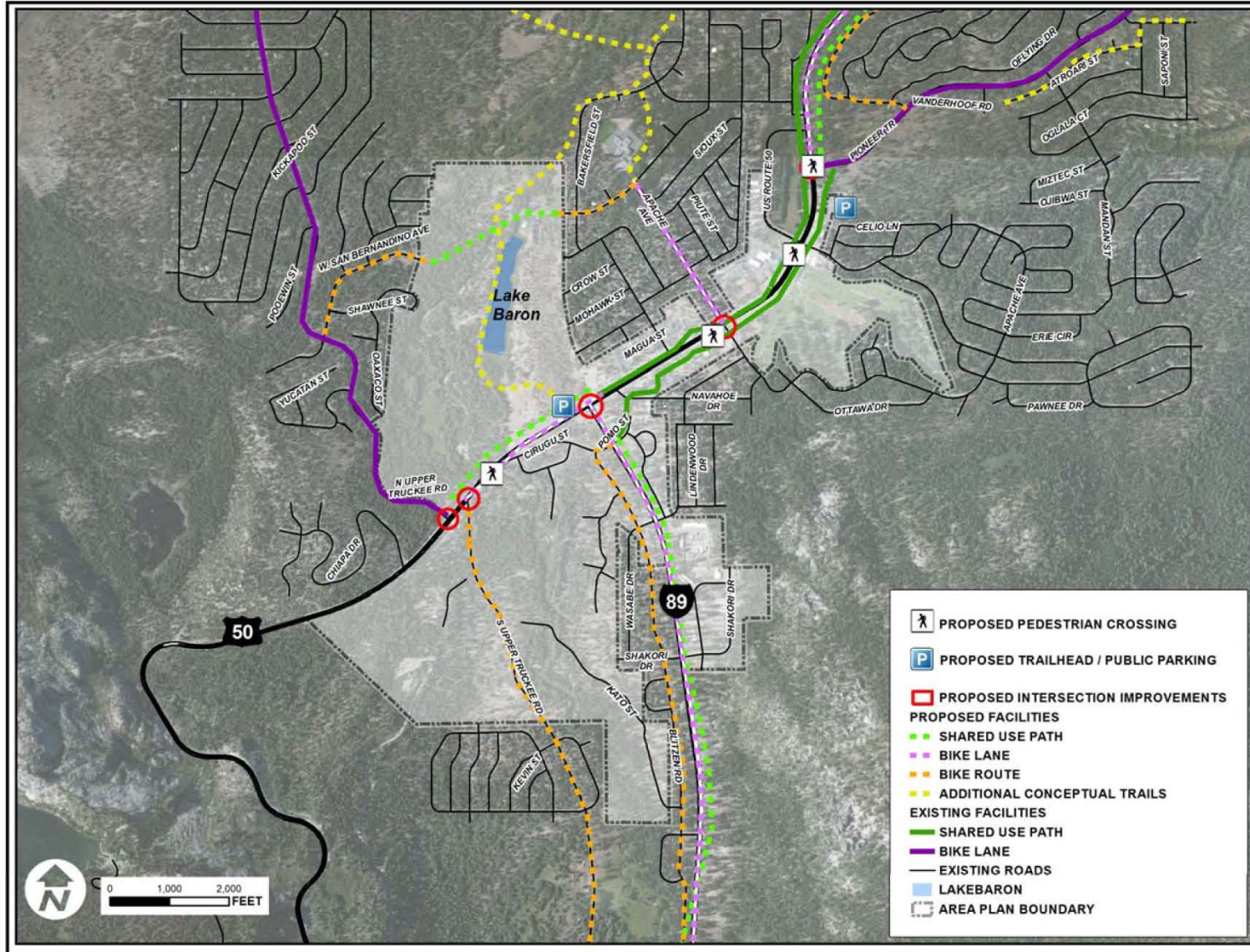
Uses



USE	MAP 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Residential					
Employee Housing	CUP ⁽³⁾	—	CUP	CUP	—
Multiple Family Dwelling	P ⁽⁶⁾	—	P	—	—
Multiple Person Dwelling (i.e., dormitories, etc.)	CUP	—	—	—	—
Nursing and Personal Care	CUP	—	—	—	—
Single Family Dwelling	P ⁽⁴⁾⁽⁶⁾	—	P	—	—
Tourist Accommodation					
Time-share units	—	—	—	—	—
Bed and Breakfast Facilities	P	—	P	—	—
Hotels/Motels	CUP	—	CUP	—	—
Commercial (Retail)					
Auto/Mobile Homes/Vehicle Dealers	—	CUP	—	—	—
Building Materials/Hardware	P	P	—	—	—
Eating and Drinking Places	P	P	—	—	—
Food and Beverage Sales	P	P	—	—	—
Furniture/Home Furnishings/Equipment	P	P	—	—	—
General Merchandise Stores	P	P	—	—	—
Mail Order and Vending	P	P	—	—	—
Nursery	P	P	—	CUP	—
Outdoor Retail Sales	CUP	CUP	—	—	—
Service Stations	CUP	CUP	—	—	—
Commercial (Entertainment)					
Amusements and Recreation Services	P	—	—	CUP	—
Privately Owned Assembly and Entertainment	CUP	—	—	—	—
Outdoor Amusements	CUP	—	—	CUP	—
Commercial (Services)					
Animal Husbandry Services	CUP	P	—	—	—
Broadcasting Studios	P	P	—	—	—
Business Support Services	P	P	—	—	—
Contract Construction Services	CUP	P	—	—	—
Financial Services	P	P	—	—	—
Health Care Services	P	P	—	—	—
Personal Services	P	P	—	—	—
Professional Offices	P	P	—	—	—
Repair Services	CUP	P	—	—	—
Schools-Business and Vocational	CUP	—	—	—	—
Sales Lots	—	CUP	—	—	—
Secondary Storage	CUP ⁽¹⁾	CUP	—	—	—
Auto Repair and Service	CUP	P	—	—	—

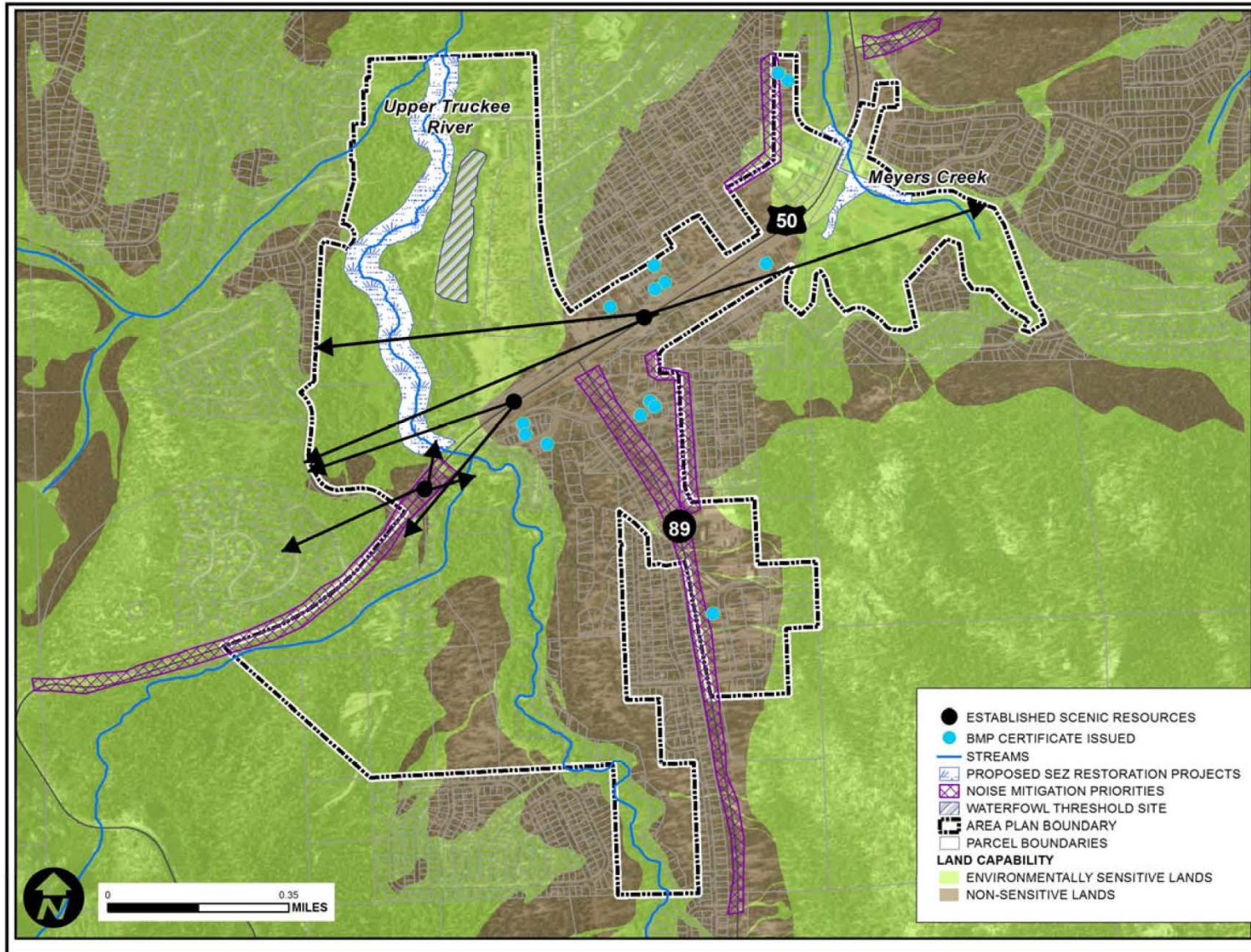


Transportation



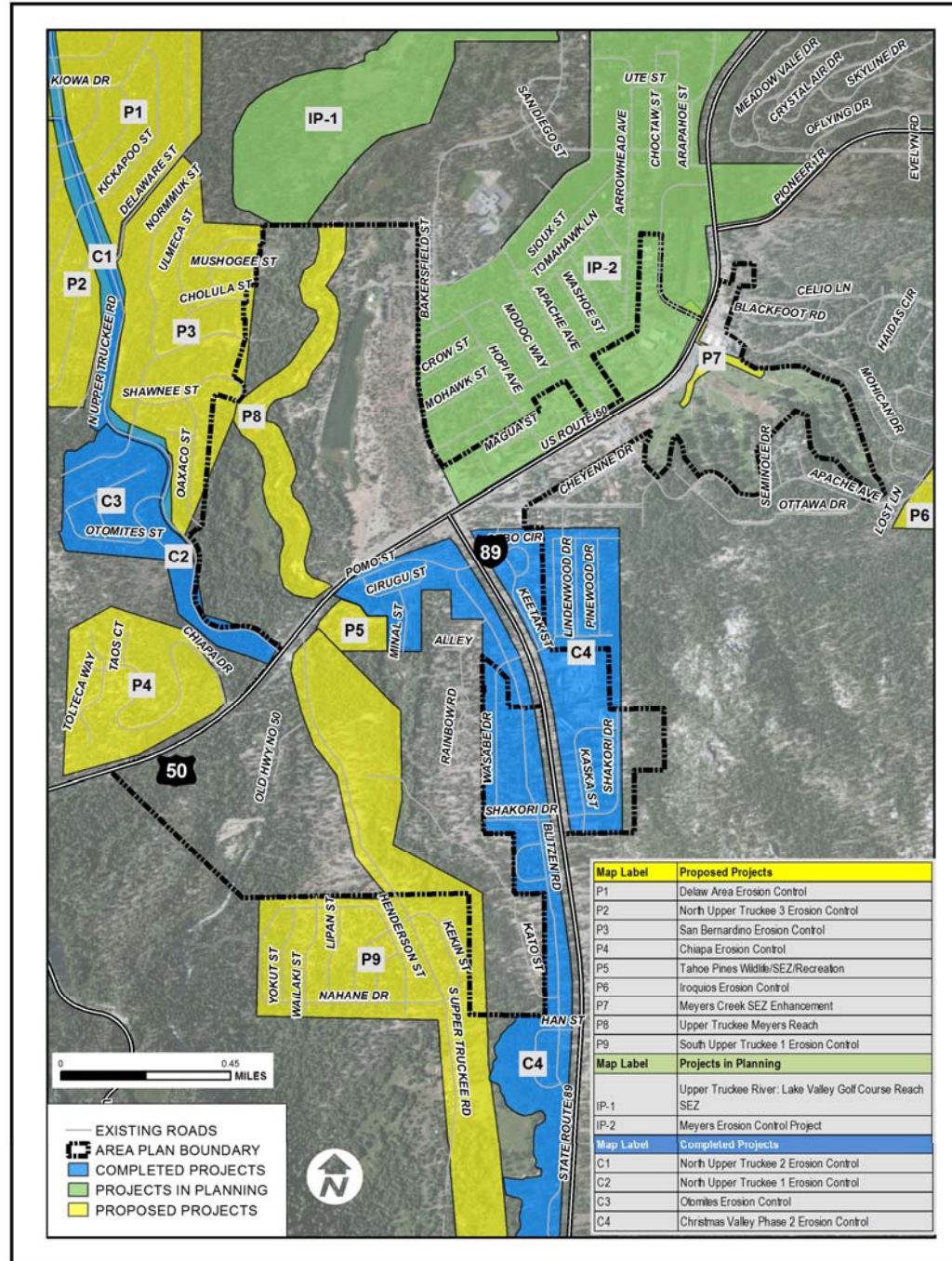


Conservation



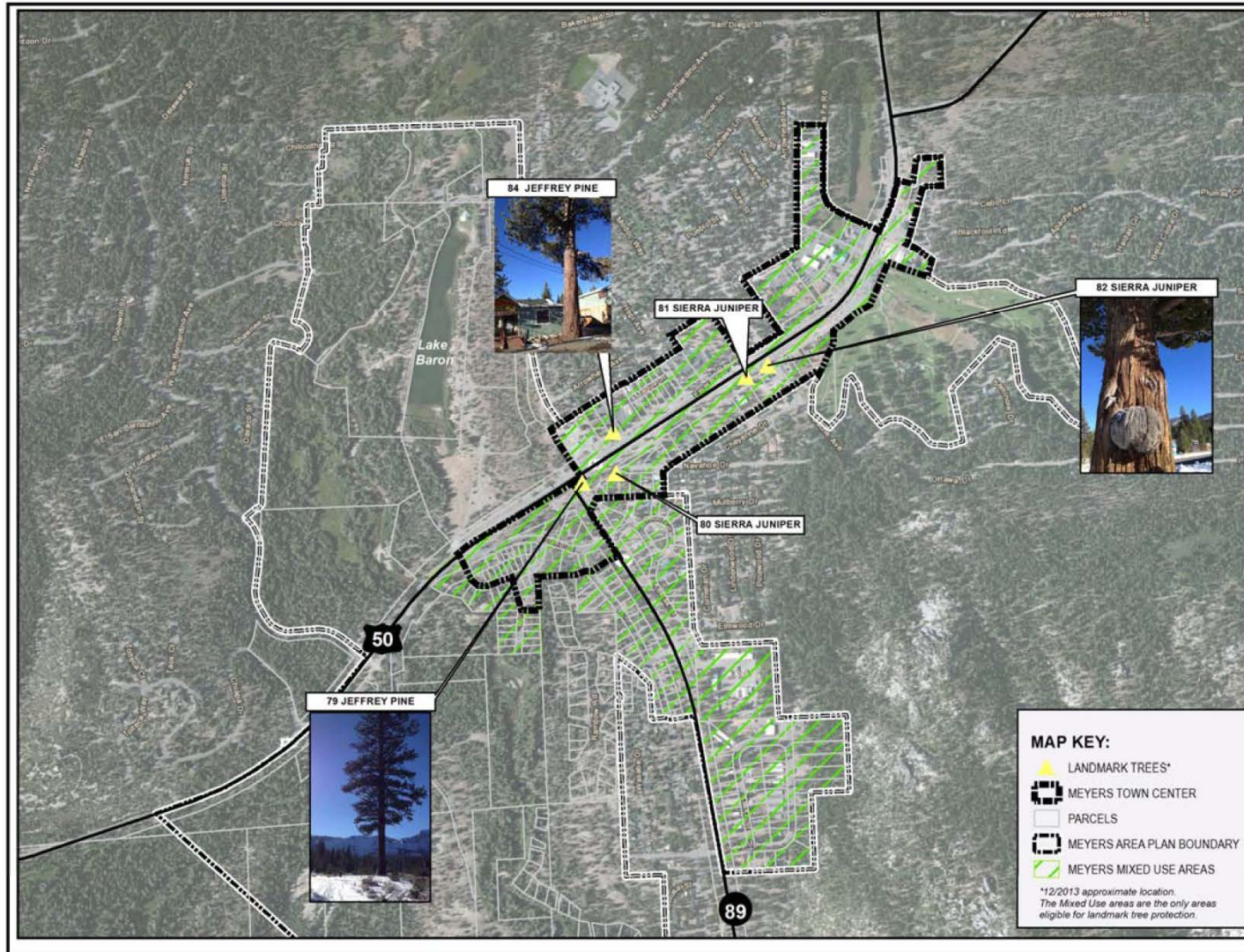


Water Quality Projects



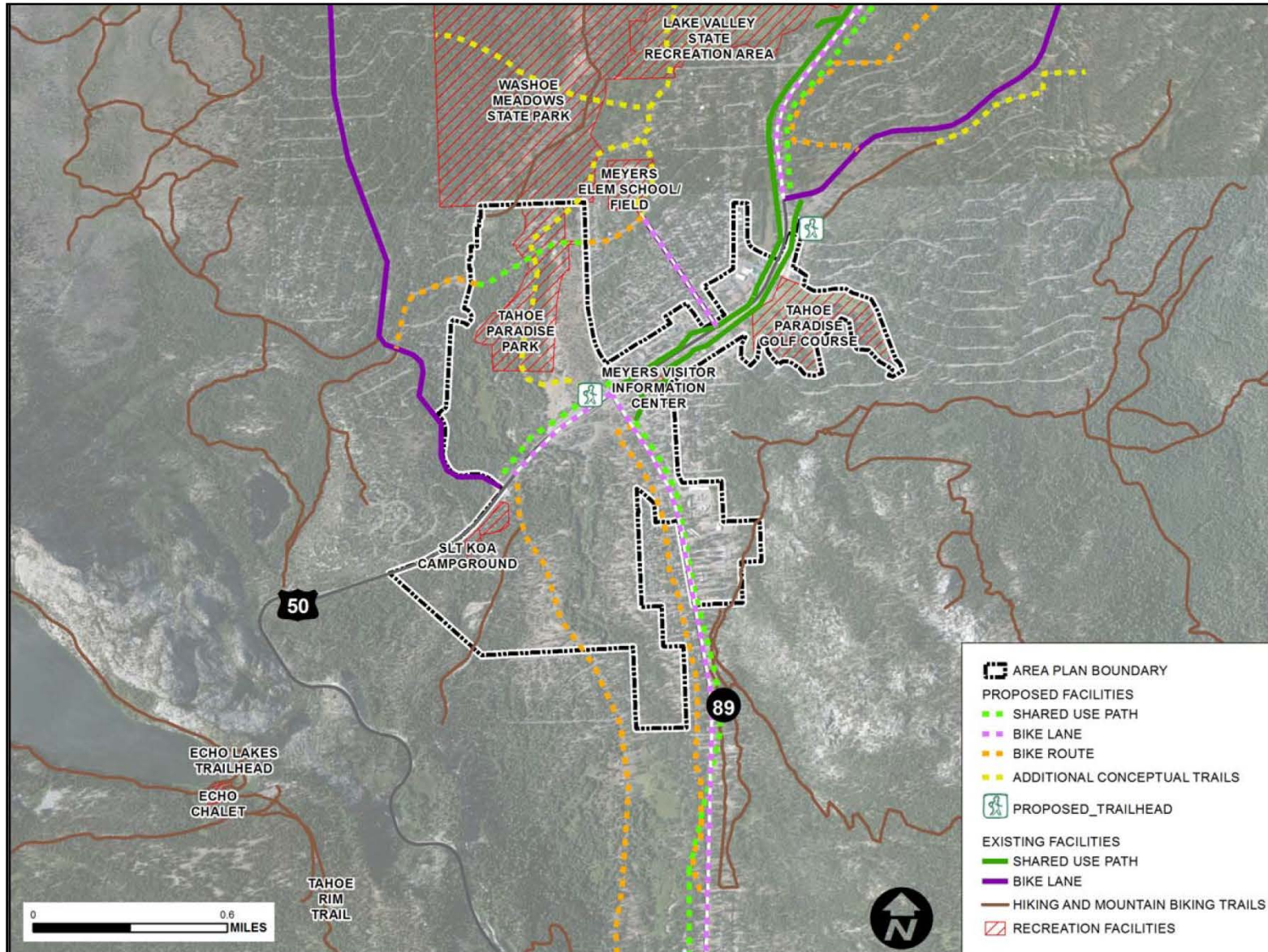


Landmark Trees





Recreation





Public Services





Implementation



PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	PROJECT	DESCRIPTION
18 (must do)	El Dorado County	Meyers Sustainable Mobility Project Phase 2	Roadway and intersection improvements to reduce congestion, calm traffic, and improve pedestrian safety. Improvements may include: stamped concrete center lane, an additional crosswalk, signage improvements, signalization of the Apache/US 50 intersection, reverse ingress-egress at Visitor Center, turn lanes or other intersection improvements at US 50 and N. Upper Truckee, and US 50 and S. Upper Truckee.
12 (must do)	El Dorado County	US 50 Corridor Streetscape Improvements	Streetscape improvements along the US 50 corridor from the SR 89 intersection to the east end of the Plan Area. Improvements include landscaping and, seasonal planter and public art placement within the paved shoulder.
8 (should do)	Tahoe Transportation District or El Dorado County	Meyers Welcome Sign	Construct a "Welcome to Meyers" sign south of US 50 on the west side of the Town Center.



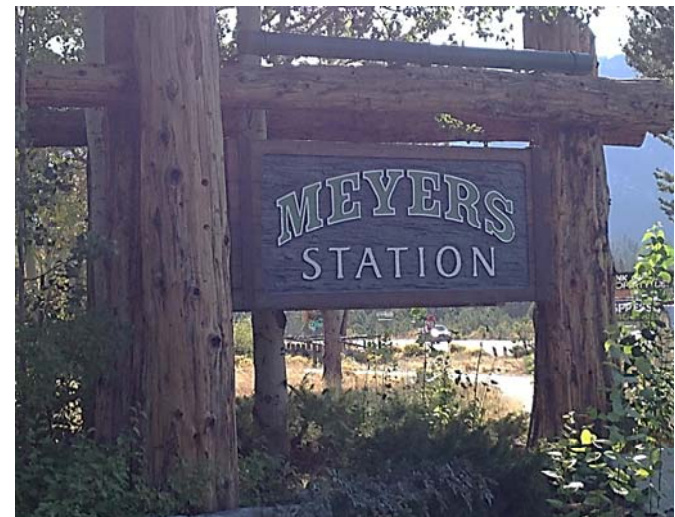
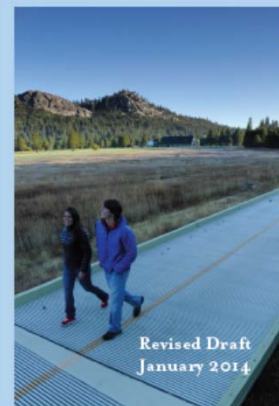
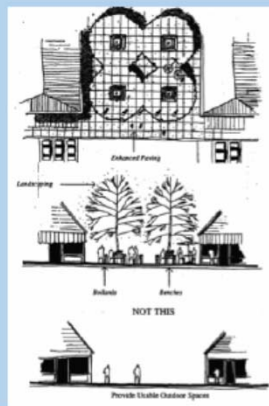
Design Standards & Guidelines



 **MEYERS AREA PLAN**
Design Standards and Guidelines

TAHOE REGIONAL PLANNING AGENCY
EL DORADO COUNTY

lake tahoe

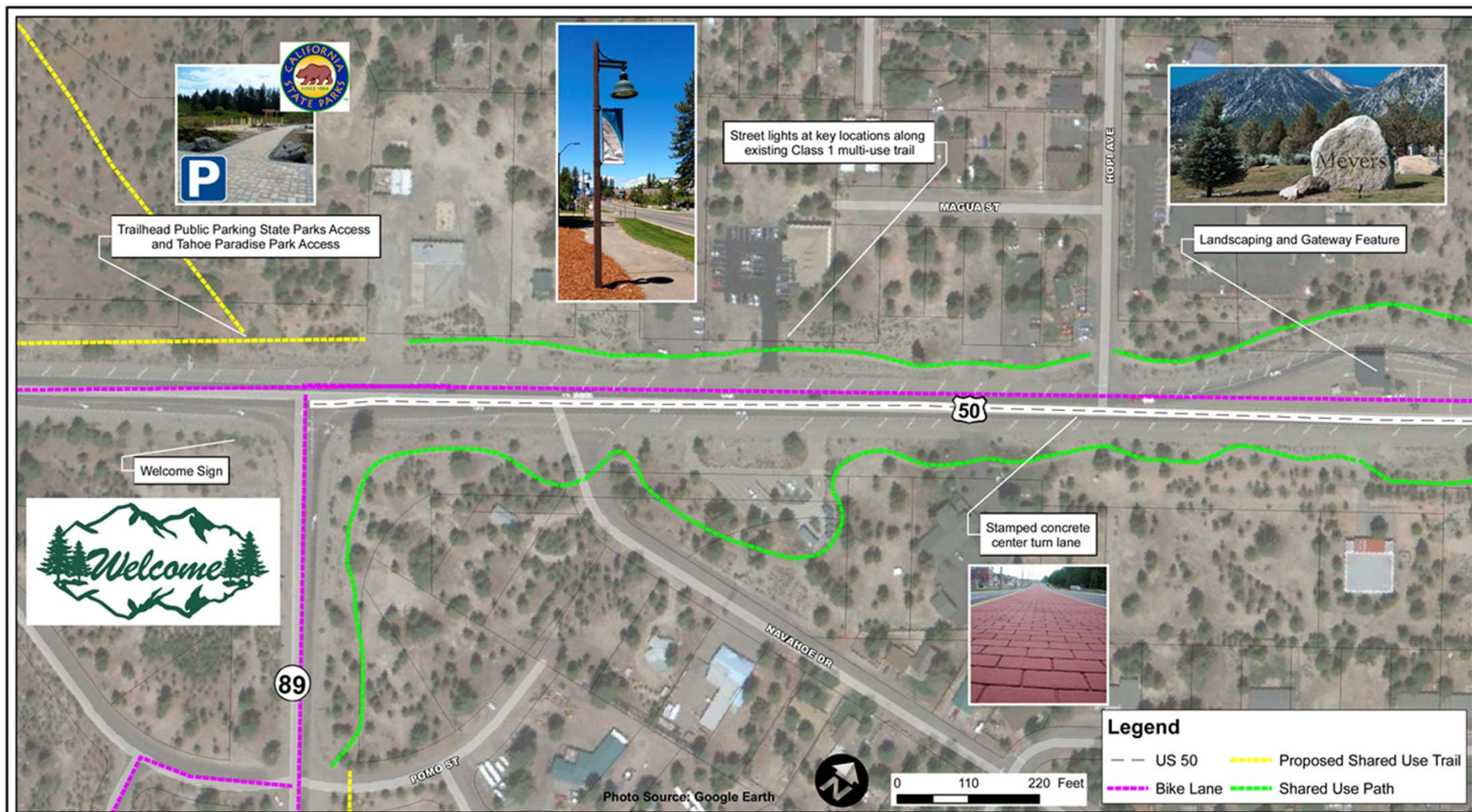




Design Standards & Guidelines

MEYERS AREA PLAN DESIGN STANDARDS	A-4
Site Design and Planning	A-4
Building Design Standards	A-8
Landscaping Standards.....	A-9
Exterior Lighting Standards	A-9
Water Conservation Standards	A-9
Substitute Sign Standards	A-10
MEYERS AREA PLAN DESIGN GUIDELINES.....	A-12
US 50 Corridor and Right-of-Way Design	A-12
Site Planning.....	A-19
Building Design.....	A-20
Exterior Lighting.....	A-23
Signage	A-24

Corridor Improvements



Corridor Improvements



Summary of Revisions from 2nd to 3rd Draft

- Changed 7 public parcels (10 ac.) from residential/tourist to recreation (pgs. 1-4, 2-4, 4-1)
- Added policy language promoting small business (pg. 2-4)
- Modified CFA allocation language (pg. 2-16)
- Revised special events and temp. use section (pg. 2-17)
- Removed top tier of incentive program (pg. 2-5)
- Reduced maximum height from 45' to 35' (pg. 2-13)
- Reduced tourist maximum density from 40 un/ac to 15 un/ac (pg. 2-13)
- Modified MAC formation language (pg. 7-2)
- Identified Tveeten property for trailhead (pg. C-12)



Outstanding Issues Discussed with Planning Commission

- Building Heights
- Commercial Floor Area Allocations
- Density
- Land Use
- Meyers Advisory Council
- Community Incentive Program
- California Tahoe Conservancy Asset Lands
- Support for Small Local Businesses



Maximum Height Limits

Zoning Districts	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version
Meyers Community Center	42 ft.	42 ft. 45 ft.	35 ft.
Meyers Industrial	42 ft.	35 ft.	35 ft.
Upper Truckee Residential/ Tourist	42 ft.	42 ft.	35 ft.



Commercial Floor Area

	Existing CFA (1993 Community Plan)	Proposed CFA - 2nd MAP Version	Proposed CFA - 3rd MAP Version
Small Businesses	25,400 SF	15,000 SF	18,650 SF
Other Businesses		18,650 SF	15,000 SF

- Up to 2,500 SF of CFA may be allocated by Planning Commission from Small Business Pool
- The remainder of CFA is sold and funds are reserved for capital improvements in Meyers

Maximum Density Limits (*Meyers Community Center District*)

	Existing Max Density (1993 Plan) (units/ acre)	Proposed Max Density (units/acre) - 2nd MAP Version	Proposed Max Density (units/acre) - 3rd MAP Version
Tourist Accomodation	40	40	15
Multi-Family Residential	15	20	20



Land Use

Zoning Districts	Existing Max Height (1993 Community Plan)	Proposed Max Height - Previous MAP Version	Proposed Max Height - Current MAP Version
Meyers Community Center	Three Districts	One District	One District
Meyers Industrial	Same	Same	Same
Upper Truckee Residential/ Tourist	Same	Some MFR Changes	Some MFR Changes

- Three Special Areas in Community Plan were commercial/mixed use Land Use, but they had different themes. Area Plan Community Center combines them.



Meyers Advisory Council

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version
MAC	Community Plan Team	Less Formal version of MAC	Formalized MAC; Either Elected MAC or Appointed by Gov Bd

Community Incentive Program

	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version
Community Incentive Program	No Program	Two Tiered Program	One Tier Program (Top Tier Removed)

- Top Tier of Incentive Program allowed higher density and building height in exchange for significant environmental and/or community benefit. Helped meet Sustainable Communities Strategies.

CTC Asset Lands

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version
CTC Asset Lands	N/A	Not Specifically Addressed	Re-zoned Four CTC Lands to Recreation, Five CTC Lands remain as Zoned

Recreation and/or
Conservation

Support for Small Businesses

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version
Small Businesses	N/A	Limited Policies, Less CFA Allocated	Additional Policies, More CFA Allocated

- CFA allocations increased for small businesses, up to 2,500 SF.
- Policies added to promote development of existing businesses over new development.

Implementing the Area Plan

- County will Update MOU with TRPA
- Engage Stakeholders
- Seek Funding
- Construct Projects



Next Steps

- **Digest feedback from Workshops - Oct**
- **Final revisions to Draft Area Plan - Nov**
- **Prepare CEQA Document and Release for Public Review - TBD**
- **County Commission & Board Meetings - TBD**
- **TRPA RPIC, APC & Board Meetings - TBD**



Thank You!





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- Public Comment
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