



# Meyers Area Plan



August 31, 2015





# 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
- Area Plan highlights
- Key issues evolution
- Staff Recommendation
- Next steps
- Questions



# LRP Project Priority List

## LONG RANGE PLANNING DIVISION PROJECT PRIORITIZATION MATRIX (Board Endorsed 2-24-2015)

### Major County-Initiated Land Use and Transportation Projects Managed by Community Development Agency Long Range Planning Division (LRP)

LRP's Major County-Initiated Land Use and Transportation Projects	Timeframe	Project Prioritization	Priority: Get things done by finishing what we've started	Priority: Economic development	Priority: Set strong countywide foundation	Priority: Address requirements
			Intent: Prioritize projects already initiated by the Board and currently underway	Intent: Prioritize projects that directly improve economic development	Intent: Prioritize projects that address key issues affecting entire county	Intent: Prioritize projects required by General Plan, law, or other mandates
			Question : Is the project currently in process?	Question : Does the project directly improve Economic Development?	Question : Does the project address an issue affecting the entire county?	Question : Is the project required by policy, law or other mandates?
Targeted General Plan Amendment - Zoning Ordinance Update (TGPA-ZOU)	Complete in June 2015	1.A	Yes	Yes	Yes	Yes
Major Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Update	Complete in early 2016	1.A	Yes	Yes	Yes	Yes
Annual CIP Update	Ongoing; next update due June 2015	1.B	Yes	Maybe	Yes	Yes
Biological Resources Policies Update	Complete in mid 2016	1.B	Yes	Yes	Yes	Maybe
Sign Ordinance Update	Complete in May 2015	1.B	Yes	Yes	Yes	No
Mid-Year CIP Update	Ongoing; next update due March 2015	2	Yes	Maybe	Yes	No
Meyers Area Plan	TBD	2	Yes	Yes	No	Maybe
General Plan 5 Year Review*	Ongoing; work will begin mid 2015	2	Yes	Maybe	Yes	Yes
General Plan Implementation - Key Projects						
Update Design Improvement Standards Manual (aka Land Development Manual)	TBD	2	Yes	Maybe	Yes	Yes
Community-Based Planning	TBD	3	No	Maybe	Maybe	Yes
Infill Ordinance	TBD	3	No	Maybe	Yes	Yes
Scenic Corridor Ordinance	TBD	3	No	No	Yes	Yes
Cultural Resource Preservation Ordinance	TBD	3	No	No	Yes	Yes
Missouri Flat Area Master Circulation & Funding Plan (MC&FP) Phase II	TBD	4	Maybe	Yes	No	Maybe

\*Includes analysis of potential Community Region Boundary line alterations included in the Board's motion on December 9, 2014 and any other Community Region Boundary line alterations necessary to reach the goals and objectives of the General Plan.





LAKE TAHOE

imagine. plan. act.

# Vicinity Map

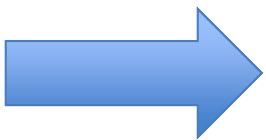


# Area Plan Purpose

- Replace existing 1993 Community Plan
- 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

# 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

**Sep. - Nov. 2013** – public comment



# Plan Update Process

**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

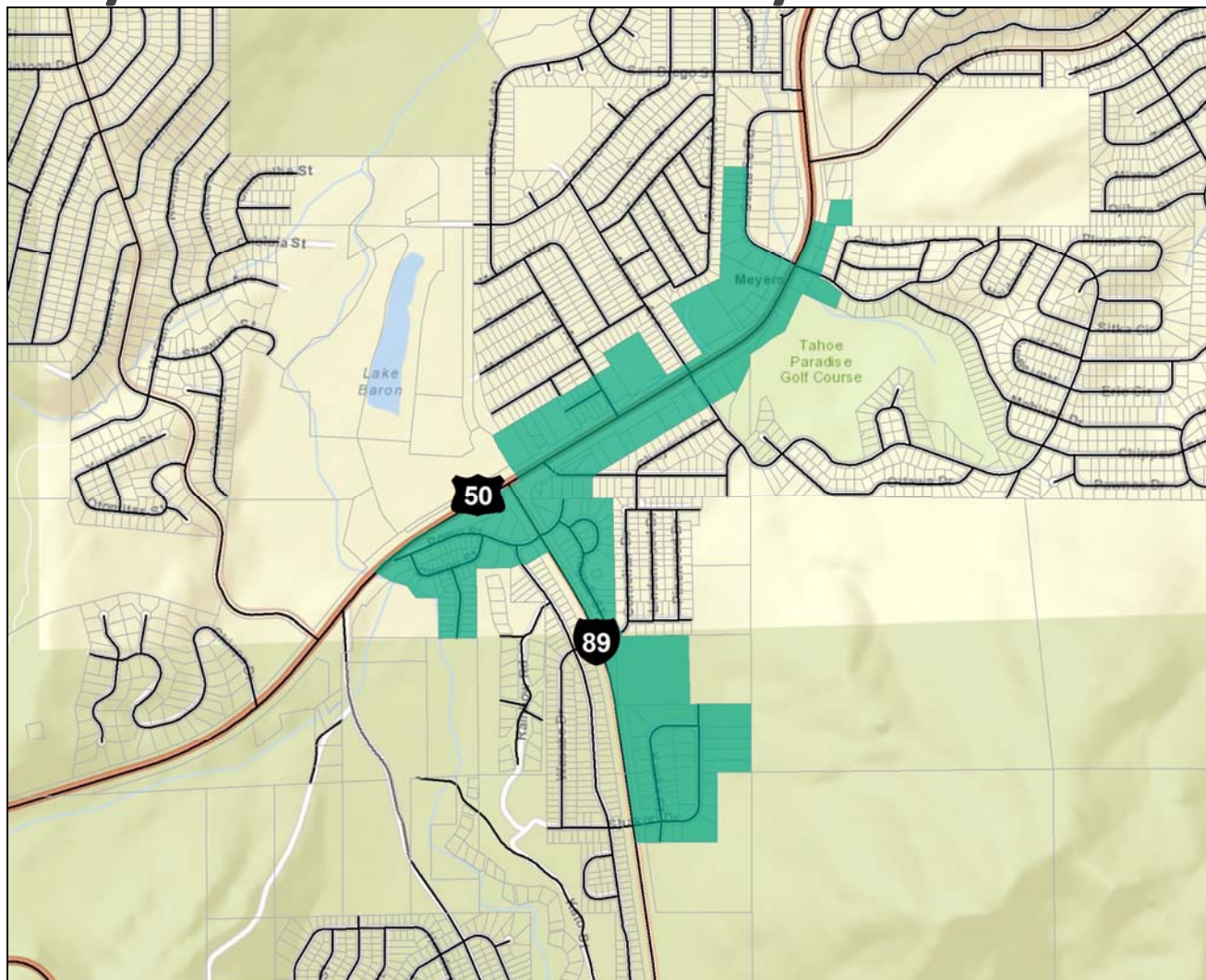
**Oct 2014** – Planning Commission

**May 2015** – community workshop





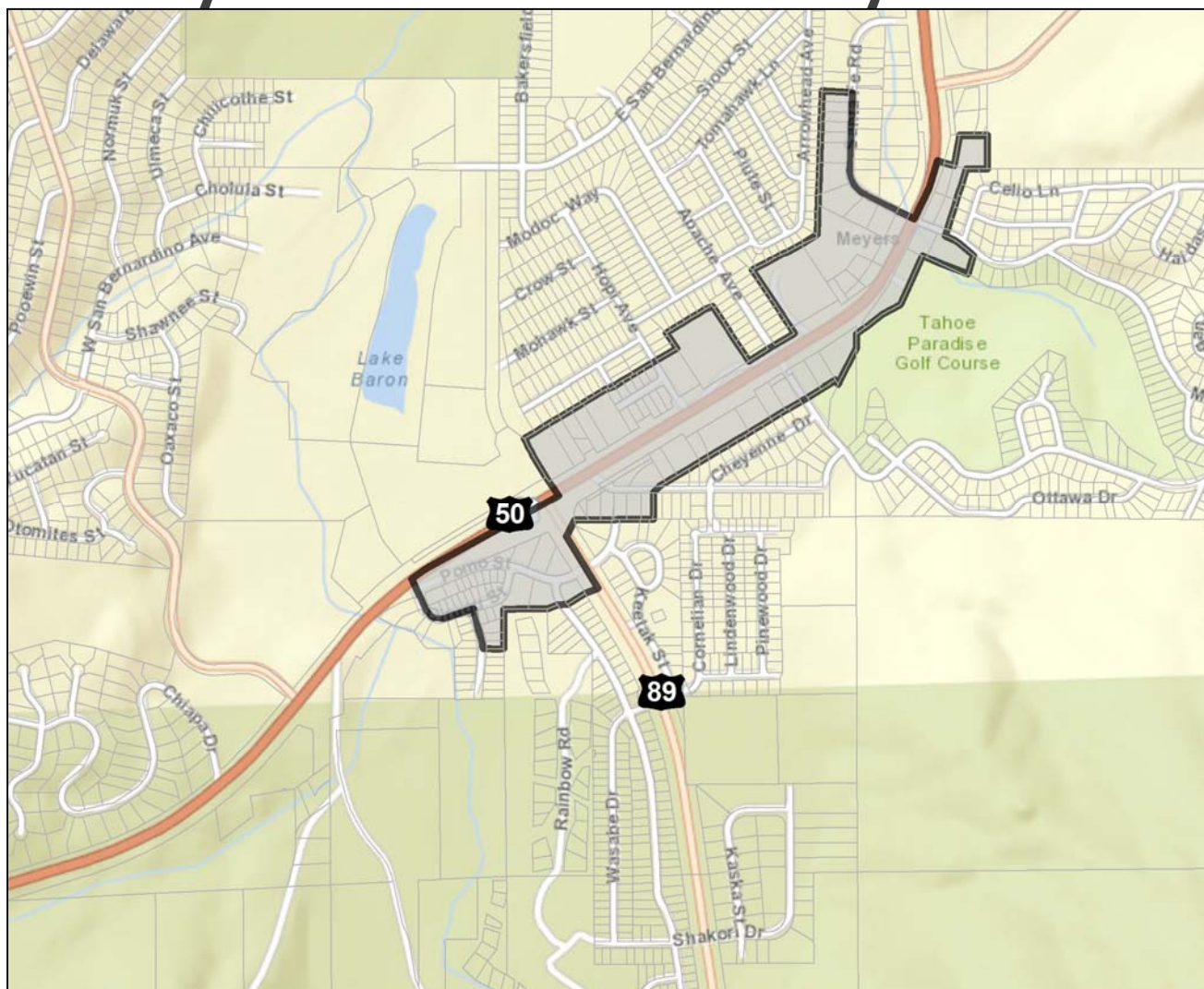
# 1987 Regional Plan: Meyers Community Plan Area







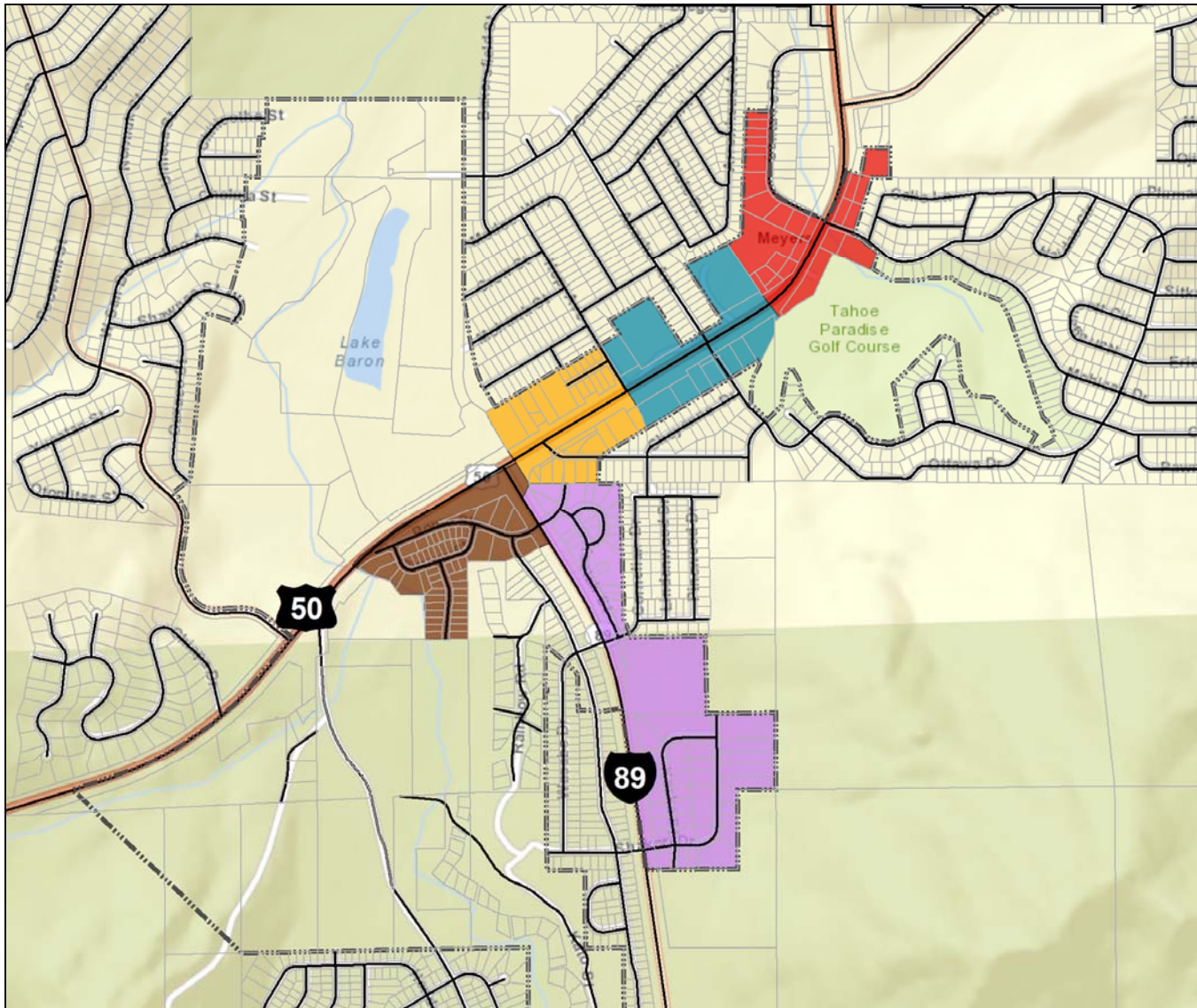
# 2012 Regional Plan: Meyers Community Center







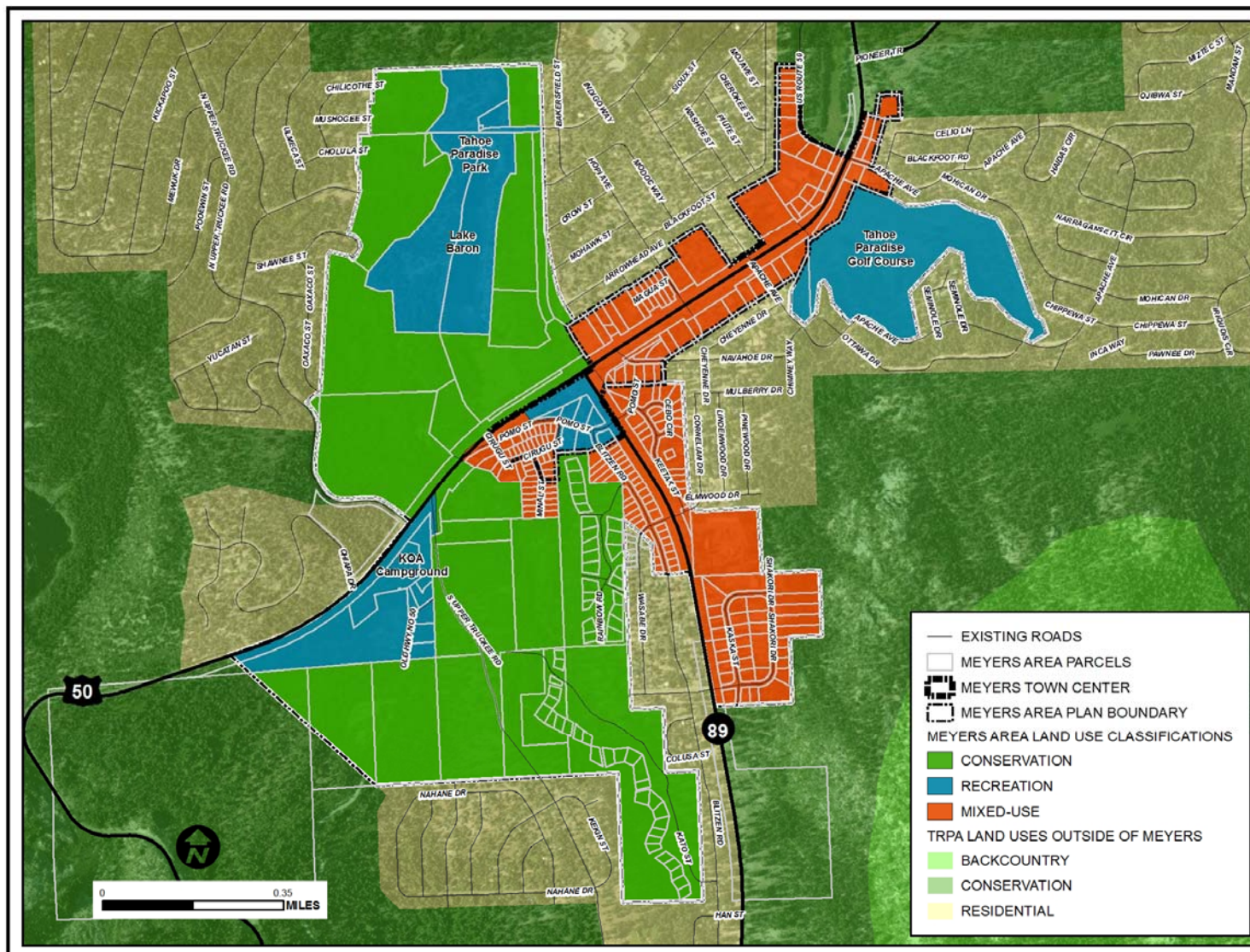
# Land Use Districts: 1993 Plan







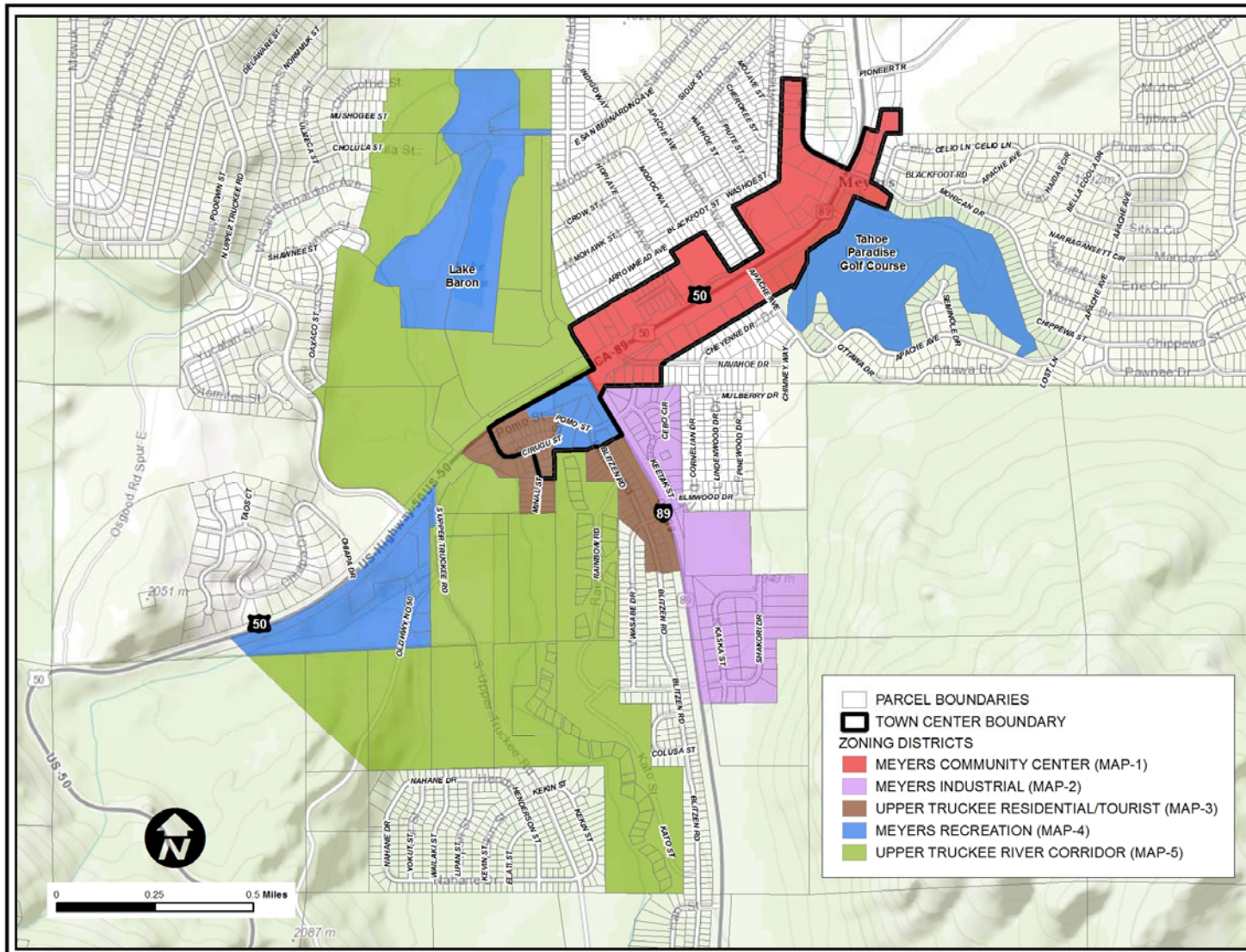
# Land Use Districts: Area Plan





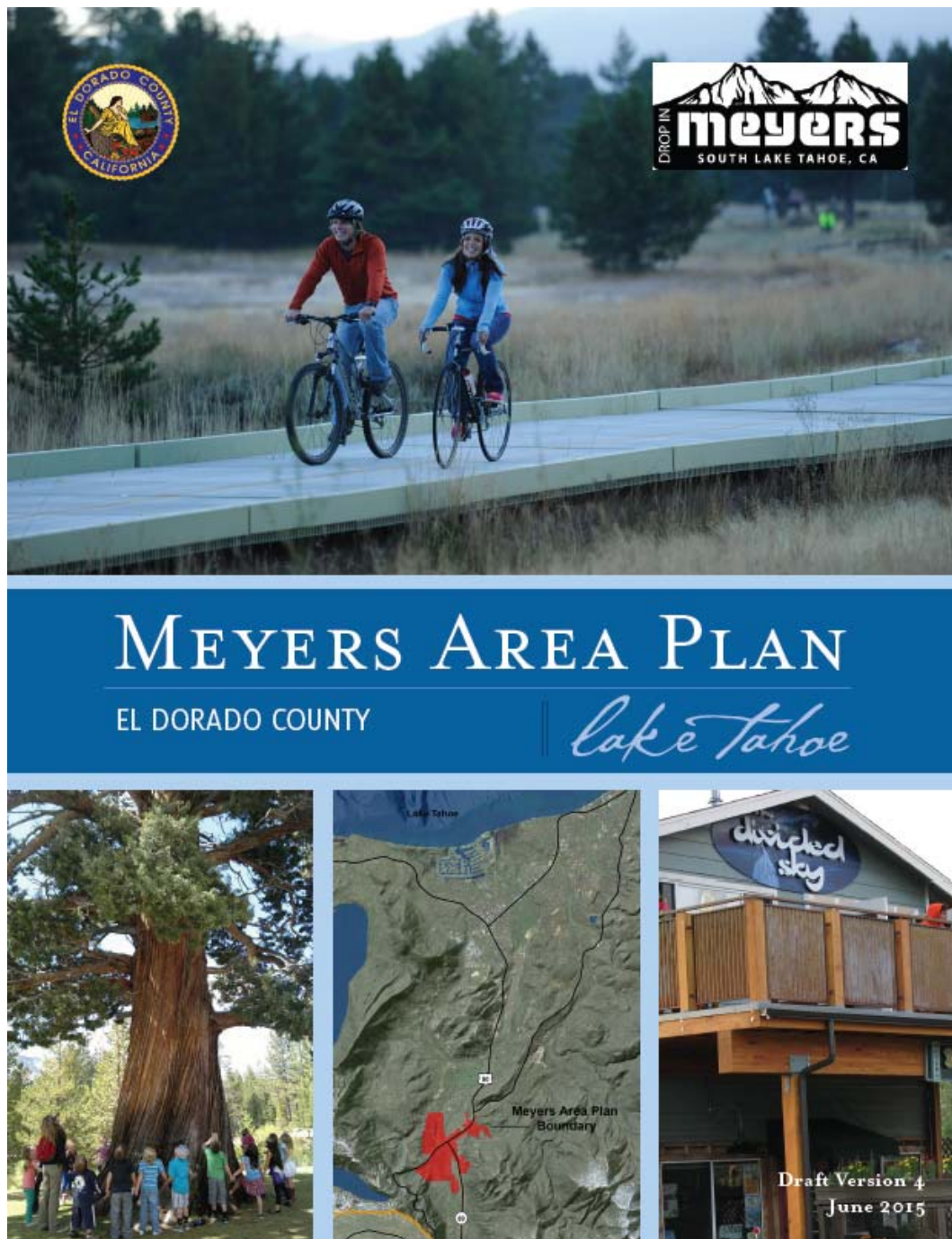


# Zoning Districts: Area Plan





# Highlights of the Meyers Area Plan







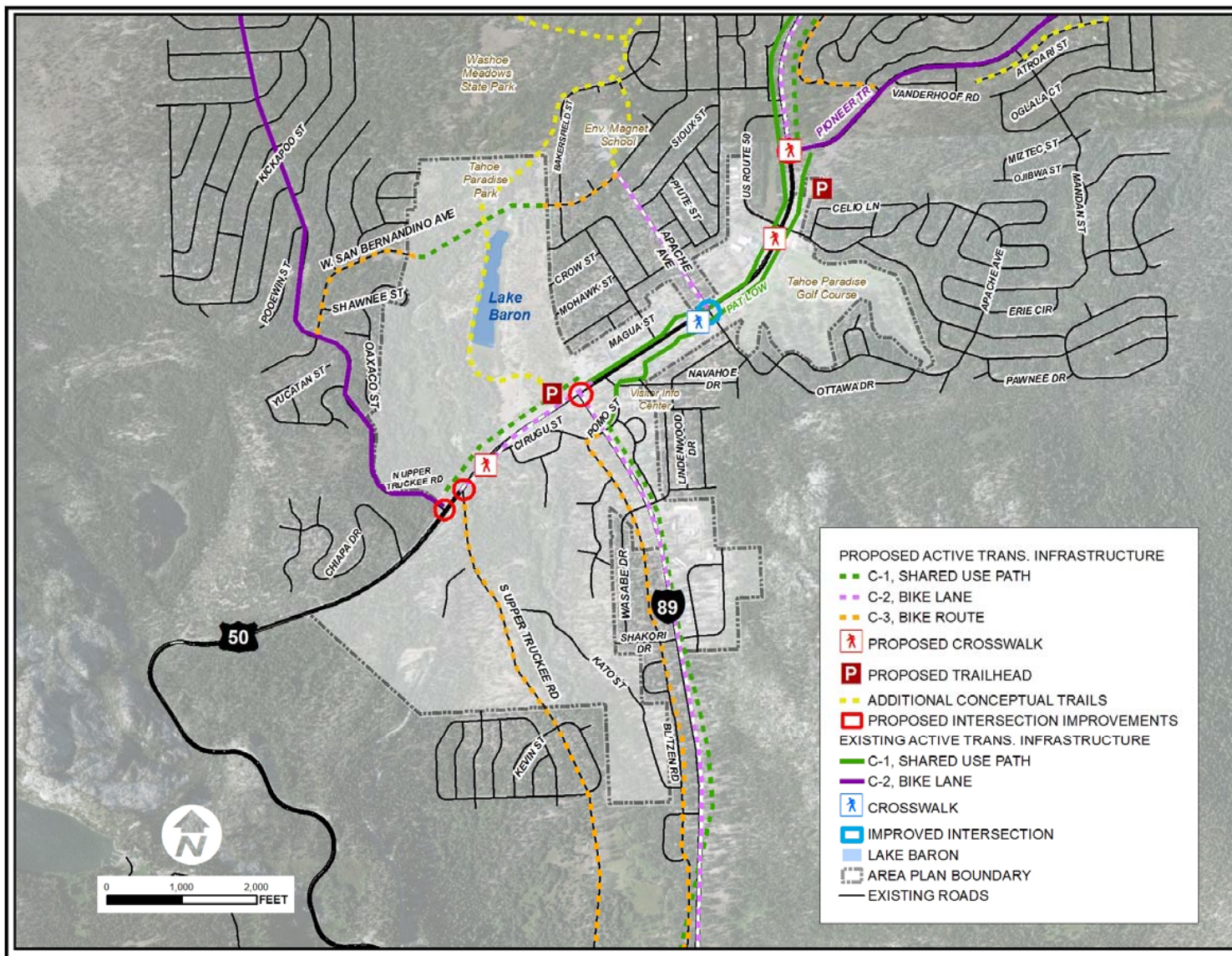
# Uses



USE	MAP 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
<b>Residential</b>					
Employee Housing	CUP <sup>(3)</sup>	—	CUP	CUP	—
Multiple Family Dwelling	P <sup>(6)</sup>	—	P	—	—
Multiple Person Dwelling (i.e., dormitories, etc.)	CUP	—	—	—	—
Nursing and Personal Care	CUP	—	—	—	—
Single Family Dwelling	P <sup>(4)(6)</sup>	—	P	—	—
<b>Tourist Accommodation</b>					
Time-share units	—	—	—	—	—
Bed and Breakfast Facilities	P	—	P	—	—
Hotels/Motels	CUP	—	CUP	—	—
<b>Commercial (Retail)</b>					
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	—	—	—
<b>Commercial (Entertainment)</b>					
Amusements and Recreation Services	P	—	—	CUP	—
Privately Owned Assembly and Entertainment	CUP	—	—	—	—
Outdoor Amusements	CUP	—	—	CUP	—
<b>Commercial (Services)</b>					
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 <sup>(1)</sup>	CUP	—	—	—
Auto Repair and Service	CUP	P	—	—	—



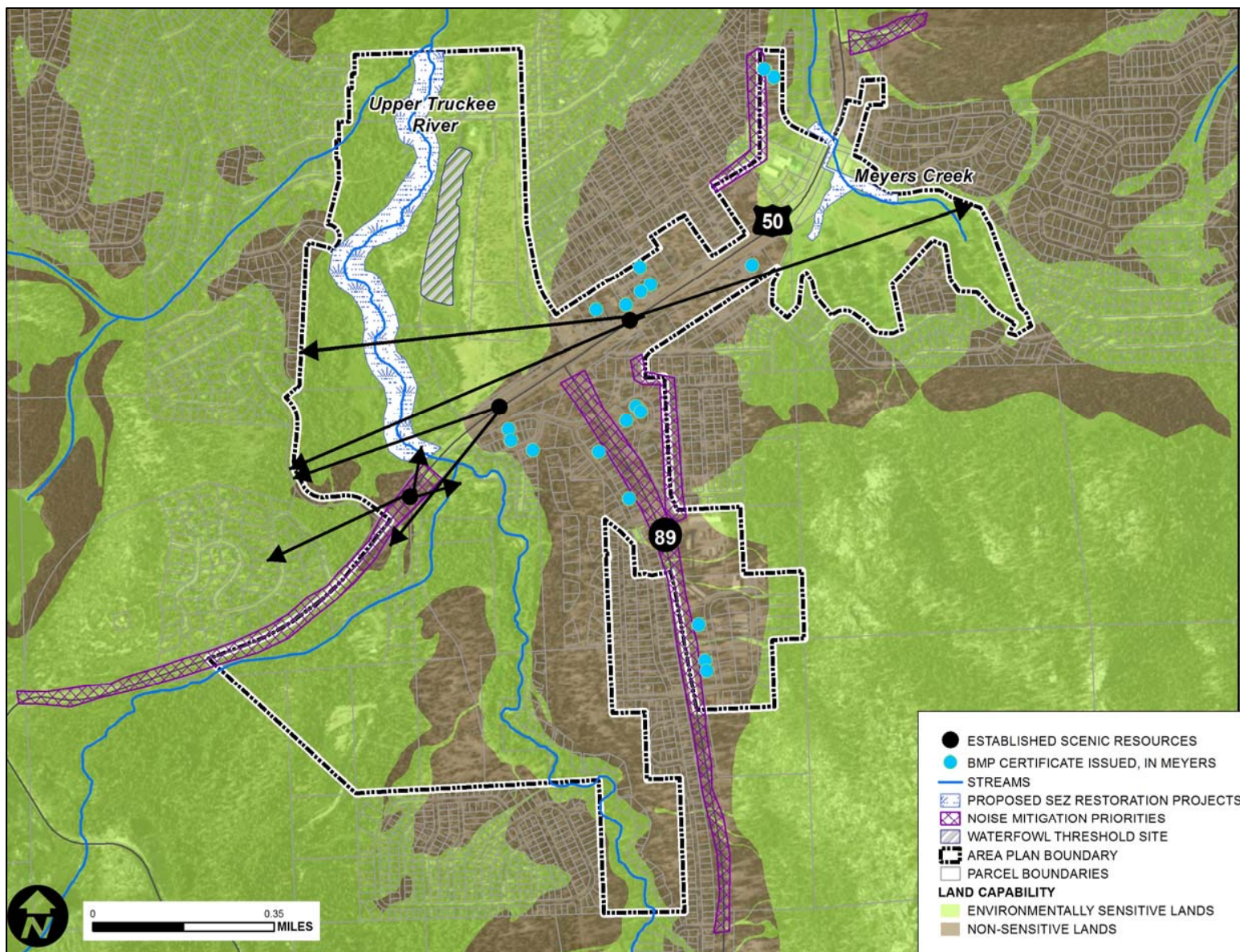
# Transportation





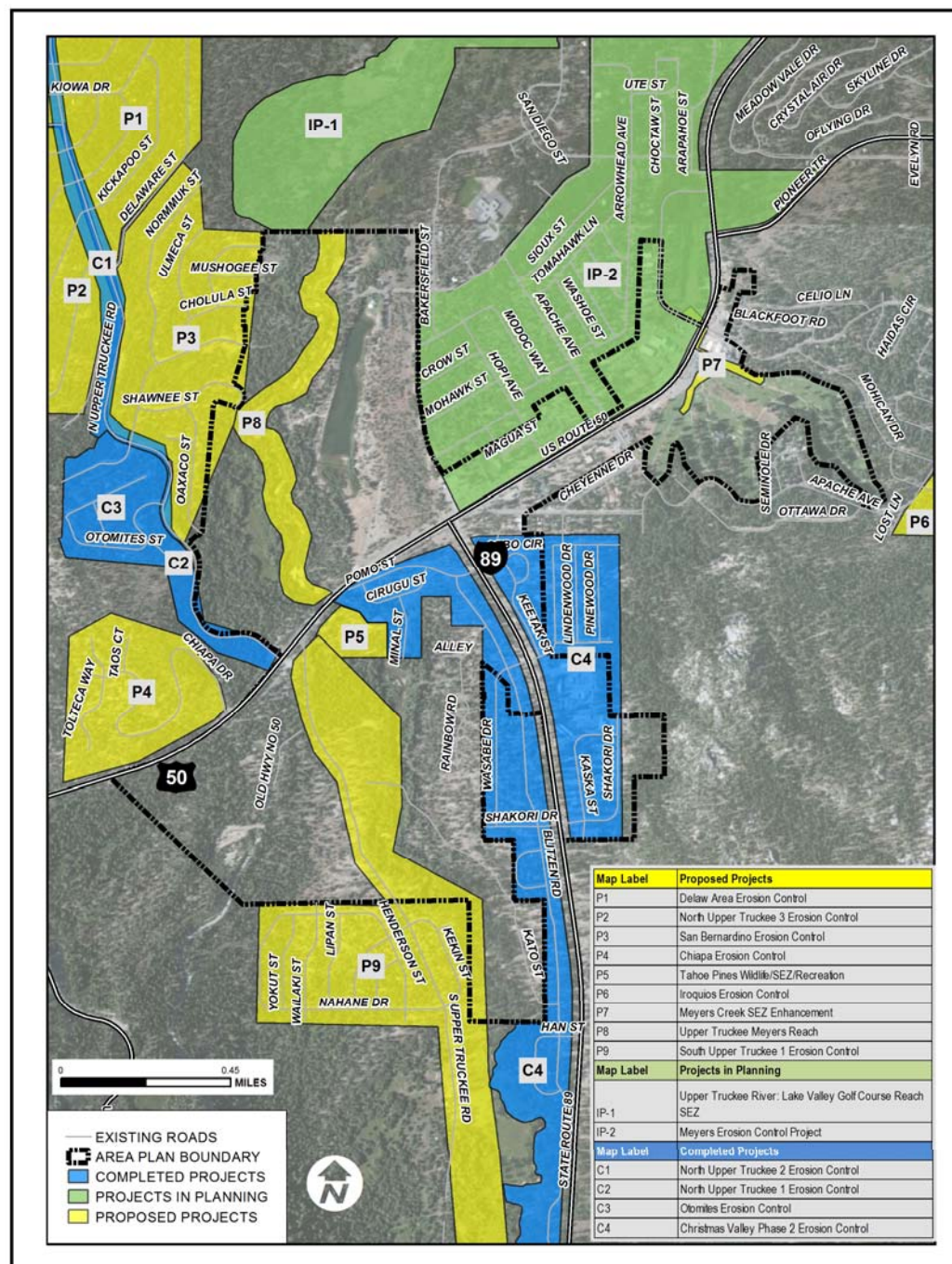


# Conservation





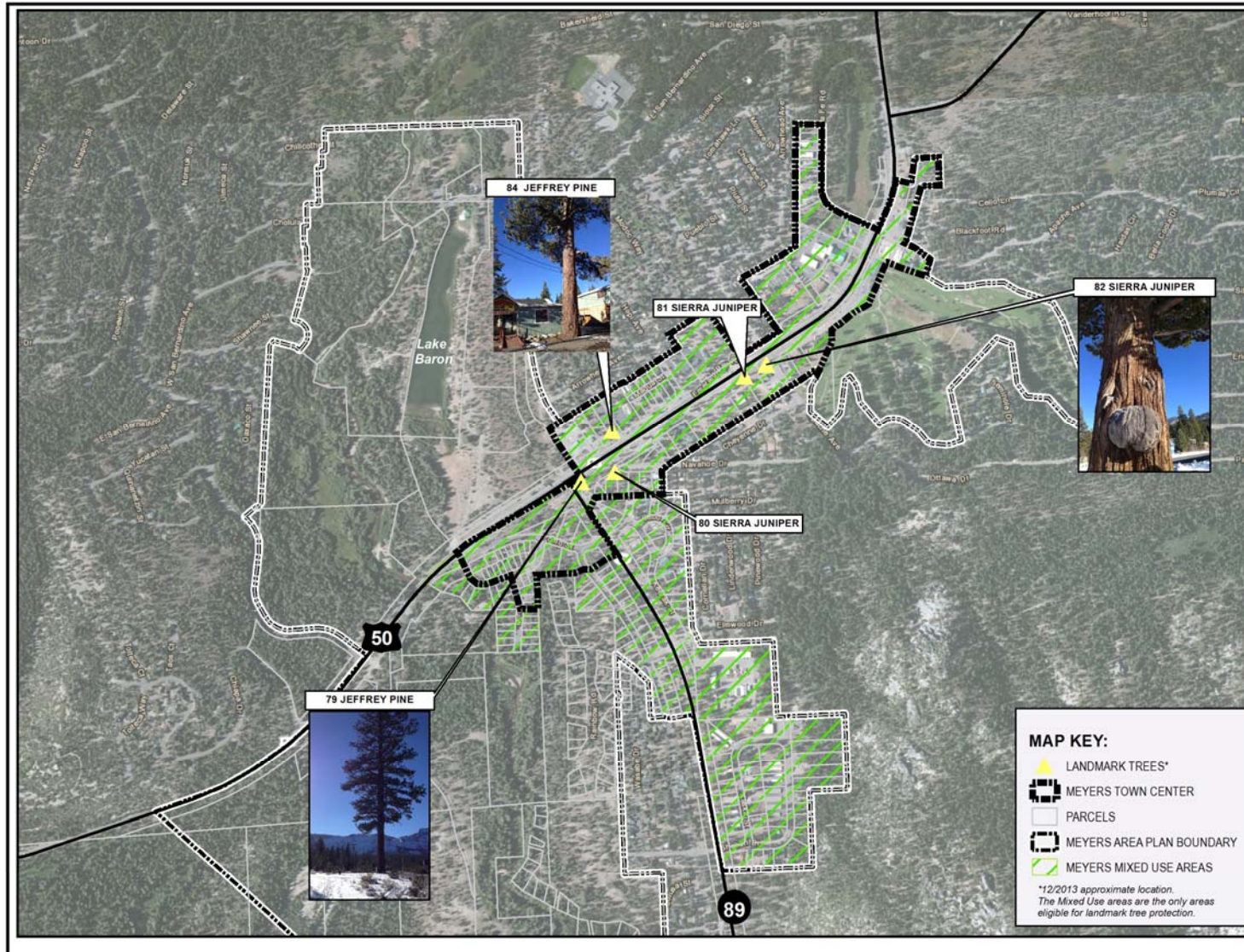
# Water Quality Projects







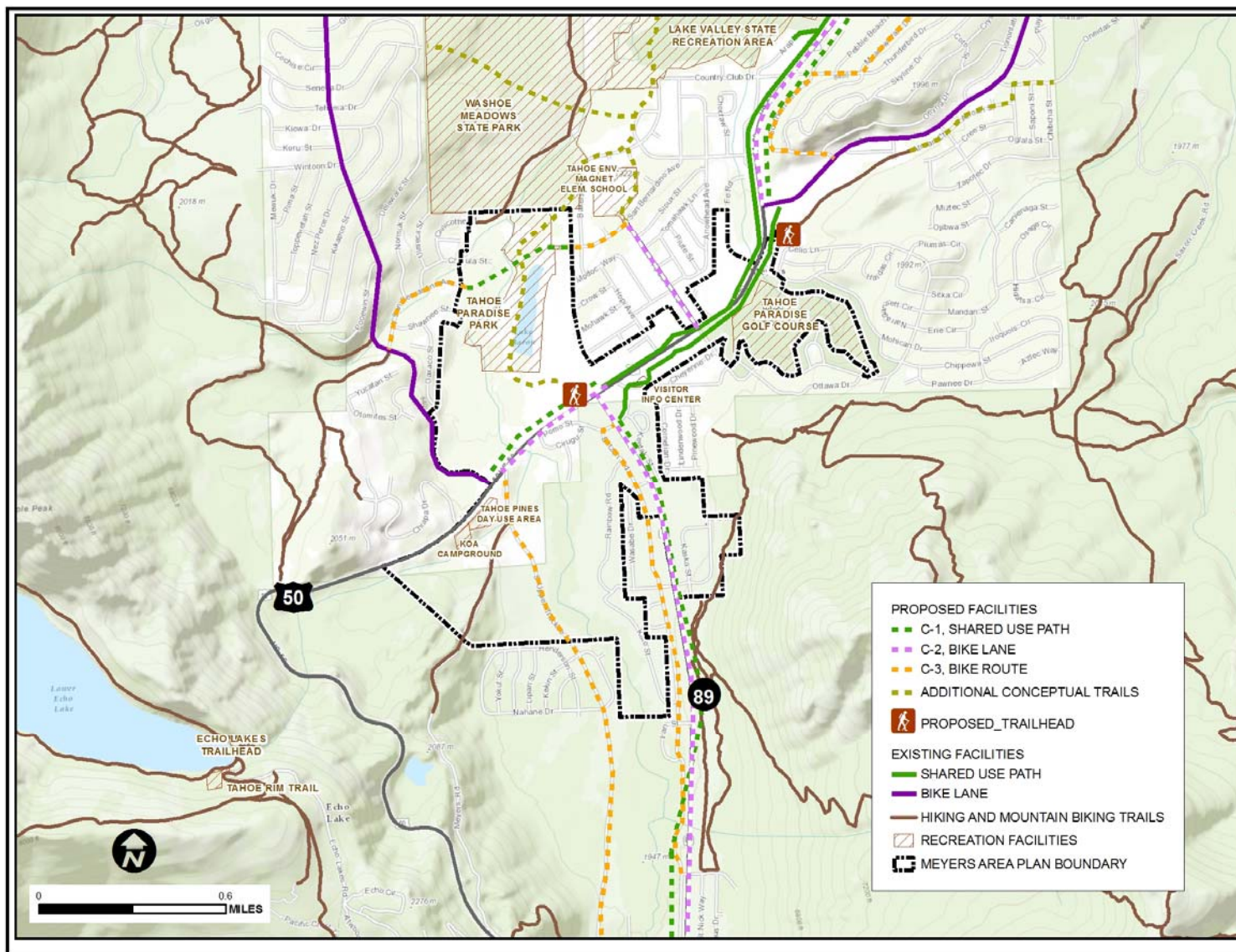
# Landmark Trees







# Recreation







# Public Services





# Implementation

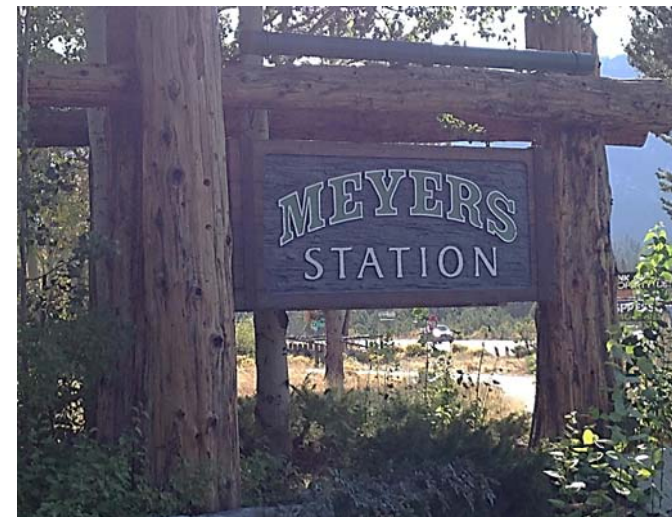
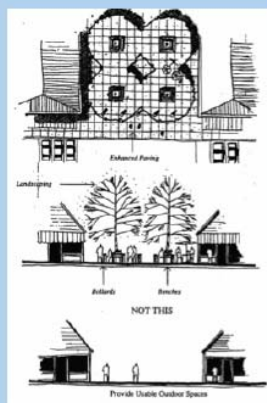


PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	PROJECT	DESCRIPTION
18 (must do)	El Dorado County	Meyers Sustainable Mobility Project Phase 2	Roadway and intersection improvements to reduce congestion, calm traffic, and improve pedestrian safety. Improvements may include: stamped concrete center lane, an additional crosswalk, signage improvements, 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.
8 (should do)	CA Department of Agriculture	Agricultural Inspection Station Relocation Project	Relocate the existing agricultural inspection station to west of the Meyers Community Center.



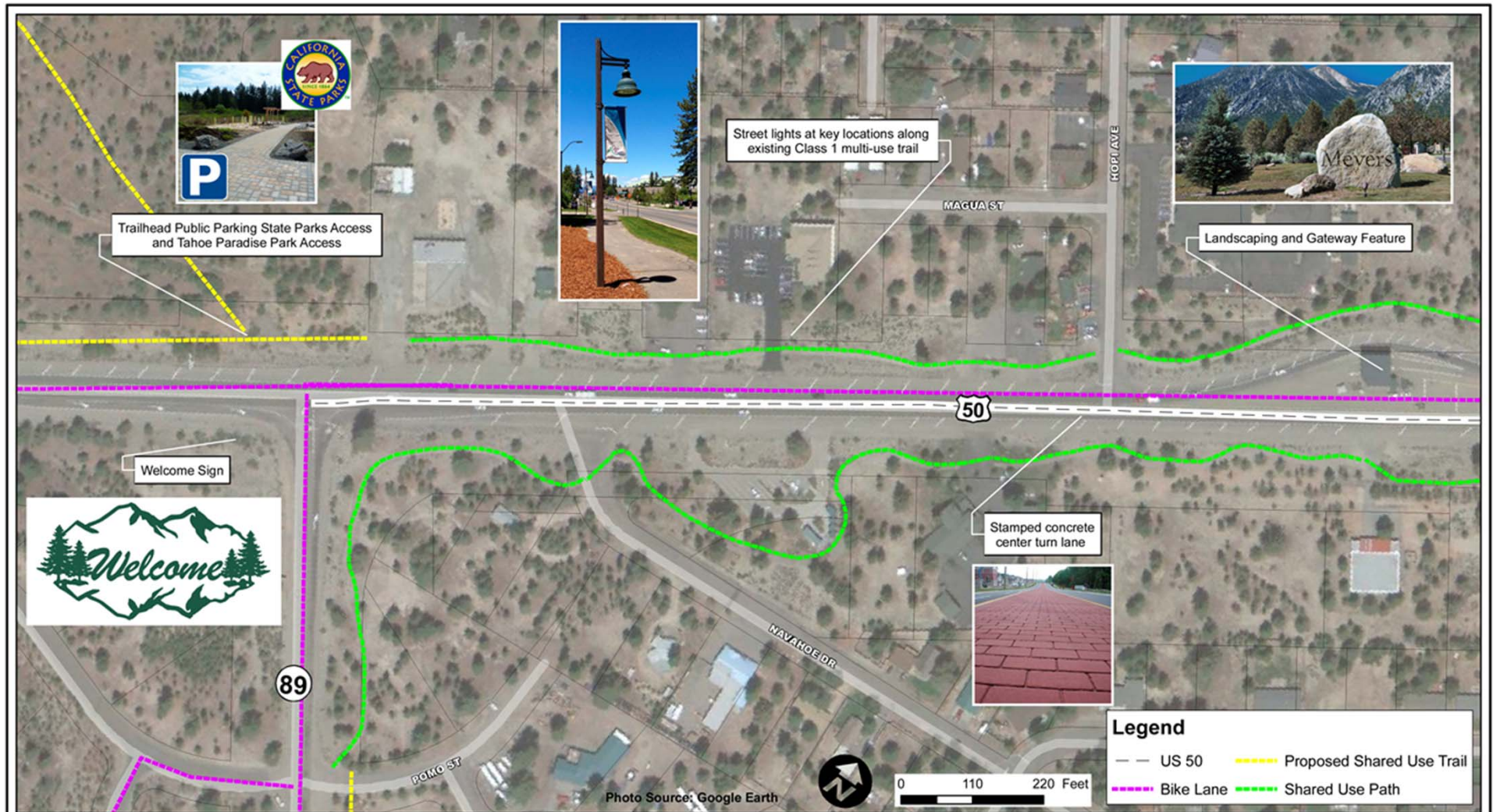


# Design Standards & Guidelines





# Corridor Improvements





# Corridor Improvements





# Key Issues

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

# Maximum Height Limits

Zoning Districts	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version	Planning Commission Recommendation	Proposed Max Height - 4th MAP Version
Meyers Community Center	42 ft.	45 ft.	35 ft.	42 ft.	42 ft.
Meyers Industrial	42 ft.	35 ft.	35 ft.	42 ft.	42 ft.
Upper Truckee Residential/ Tourist	42 ft.	42 ft.	35 ft.	42 ft.	42 ft.



# Commercial Floor Area

	Existing CFA (1993 Community Plan)	Proposed CFA - 2nd MAP Version	Proposed CFA - 3rd MAP Version	Planning Commission Recommendation	Proposed CFA - 4th MAP Version
Small Businesses	25,400 SF	15,000 SF	18,650 SF	15,000 SF	17,500 SF
Other Businesses		18,650 SF	15,000 SF	18,650 SF	16,650 SF

# Maximum Density Limits (*Meyers Community Center*)

	Existing Max Density (1993 Plan) (units/ acre)	Proposed Max Density (units/acre) - 2nd MAP Version	Proposed Max Density (units/acre) - 3rd MAP Version	Planning Commission Recommendation	Proposed Max Density (units/acre) - 4th MAP Version
Tourist Accommodation	40	40	15	40	30
Multi-Family Residential	15	20	20	20	20



# Land Use

<b>Zoning Districts</b>	<b>Existing Max Height (1993 Community Plan)</b>	<b>Proposed Max Height - 2nd MAP Version</b>	<b>Proposed Max Height - 3rd MAP Version</b>	<b>Planning Commisison Recommendation</b>	<b>Proposed Max Height - 4th MAP Version</b>
Meyers Community Center	Three Districts	One District	One District	One District	One District
Meyers Industrial	Same	Same	Same	Same	Same
Upper Truckee Residential/ Tourist	Same	Some MFR Changes	Some MFR Changes	Some MFR Changes	Some MFR Changes

# Community Incentive Program

	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version	Planning Commission Recommendation	Proposed Max Height - 4th MAP Version
Community Incentive Program	No Program	Two Tiered Program	One Tier Program (Top Tier Removed)	Two Tiered Program	One Tier Program (Top Tier Removed)



# Meyers Advisory Council

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version	Planning Commission Recommendation	4th MAP Version
MAC	Community Plan Team	Less Formal version of MAC	Formalized MAC; Either Elected MAC or Appointed by Gov Bd	Less Formal version of MAC	Formalized MAC; Either Elected MAC or Appointed by Gov Bd

# CTC Asset Lands

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version	Planning Commission Recommendation	4th MAP Version
CTC Asset Lands	N/A	Not Specifically Addressed	Re-zoned Four CTC Lands to Recreation, Five CTC Lands remain as Zoned	Zone all CTC Asset Lands as either Recreation or Conservation	Re-zoned Four CTC Lands to Recreation, Five CTC Lands remain as Zoned



# Staff Recommendation

- Adopt ROIs to amend the General Plan and Zoning Code consistent with Meyers Area Plan; and
- Authorize staff to proceed with environmental review for the Draft Meyers Area Plan – Version 4, dated June 2015 (Attachment 4D)

# Staff Recommendation

- Initiate environmental review process:
  - Generate new information to help better inform decisions
  - No decisions can be made until environmental review is complete
- Alternatives to staff's recommendation:
  - Revise the proposed Draft Plan as the Board sees fit, adopt ROIs and direct staff to initiate environmental review; or
  - Direct staff to cease working on the project

# Next Steps

If environmental review is initiated today, approximately 6-18 months (depending on CEQA document required) of analysis and public outreach remains

- Prepare CEQA Document; Release for public review
- Schedule and hold at least five hearings to consider project:
  - County Planning Commission
  - County Board of Supervisors
  - TRPA Regional Plan Implementation Committee
  - TRPA Advisory Planning Commission
  - TRPA Governing Board