RESTORING *Lake Tahoe*
& SUPPORTING COMMUNITIES

Regional Plan Update – Small Businesses

Thriving businesses provide important support for restoratiron efforts at Lake Tahoe by bringing environmentally-beneficial reinvestment in our community centers. A diverse mix of small businesses is also key to supporting liveable, walkable communities. The policy updates that would be beneficial to small businesses fall into two categories.
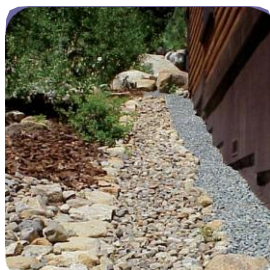
Removing regulatory barriers:

- Amendments to coverage, height and density limits would be allowed under Area Plans, within specific regional limitations (see TRPA Area Plans Fact Sheet).

- Greater opportunities would be available for small businesses to transfer existing development from sensitive marshes and meadows in order to upgrade and improve their properties.

- Excess land coverage could be restored and converted to other commodities such as tourist accommodation or residential units for use on site or to sell.

- Disabled access ramps would be excepted from land coverage accounting (Alt. 4).

- Required stormwater BMPs within an Area Plan could be implemented on an area-wide scale rather than parcel-by-parcel, reducing the overall cost and increasing efffectiveness of BMPs.

- The timeframe after which air quality mitigation fees are reset for closed businesses would be extended to aid economic recovery (Alt. 4).

Improvements to the permit process:

- One-stop-shops for building permits would be created under conforming Area Plans.

- Allowing coverage to be managed at a neighborhood scale rather than parcel-by-parcel to provide design flexibility while protecting water quality.

- Design standards and permitting processes will be more predictable and secure for reinvestment.

The draft Regional Plan Update is subject to refinement. TRPA's Governing Board will be making a decision on the Plan in late 2012.