



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Supplemental Comment Form - May 6, 2015

Please provide any additional comments on the Area Plan below. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

WE NEED PUBLIC  
TRANSPORTATION  
SERVICE TO MEYERS!

I can easily take "public Trans" from the y  
all the way to WALMART and spend my  
money there ... but I can't even take a  
bus from MEYERS to the y to go for  
a ride to our lake!

NOT RIGHT!





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### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

We need service to and from the "y" as soon as possible. If done correctly it would be used every day... especially for those of us that don't drive.

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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

Connect Meyers bike/walking trails and paths with Public Transportation!

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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no pack & stack  
 35 ft. height limit  
 no high density  
 must discuss rezoning before doing it.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

Must be elected not appointed  
for unbiased thoughts.

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

If there is any direction towards a  
CSD - "community service district" you must must  
discuss in depth to the community and  
they should be allowed to have a  
public vote about this!!!!

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**



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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

TRAFFIC CALMING IS  
desperately needed in Meyers  
the Speed reduction should be much  
sooner

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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

Handwritten notes on lined paper for Station 4.

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

Handwritten notes on lined paper for Station 5.

\* The Roadrunner  
now  
GLOWS  
at night.  


**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

More unified design elements / scheme is needed. No ~~REPEATS~~ of the Roadrunner remodel. (White, bright – out of place) Preferrably use of light w/ as little light pollution as possible

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

I think ~~the~~ an appropriate commercial use of the Pono St. area would Aid in traffic calming / speed reduction much sooner – creating a "sense of place" arrival into Meyers





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### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

START WITH 1993 COMMUNITY PLAN  
 THEN ASK COMMUNITY IN A REAL  
 COMMUNITY DISCUSSION WHAT THEY WANT TO CHANGE.

NEED TO SUPPORT SMALL LOCAL BUSINESSES,  
 NOT BIG RESORTS/DEVELOPERS  
 PROTECT OUR SMALL TOWN/RURAL NEIGHBORHOODS

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

MORE TRANSIT

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

LET'S HAVE A TRUE COMMUNITY DISCUSSION - NOT POSTERBOARDS!

THIS SHOW WAS A DISSERVICE TO MEYERS COMMUNITY MEMBERS WHO CAME FOR

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

MAC VOTED ON BY COMMUNITY  
BEFORE NEW AREA PLAN SO  
PUBLIC IS INVOLVED IN DEVELOPING  
NEW PLAN

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

KEEP OPEN SPACE!

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

The example hotel is awesome. It is totally consistent with what most Meyers residents would like to see. Please don't create rules that would prevent attractive reasonable development like this from occurring.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

More crosswalks. Slower speed limit. Narrower Hwy 50.

Pedestrian crossing at 50/Pioneer.

Crosswalk from Divided Sky to Visitor Center.

Crosswalk from Frael Park - Getaway

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

Better way findings Connectivity between USFS, CTC, State Parks, County trails.

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

Let us have something

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

I think it makes sense for rectangular<sup>CTC</sup> lots on 50  
(next to Century 21) to be commercial.

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

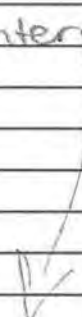
### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

The example of the hotel provided (Cedar House?) is a good example of unobtrusive development. It provides an opportunity for families/friends to stay in an attractive lodging situation, away from the casino corridor.

Creating a community that includes a variety of amenities (lodging, grocery, coffee, restaurant, bar, bike rental, shops?) provides a welcoming environment not only for visitors but also those of us who live here year-round.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

- Lower speed limits
- Cross walks in all directions at the 50/Pioneer intersection
- Clear bike trails in winter



### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

- Increase density (higher buildings, mixed use) on Hwy 50 Corridor
- Have public transit and stops that connect to So. Lake Tahoe and Tahoe Basin (one or two Hwy 50, one or two No. Upper Truckee, one or two stops Lake Tahoe Blvd to the H.S.)
- Need Town Center/Comm Center
- More bike/pedestrian friendly
- Higher, denser buildings w/ mixed use (multi-purpose, commercial)
- No big box stores, but "downtown" look like Truckee with local, smaller businesses
- Current facades falling apart (carpet business??)

large hotels, the one pictured was good

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

- ↳ Mandate
- Bike Lanes (Protected, legal size) on Hwy 50 and in neighborhoods, <sup>bike</sup> paths preferred
- Safer ped/bike crossings (Hwy 89 at Hwy 50 and Apache)
- Constrict the streets for peds and bikes
- 4 lane on Lake Tahoe Blvd to So. Tahoe H.S. unnecessary
- CalTrans should be required to include bike lanes (not take them away) when they pave on Hwy 50, 89 'or do other projects

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

- Protected, wide bike trails
- ↑ Signage (directional and trail other) for trails
- USFS "closed" trail but still being used and not maintained

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

- Avoid development in existing wild spaces, encourage infill- especially on Hwy 50 corridor where open space is dirt, underutilized parking lots, or ugly buildings

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

- Pizza business owner clearly biased for her business and not wanting competition. unfair presence for others on the Council level in the community

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

- Meyers "Welcome" Sign
- Ag Station Underutilized and on eye sore
- Murals OK

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

- Continue to buy and destroy old hotels- replace w/ denser better affordable housing (like CC) or open space - if GEZ or critical area for habitat





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### **Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)**

No ~~hotel~~ motel zoning allowed... possibly B+B's? → I like the hotel @ the roundabout in Truckee as inspiration.  
Agree w/ 45' max

Really like making small outdoor-style shops in ~~the city~~ w/ small businesses;  
# i.e. the radio shack is a good example (created Butte)  
- Host farmers markets; encourage bike friendly transport

### **Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)**

- support class 1 bike paths
- flashing ped. sign @ Apache
- bike trails separated from road

### **Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)**

- we should get a flashing pedestrian sign @ Apache
- Dog friendly in the park

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

Welcome sign @ corner of 50 + 89  
East San Bernardino trail is a great idea!  
street scaping would be greatly appreciated  
develop the land west of divided sky into series of small outdoor  
market-style shops, restaurants, boutiques (max of 20 new stores max)

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

Keep the parcels @ corner of 89 + 50 land but use the lots next to  
the existing coffee shop, realtor etc to develop for small  
businesses. Maybe a nice welcome sign at the corner of 50 + 89 instead



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### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

im IN FAVOR OF THIS... w/o this it would be hard for businesses to grow in our community. As a small business owner in Meyers, its tough already to find workspace. The more available areas the better for all of us.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

In favor of More Class 1 bike paths as well as a path to Paradise Park.  
 Impartial of public transit; not a priority.

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

+ DOG FRIENDLY AREA WITHIN PARADISE PARK  
 + IN FAVOR OF ALL OTHER IDEAS AFORE LISTED

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

Agreed!

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

Streetscape Improvement a high priority-  
More art, more small biz buildings

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

Would be nice to see a sign "Welcome" sign on one of the corner lots.

On the other lot next Ice Freat Park, I would like to see more opportunities for small business.

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### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

1) 42-45 ft \* Commercial Floor area need to attract developers

2) 40 units / acre

~~Beautiful~~ beautiful architecture – a small boutique hotel will be great – for the "thriving local-bus economy"

\* possible project will need to permit

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

\* Need safe way to cross the street

\* encourage walkable bikeable community

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

lets make great things happens

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

this is what EVERYONE  
agrees with! Meyers  
needs its own voice

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

this will help the  
street scape, slow people  
down and welcome people  
to the Lake Tahoe Basin

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

think the high-capability  
lots should allow for  
development - this supports  
the "green" and sustainable  
model - walkable, bikeable, concentrated



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### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

Really, 3 ft is what this is being held up by??!!

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

More cross walks and at least a blinking crosswalk sign

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

Connectivity is a must –

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

Concerned about opening up more access to the river - way too sensitive - there is ~~also~~ already an issue with people starting illegal campfires and camping along the river

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

Needs to be formalized to represent entire community application process - selected by Board of Supervisors

We do not need a committee of special interest groups

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

Roadrunner Awning is horrible - how did that pass zoning? It needs to be torn down - Does it meet code?

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**





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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

1. Please try and reduce the speed limit to 35 mph in town.
  2. Please install driver awareness methods for crosswalks.
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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

*Allocate property to community garden space.*

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

We as a community need to move forward and become the quaint walkable bikeable mountain town we can be. I believe all comments are well intentioned with allowing no large corporate development in Meyers. However I do not believe all understand by the <sup>over</sup> restriction of height and density will ultimately make any smart development non economic. South Lake Tahoe is an example by over restricting development only highly efficient corporations with high profit margins are able to build.

Let's move forward and keep a healthy height & density ratio so that good community centric projects w/ mountain architecture can be built, as well complete streets w/ walkable bikeable centric areas is important.

Thank You

Lined area for handwritten notes or data.



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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

Reduce Density to 10-15 unit per Acre  
Reduce Height to 35'  
Return zoning to 93 plan

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

Install stop light at Apache @ 50

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

form a new MAC Now!

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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Height seems okay as long as building is aesthetically pleasing

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

Creating safe crossing areas across the hwy, consider improving connectivity b/w other parts of town to meyers (public transit out here would be awesome!)

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

the more recreation the better! all about anything that improves this for locals & visitors localise it to the reason we're here.

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

This could work as long as you don't get all one type of person... there has to be a process in place to ensure conversations/decisions aren't monopolized or have hidden agendas.

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

Welcome sign would be great! Wayfinding would be helpful + tie us in w/ the rest of SLT. Art would be interesting if done right.

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

*Nothing over 30 ft. height*

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

*We need drainage improvements from South Upper Truckee to prevent our property which floods due to pavement draining to our property 2628 South Upper Truckee*

*What is being done with our existing traffic problems (ex: Fri evening, Sat, & Sunday)? Meyers can't handle the existing traffic on weekends much less attract more!!*

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

Lake Tahoe

## Meyers Area Plan Comment Form - May 6, 2015

Please fill out the comment form below to provide feedback on the key concept areas within the Area Plan. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

create a cool/fun/functional downtown - ok to have height - as long as its responsible.

Hotel would be great - especially for those visiting Sierra@Tahoe and Kirkwood.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

Bike safety is crucial

more walkable paths

easy access across the highway -

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

yes to all.

think sunrises - Oregon

could really take advantage of meadow beyond the golf course & use golf course for more community events - picnic day

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

*Mtn aesthetic-welcome sign - Meyers is the gateway to Tahoe. —*

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

Safe crossings across the hwy – striped crosswalks, flashing pedestrian lights, roundabouts, stoplights, slower speed limit. Access from bike path to Pioneer in both directions – right now you can go from Pioneer onto bike path but not vice versa – fix this please! Narrow the highway corridor – improve landscaping w/ native, drought tolerant veg.

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

Utilize Tahoe Paradise Park as a real community center/asset. In winter – ice skating rink & X-C ski rental w/ groomed trails around Lake Basin & through Washoe Meadows State Park. Maintain the bike paths we do have – and improve the system. Create safe feasible crossings across Hwy 50.

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

Keep those beautiful large junipers + ponderosa pines!

Yea! Treat weeds + brush along the bike path. That nasty sweetclover overgrows the bike path every year + essentially reduces the width by half

Stream restoration! And sign it + interpret the resources

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

- A Meyers village park, community center, event's amphitheater for music concerts.

- keep Meyers small, don't allow tall buildings.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

There should be at least one more pedestrian, bike crossing by Lira's

Let's build roundabouts at Hwy 89 Hwy 50 intersection and Pioneer and Hwy 50/89

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

Meyers could be a hub for mtb Biking tourism. Not only promoting a healthy local community, but providing for increased economic benefits for all local businesses. Paved bike paths connecting to FS trail networks would be genius. It is time to capitalize on this as the mountain Biking industry is exploding. Park & Ride zone to make the trail network happen.

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

I am interested in the idea of "seasonal" public transit from Meyers to SLT and back. Instead of increasing parking for mtn bike riders and other recreationalist, can we provide a shuttle/bus during busy months, June - August from the T to Meyers + from State Line to Meyers. ~~Residents~~ Both, residents + visitors would benefit from decongested traffic and the convenience of not having to get into one's car to drive to the trailhead.

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

I am glad to see invasive species on the list & really hope that & invasive species spread prevention (decontaminating ~~and~~ construction equipment) and post-construction weeds follow-up (at least 2 years) becomes a part of project planning, especially restoration projects that aim to reduce fine sediment input into the lake.

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

Lake Tahoe

## Meyers Area Plan Comment Form - May 6, 2015

Please fill out the comment form below to provide feedback on the key concept areas within the Area Plan. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

- Implement landuse regulations that allow density and height to promote mountain architecture in a walkable village center.
- 35' is too short → that's the same as a residential height restriction.
- Eliminate biased people w/ vested interests from the advisory group that can't be objective (Pizza Lady).

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

- Encourage Caltrans to abandon ROW to allow development closer to US50
- Provide safe crossings of US 50
- Narrow Lake Tahoe Blvd near Sawmill

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

- Maintain access to existing trails and routes, particularly through Washoe Meadows
- Stop removing trails within the Angora Burn Area
- Remove the sheet pile weir from the river to eliminate a boating hazard
- Provide a better year-round trail head near Sawmill - the current parking area is closed in winter despite clear trails.

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

- Bear bins are more important than anything else.

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

- See comment #1 → eliminate members that are not objective and have vested interests in fighting competition (Pizza Lady)

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

- go for a friendly welcome sign in a center median when approaching the Meyers Center, potentially in the bus station location

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

- Consider offering more lands for sale w/ conservation covenants.



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

- Promote a "proper" town center as much as possible.
- Prepare a Built Environment Image Guide
  - ↳ How did a Flat-white-roofed gas station get approved?!?!?
- Highway signage (at businesses) - enforce!!!
- Community art, monuments help create a "cool" factor.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

- Slow traffic in core!!
- Can community help landscape Hwy 50??
- Can community volunteer to maintain "big station"??
- We appreciate all the work CalTrans has done to date - can we keep the car foot on the gas?? How do we secure funds for more??

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

- Class 1 - Separated bike lanes!
- Need a safe connection from Xmas Valley into Meyers.
- Meyers effort could take a lead position in creating a consistent and seamless signage & wayfinding system across jurisdictional boundaries.
- Community plan should not limit itself to County lands, if a piece of National Forest is necessary, acquire it!

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

② Pomste trees w/ Fall colors? We are the gateway to amazing leaf-peeping in Hope Valley.  
→ Incorporate landscaping plan into Built Environment Image Guide.

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

• Can agencies participate as advisors during discussions?

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

Consistent signage across jurisdictional boundaries!

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

Land Swap = Bad idea.

CTC will sell off parcels to fund themselves, CTC does not have capacity to deal w/ encroachments, hazard trees, and law enforcement issues

Land swap w/ USFS is about the CTC looking at an uncertain future and trying to stay relevant. SNC could replace CTC as issues are larger than just "Tahoe".

Good luck! We appreciate your input!



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

*Would love to have an interactive open meeting*

*Questions + Answers -*

*alt's very difficult to get alot of answers - some people  
tend to monopolize the area of conversation*

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

*Same as front page*

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**





# MEYERS AREA PLAN

EL DORADO COUNTY

Lake Tahoe

## Meyers Area Plan Supplemental Comment Form - May 6, 2015

Please provide any additional comments on the Area Plan below. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

Meyers needs smart redevelopment, policies and ordinances in place that will encourage investment, and an appeal and character that will attract both visitors and interest in purchasing homes and raising children, and starting investing in businesses.

Because of ~~the~~<sup>its</sup> strategic location, as a gateway community to the Lake Tahoe basin, as well as a jumping off point for numerous recreational opportunities including hiking, backpacking, mountain and road cycling, and resort and backcountry skiing.

there are also a variety of design constraints that are currently not reasonable and instead of encouraging investment these will only stifle it. First, density in the current draft of plan is at 15 which is incredibly inadequate and will not encourage the kind of investment we need. 30 is much more reasonable.

Second, the Area Plan must allow for redevelopment to occur on currently undeveloped lots. Without the ability to develop across contiguous parcels throughout the Meyers core, ~~the~~ the community will be left with a patchwork of developed parcels. This type of redevelopment will not spur the kind of investment that is necessary to ~~get~~ establish ~~from~~ Meyers as a destination and viable community.

Lastly, the current maximum height in the Draft Plan is only 35 feet. This height unfortunately will result in a very uninteresting and unappealing architectural aesthetics. A height limit of 40 or 44 feet could more adequately provide for tasteful and interesting aesthetics, the kind that will leave lasting impressions on visitors and make our full-time residents proud of our community.

Lined writing area consisting of 30 horizontal lines.



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Supplemental Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

public Transportation Hub / River Rafting  
access / Environmental Education center /  
parking (Auto & Bike) / youth athletic  
center - all at / TWENTY PROPERTY!

Lined area for handwritten comments.

Lined writing area consisting of 30 horizontal lines.



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

Before spending money on downtown Meyers how about spending money on the roads in our community. Our roads are horrible. Along those lines what about the flooding issues along So. Upper Truckee??

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

The traffic on Hwy 50 is terrible on busy weekends. If adding more conveniences in downtown Meyers how is the traffic going to be accounted for?? As a worker in town how am I supposed to get home if we increase traffic?? A round about at 89+50. Absolutely not!!! It was already voted down at the Y,

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

it will not work in our community. Sure add more bike trails, picnic areas, rest stops, but think about those who live here and the burden they endure with the flooding concerns & terrible road conditions.

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

35' limit for commercial & residential bldgs.  
45' exception for community bldg.

"Mountain", "Western" look for architecture.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

Move or destroy the bus station!

Flashing warning light @ bus station crosswalk.

Traffic light or circle @ US 50/CA 89.

Old gas station @ US 89, tear down, park & ride lot or trail head parking.

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

Please fill out the comment form below to provide feedback on the key concept areas within the Area Plan. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

CALL IT "TAHOE PARADISE" NOT MEYERS!

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

I LIKE THE PROPOSAL (TOWN) HERE

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

PUT IN WATER METERS

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**



# MEYERS AREA PLAN

EL DORADO COUNTY

Lake Tahoe

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

NO TRAFFIC CIRCLE @ 50 & 89  
NEED PED/BIKE PUSH BUTTON LIGHTS  
AT NEW PED X-ING EAST OF BUG STA  
& ANY NEW X-ING

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

REALLY ENJOY THE BIKE TRAILS. WOULD BE GREAT TO HAVE BRIDGE OVER UP, TRUCKEE RVR AT LAKE BARRON. BIKE TRAILS SHOULD ENCOURAGE RIDERS TO COME FROM S. LAKE TAHOE TO EAT/PLAY IN MEYERS - NEED PUBLIC RESTROOMS THOUGH. TRAILHEAD PARKING SHOULD INCLUDE RESTROOM OR AT LEAST FOREST SUC PIT TOILETS (NOT AS FRIENDLY THOUGH)

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

Please fill out the comment form below to provide feedback on the key concept areas within the Area Plan. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

- Height needs to be min of 42' to allow for architectural diversity.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

- ~~Continue~~ Continue work on bike trails that connect to existing trails and allow safe access to all parts of town.  
eg No path to lead all way from restaurants in Meyers to Playgrounds.

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

- Needs to be representative of people living in area
- formal voting process to be elected to council.

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

- Welcome Sign is of great importance to better initial curb appeal for visitors.

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

Lake Tahoe

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

↓ ↓ ↓  
Emphasize min of Min of 30/Acre  
+ incentivize 42'  
Town Center

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

↳ Emphasize bike + ped  
↳ Traffic calming important  
↳ Meyers need to be true gateway where visitors + residents want to stop, get out of their car and patronize businesses

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

Bike/ped facilities #1 priority

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

- ↳ Needs to be formalized committee appointed by supervisors
- ↳ Representatives need to be representatives of the diversity of the community

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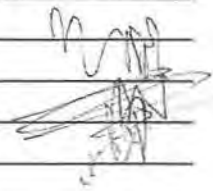
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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

- Welcome sign very important
  - Density in town center needs to be at least 30/Acre
  - Height needs to be at least 42'
  - Infill in CRITICAL in the Town Center
  - Remove the restriction on commercial floor area for only small businesses
- Relocating bus station key to redevelopment

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

- ↳ Lots in town center should be used for community facilities or sold to encourage infill



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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

*Safe way for pedestrians to cross highway*  
*Traffic circles on highway to slow down traffic*

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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

*connect bike path to town*

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

~~Remove~~

remove trees as necessary to help prevent fire danger

\*do not create too many landmark trees\*

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

fewer parking lots in

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

Should be used to develop buildings to identify the community -  
this community currently looks like a parking lot for gas stations, rug sellers and automotive repair - like a run down town in Mexico



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

Height may not be a big issue if maintained at current limits AND set the buildings as far to the back of the lots as possible - parking / open space should parallel Hwy 50/89

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

Round about @ 50 & 89 - this would slow traffic automatically as it is approached from Echo Summit AND would allow better traffic flow from 89 onto 50. This would also introduce (demonstrate) to the rest of South Shore the efficacy of roundabouts (ala Truckee, et al.)

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

more park/wide sites  
connect all bike trails  
wintershelters for skiers/boarders at nicely designed bus stops (much like North Shore shelters)

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

*Rocks Rustic like North shore bus stop shelters*

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

Lake Tahoe

## Meyers Area Plan Comment Form - May 6, 2015

Please fill out the comment form below to provide feedback on the key concept areas within the Area Plan. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

Height increases would be fine with the proper design.  
- How high is the CTC dorm?

- Encouraged mixed use development.

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

- Why does the new Sawmill crosswalk blink but not the new Highway 50 one @ Mt Apache?  
- Why not consider a round-about at 50 and Pioneer Trail

- A bike crossing between North and South Upper Truckee would also be great

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

- With the recent paving and great shoulders along 89 through Christmase Valley why not deprioritize building a Class I and use that \$ elsewhere. = Along the Upper Truckee River along the STPUD line and link to Sawmill

- Trailhead at the old Tueten car dealership would be great.  
- Class I is great but they aren't maintained in winter so they should be in addition to good shoulders

Please finish the Sawmill Path!

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

- Just East of the brand-new drainage improvements on Highway 50 is a chronic drainage problem on South Upper Truckee - why is this not being addressed?

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

- Welcome to Meyers sign - Tree with lights like in Breckenridge

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

- Why can't CTC acquire the old Traction car dealership along 50 and use that as River/Trail access?
- ~~Also~~ Acquire the rug store at the corner of 50 and Pioneer Trail.



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

*Please do not place a traffic light @ Apache.  
Please do consider a pedestrian crossing at  
Linn's meters to allow kids to cross to paved  
path on Meter side of street.*

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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

*Please consider adding a community playground  
for Meyers Area kids. Thanks!*

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

\* Height of 45 feet is good - too much lower hampers economic prosperity  
 Encourage mixed-use with workforce housing included above retail & restaurants.  
 \* Don't be afraid of growth!

### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

Create more bike paths & walkable community.  
 Connect trails to neighborhoods & to bike trails

### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

Connect bike paths to neighborhoods & more trails along Upper Truckee River

**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

Fix S. Upper Truckee flooding area  
near Meyers grade.

**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

Be sure all stakeholders (business  
owners, residents) are notified of  
MAC meetings. Ensure wide-representation  
(enviro, business, arts, community  
recreation, tourism & health  
& wellness)

**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

Warm, welcoming community  
Welcome to Meyers / gateway to Lake Tahoe  
Sign with tree with lights (led of course!)

**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**



# MEYERS AREA PLAN

EL DORADO COUNTY

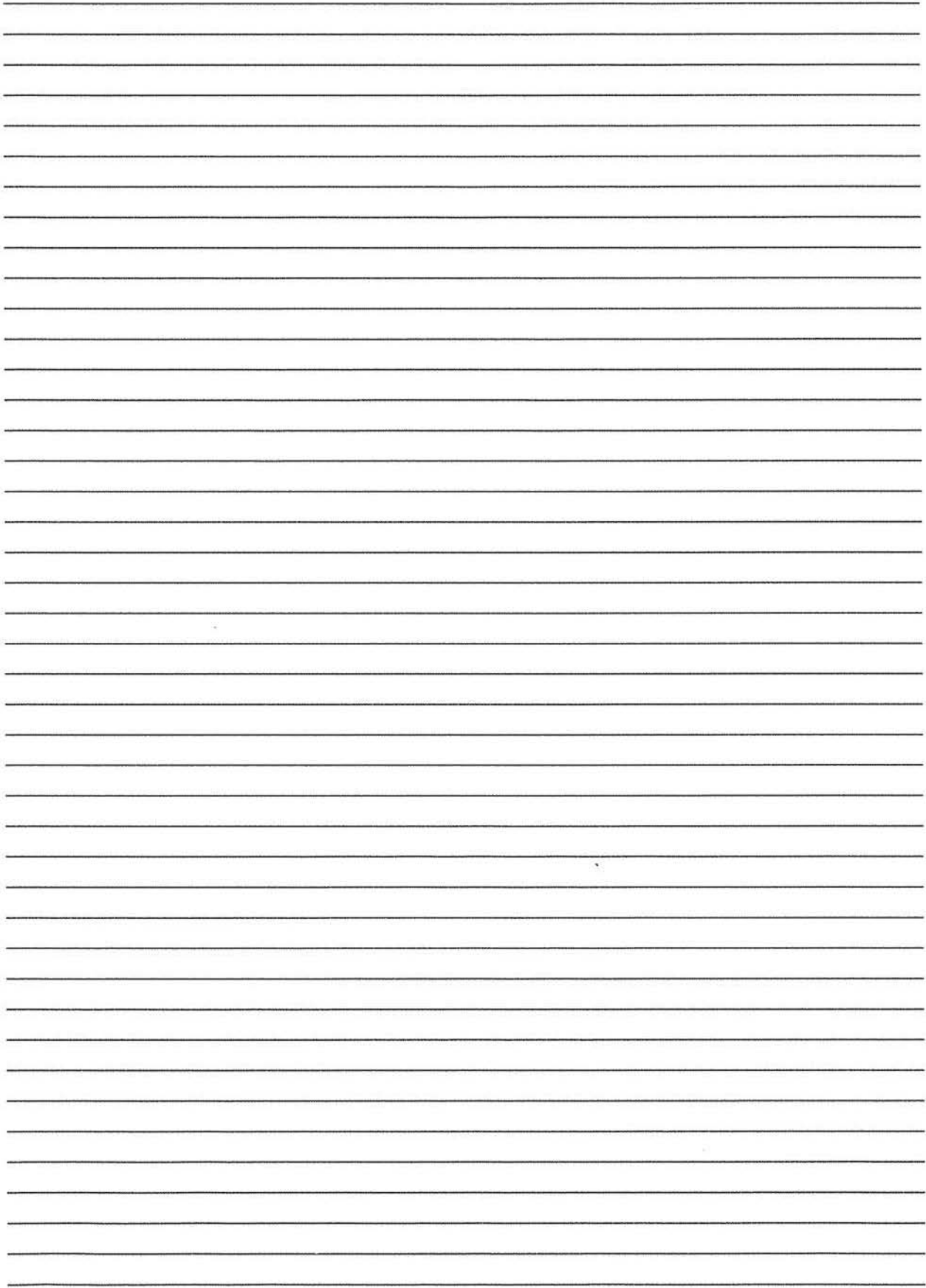
*Lake Tahoe*

## Meyers Area Plan Supplemental Comment Form - May 6, 2015

Please provide any additional comments on the Area Plan below. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

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We need public  
transporation  
to meyers  
North Upper  
Truckee Rd





# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Supplemental Comment Form - May 6, 2015

Please provide any additional comments on the Area Plan below. When you are finished, please return it to the welcome table. Thank you for your input!

Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

Any plan being proposed should be noted upon by the voters of Meyers.

Multiple horizontal lines for writing additional comments.

Lined writing area consisting of 30 horizontal lines.



# MEYERS AREA PLAN

EL DORADO COUNTY

*Lake Tahoe*

## Meyers Area Plan Comment Form - May 6, 2015

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Optional: Name \_\_\_\_\_ Phone or Email \_\_\_\_\_

### Station 1 – Land Use (Town Center, Use, Zoning, Height, Density, etc.)

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### Station 2 – Transportation (Highway 50, Safety, Intersections, Transit, etc.)

*Would prefer no traffic light @ Apache*

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### Station 3 – Recreation (Bike Trails, Trail Heads, Connectivity, etc.)

*Playground/park for kiddos*

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**Station 4 – Conservation (Water Quality, Stream Zones, Scenic, Trees, etc.)**

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**Station 5 – Meyers Advisory Council (Make up of Local Representation)**

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**Station 6 – Design/Implementation (Welcome Sign, Buildings, Art, Projects, etc.)**

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**Station 7 – California Tahoe Conservancy Asset Lands (Zoning, Use, etc.)**

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