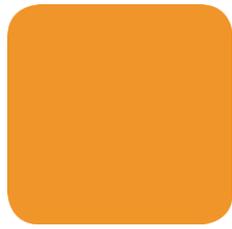
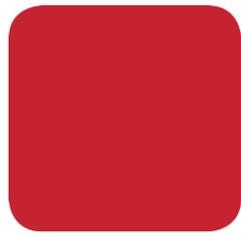




Meyers Area Plan

October 16, 2014





Agenda

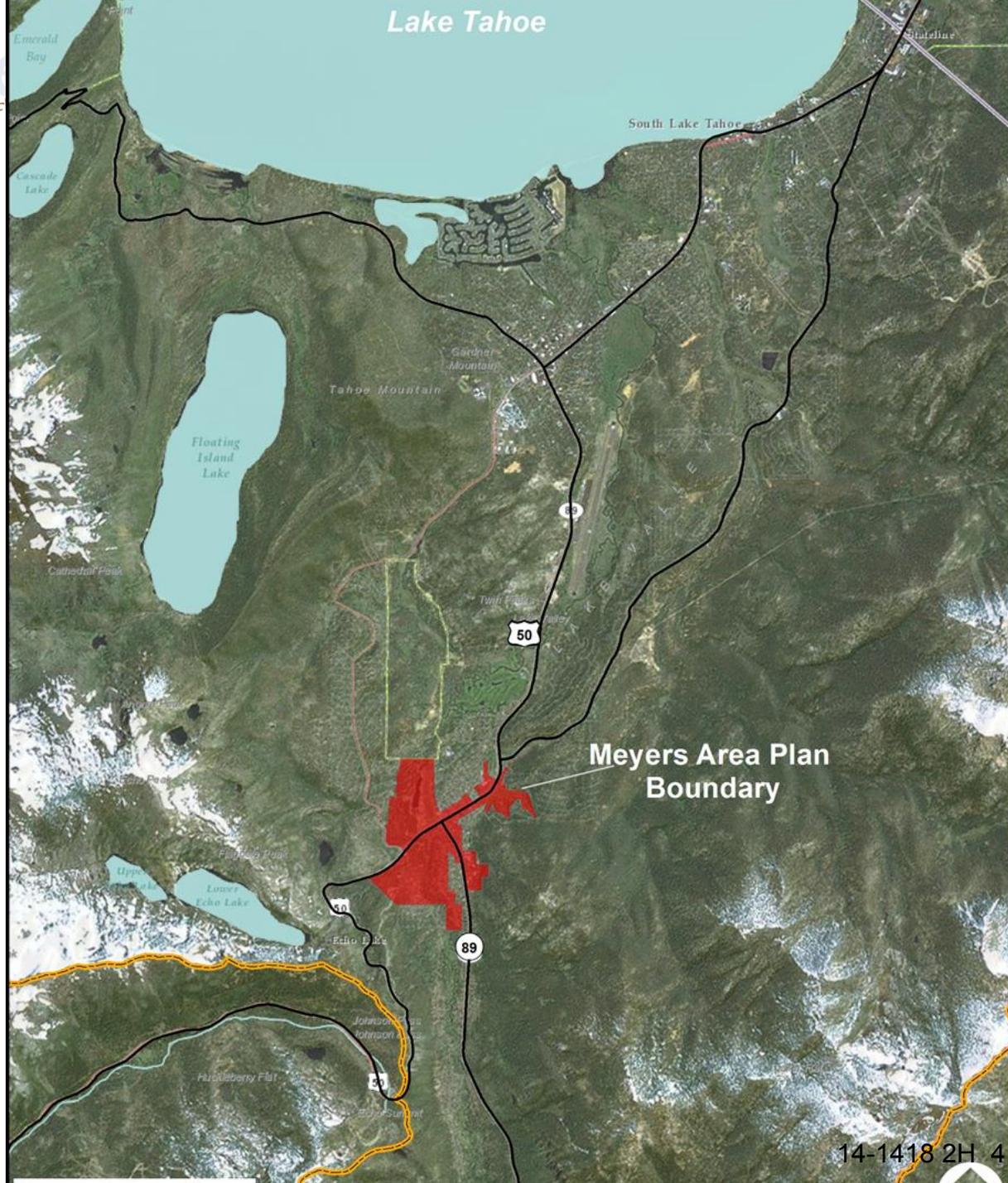
- Introductions
- Staff Presentation
- Planning Commission Q & A
- Public Comment
- Planning Commission Discussion and Direction

Presentation Overview

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



Vicinity Map

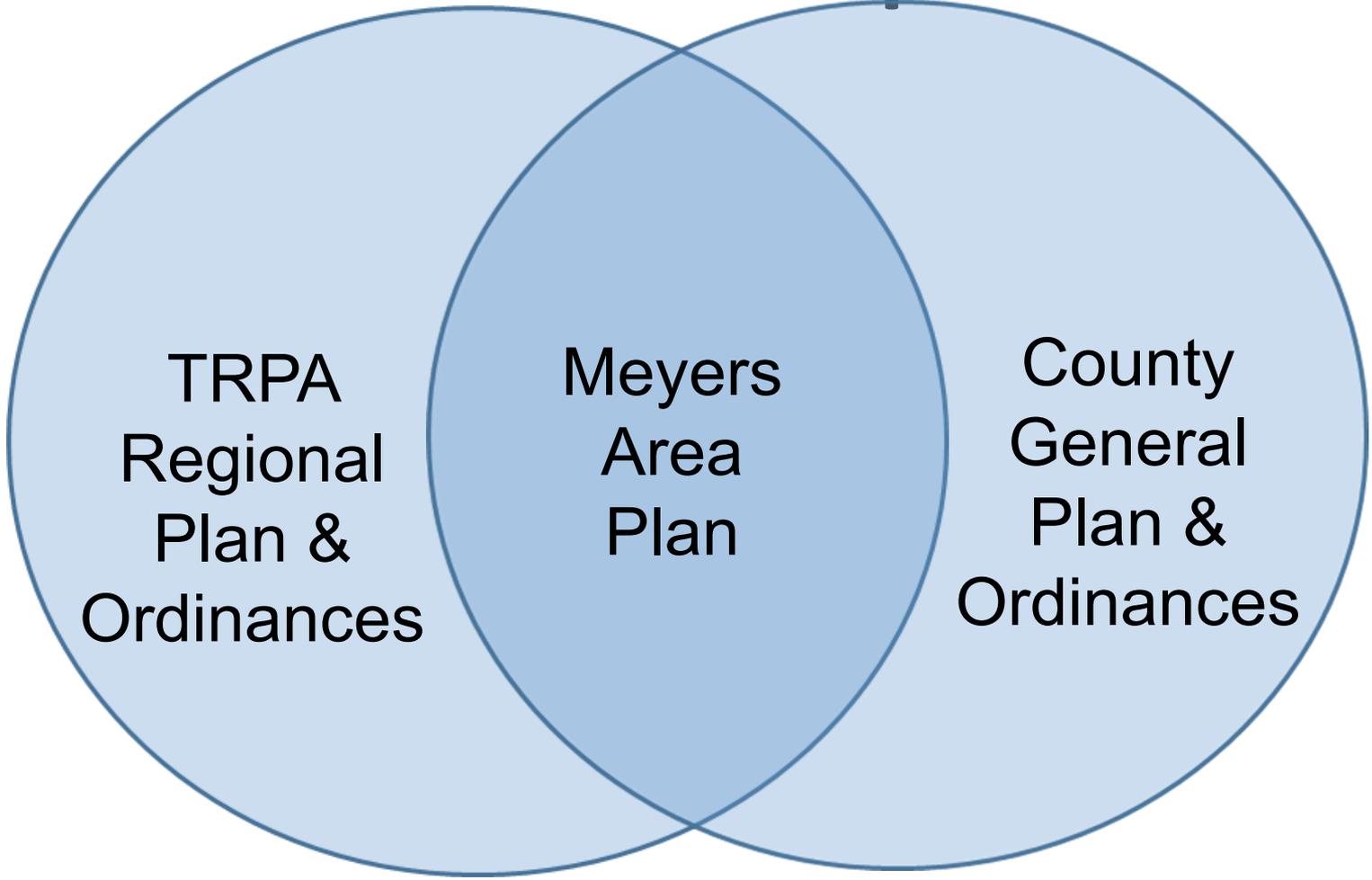


Area Plan Purpose

- 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 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**.

Meyers Advisory Council

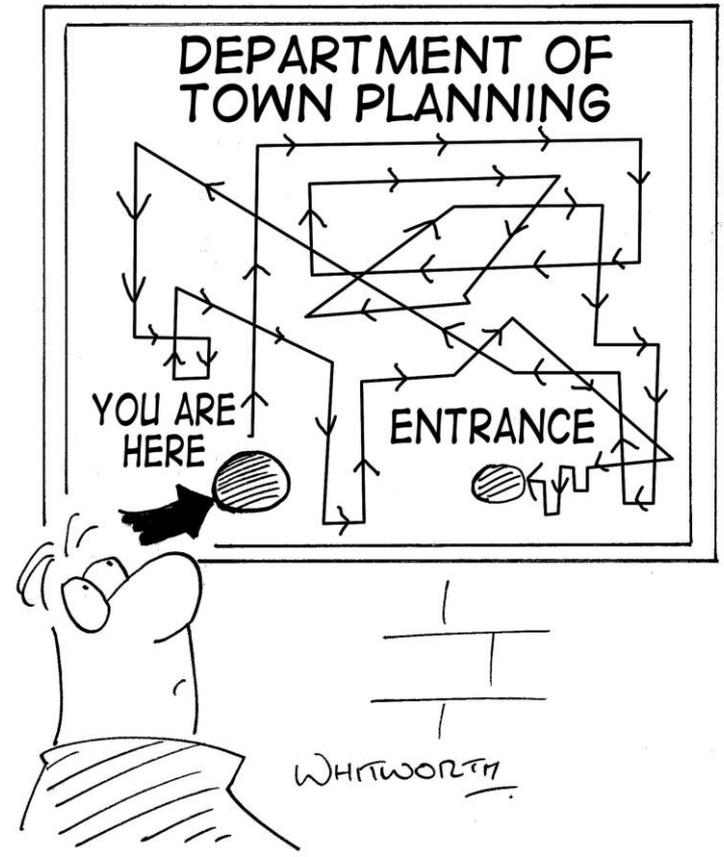
- 8 local citizens selected by the community – representing different interests
- Developed the Area Plan in over 20 meetings
- Currently NOT a formal body of the County
- Area Plan proposes to formalize MAC as a permanent advisory committee
- Potential for Municipal Advisory Committee





Community Priorities

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



Maintain Meyers Unique Character

- Establishes a formal Meyers Advisory Council of Meyers residents to review proposed projects at a public meeting in Meyers.
- Updates existing Design Guidelines to ensure new buildings reflect Meyers historic mountain look.
- Updates sign standards to reflect Meyers setting and accommodate the wide US 50 right of way and snow berms.

Implement Projects on the Ground

- Identifies and prioritizes a list of capital Improvement projects.
- Once adopted as part of the Area Plan, these projects are more likely to be funded and constructed.
- Calls for creation of a local non-profit to seek funding and implement projects in Meyers.

Simplify Permitting for Small Projects

- Allows for one stop permitting for small projects, rather than requiring both County and TRPA permits.
- Establishes a consistent list of “exempt activities” that do not require a permit from the County or TRPA.
- Simplifies the process for distributing new commercial floor area (from 5 pages of ordinances to a half page).
- Simplifies maximum building height regulations (from 24 pages of ordinances to 1 number).
- Updates design guidelines to clarify what standards are mandatory and what are recommendations.

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



Plan Update Process

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

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

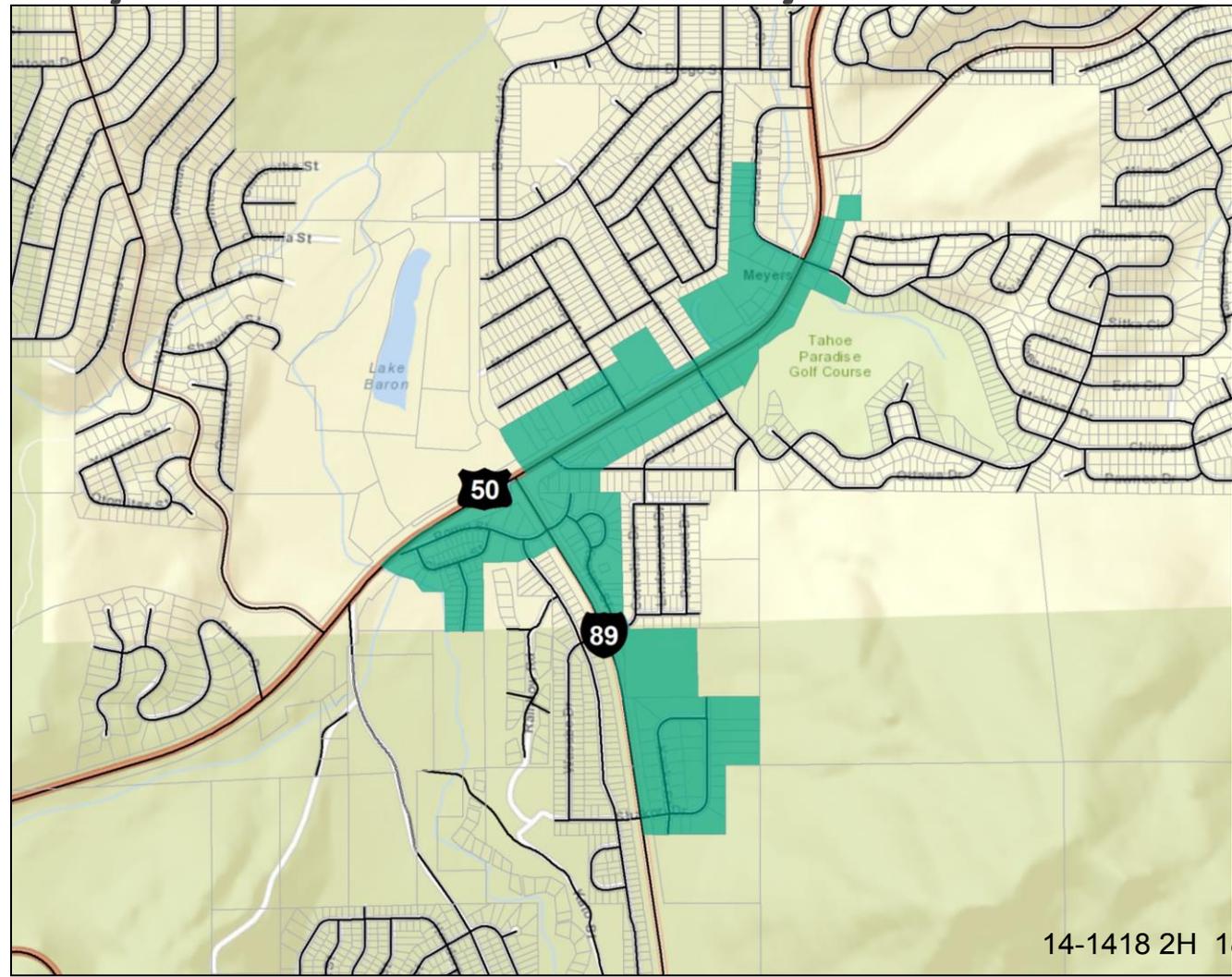
March 2014 – community workshop on key issues

June 2014 – community workshop



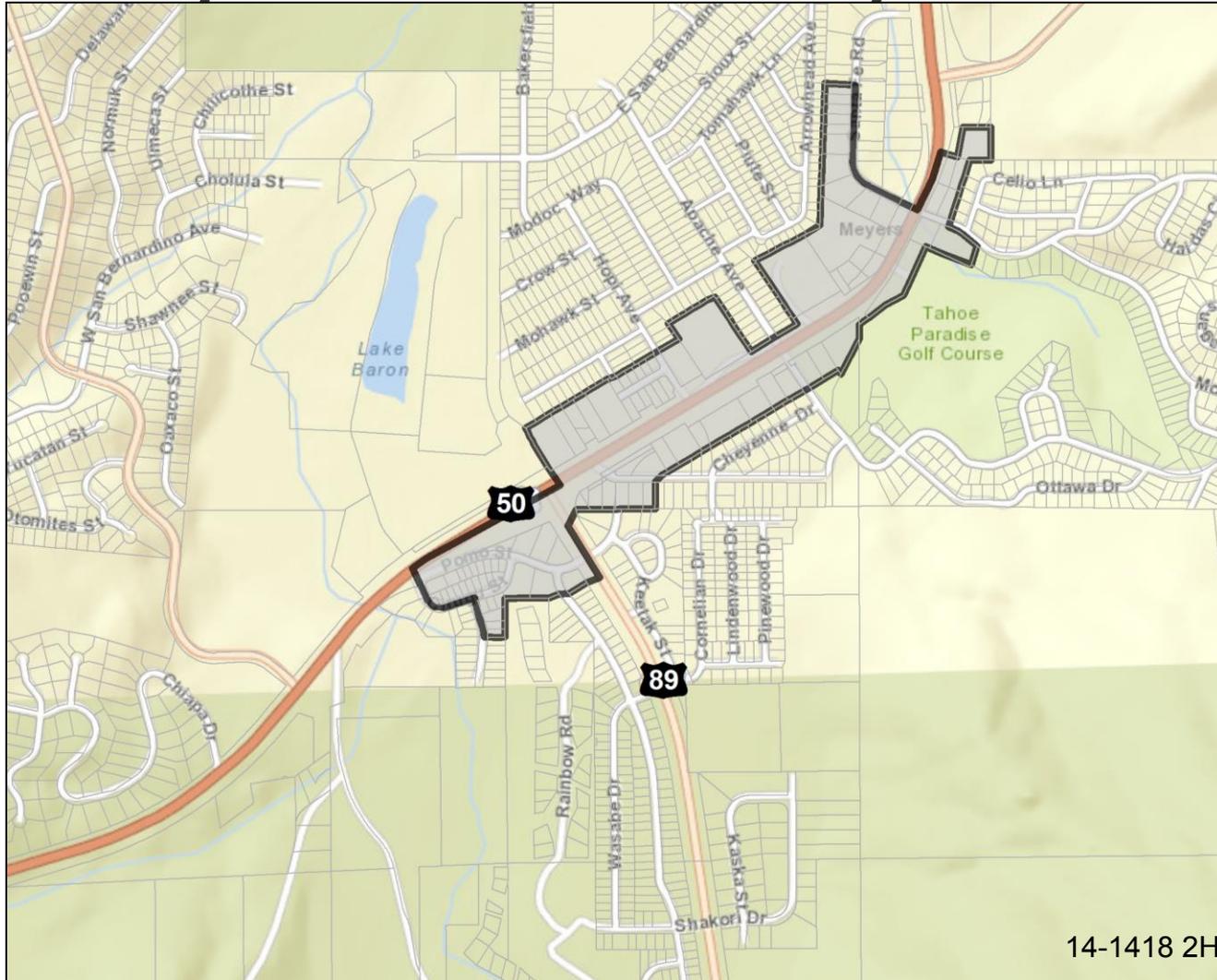


1987 Regional Plan: Meyers Community Plan Area



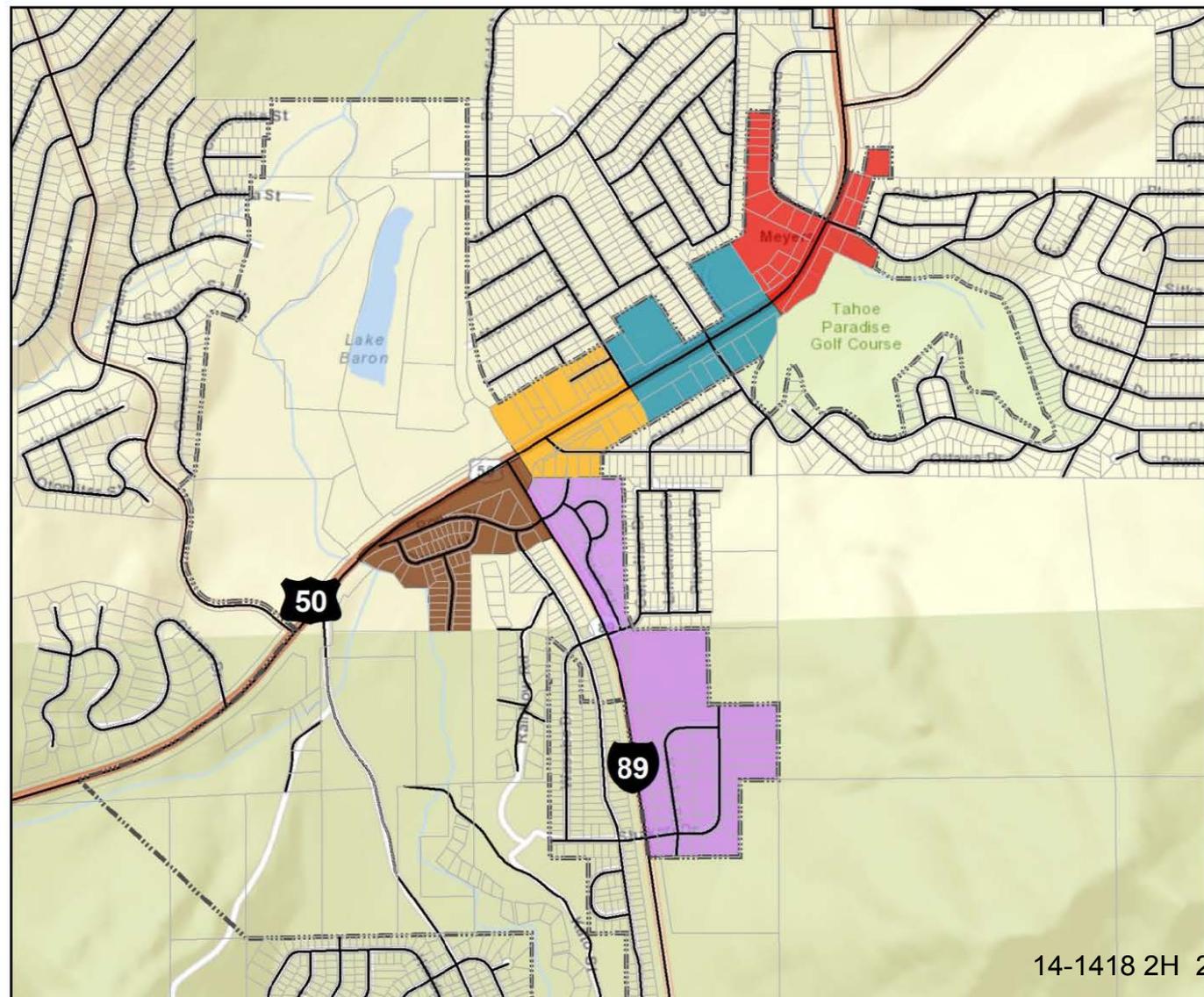
2012 Regional Plan:

Meyers Community Center



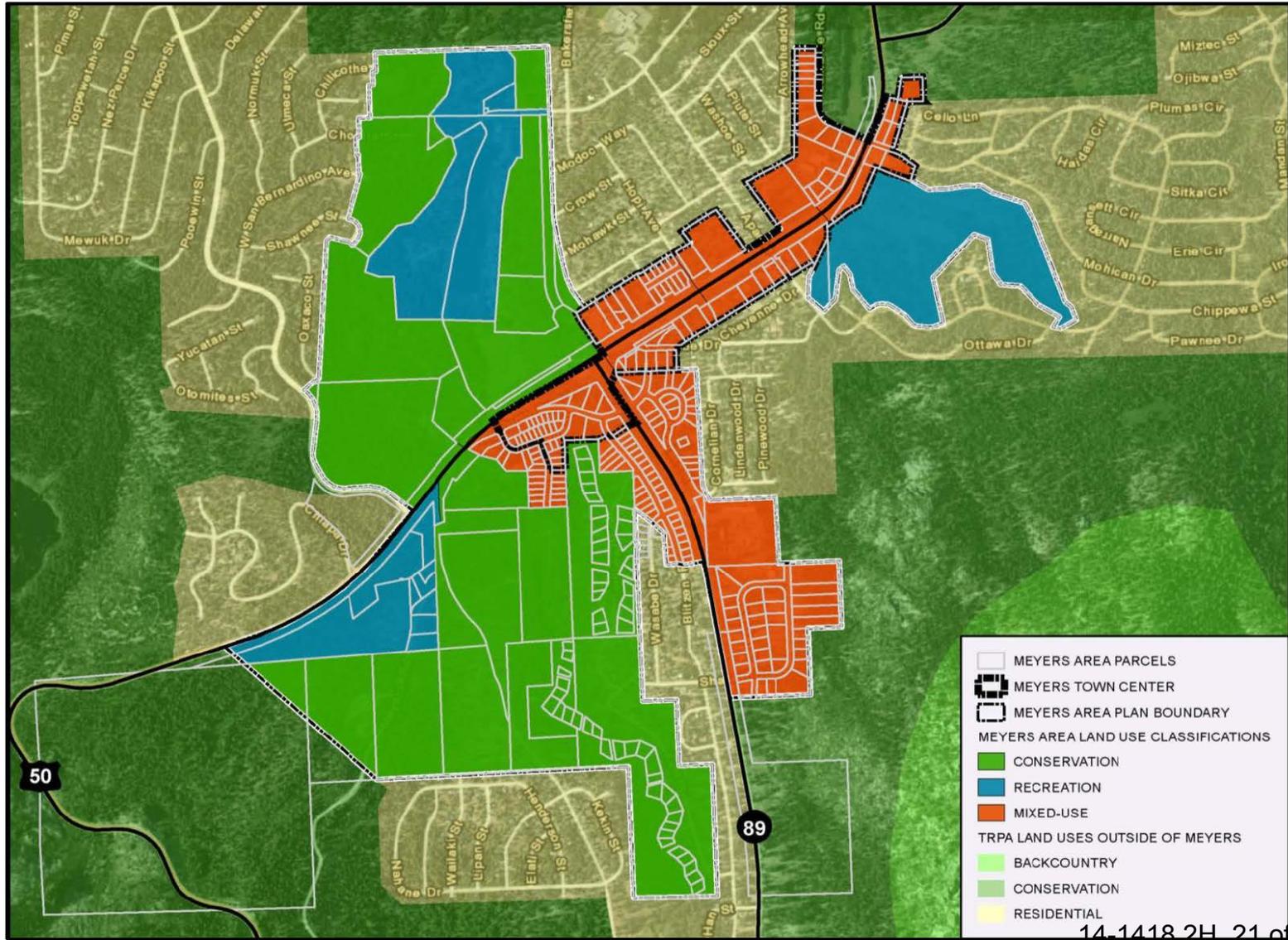


Land Use Districts: 1993 Plan





Land Use Districts: Area Plan



- MEYERS AREA PARCELS
- MEYERS TOWN CENTER
- MEYERS AREA PLAN BOUNDARY
- MEYERS AREA LAND USE CLASSIFICATIONS
- CONSERVATION
- RECREATION
- MIXED-USE
- TRPA LAND USES OUTSIDE OF MEYERS
- BACKCOUNTRY
- CONSERVATION
- RESIDENTIAL



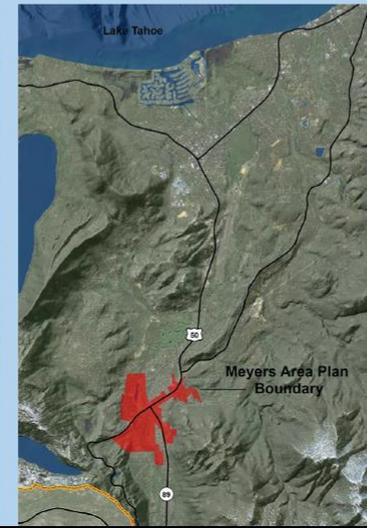
TAHOE REGIONAL PLANNING AGENCY



Highlights of the Meyers Area Plan

MEYERS AREA PLAN
 TAHOE REGIONAL PLANNING AGENCY
 EL DORADO COUNTY

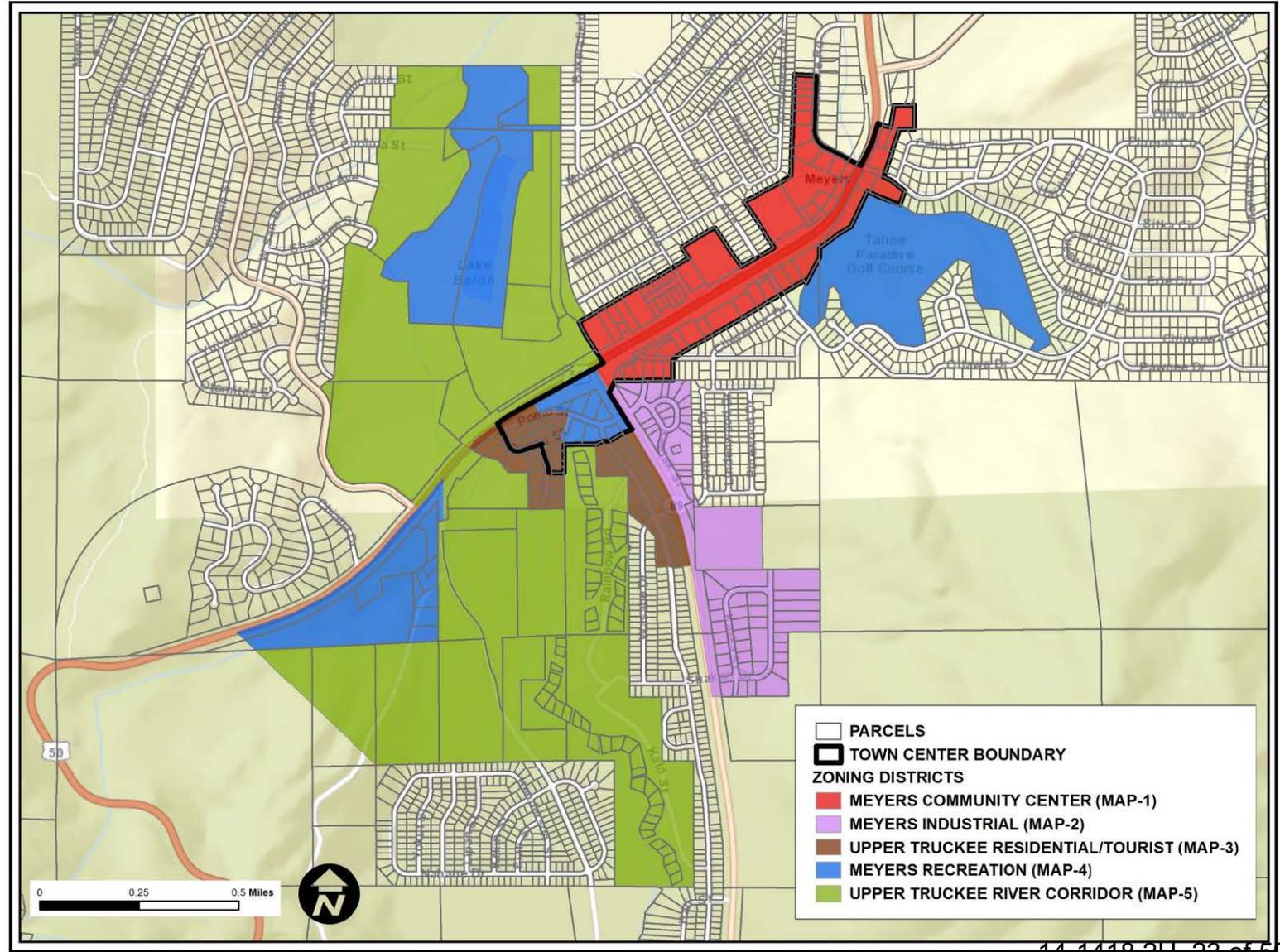
lake tahoe



Revised Draft, January 2014



Zoning Districts



- ▭ PARCELS
- ▭ TOWN CENTER BOUNDARY
- ZONING DISTRICTS**
- MEYERS COMMUNITY CENTER (MAP-1)
- MEYERS INDUSTRIAL (MAP-2)
- UPPER TRUCKEE RESIDENTIAL/TOURIST (MAP-3)
- MEYERS RECREATION (MAP-4)
- UPPER TRUCKEE RIVER CORRIDOR (MAP-5)

0 0.25 0.5 Miles





Uses



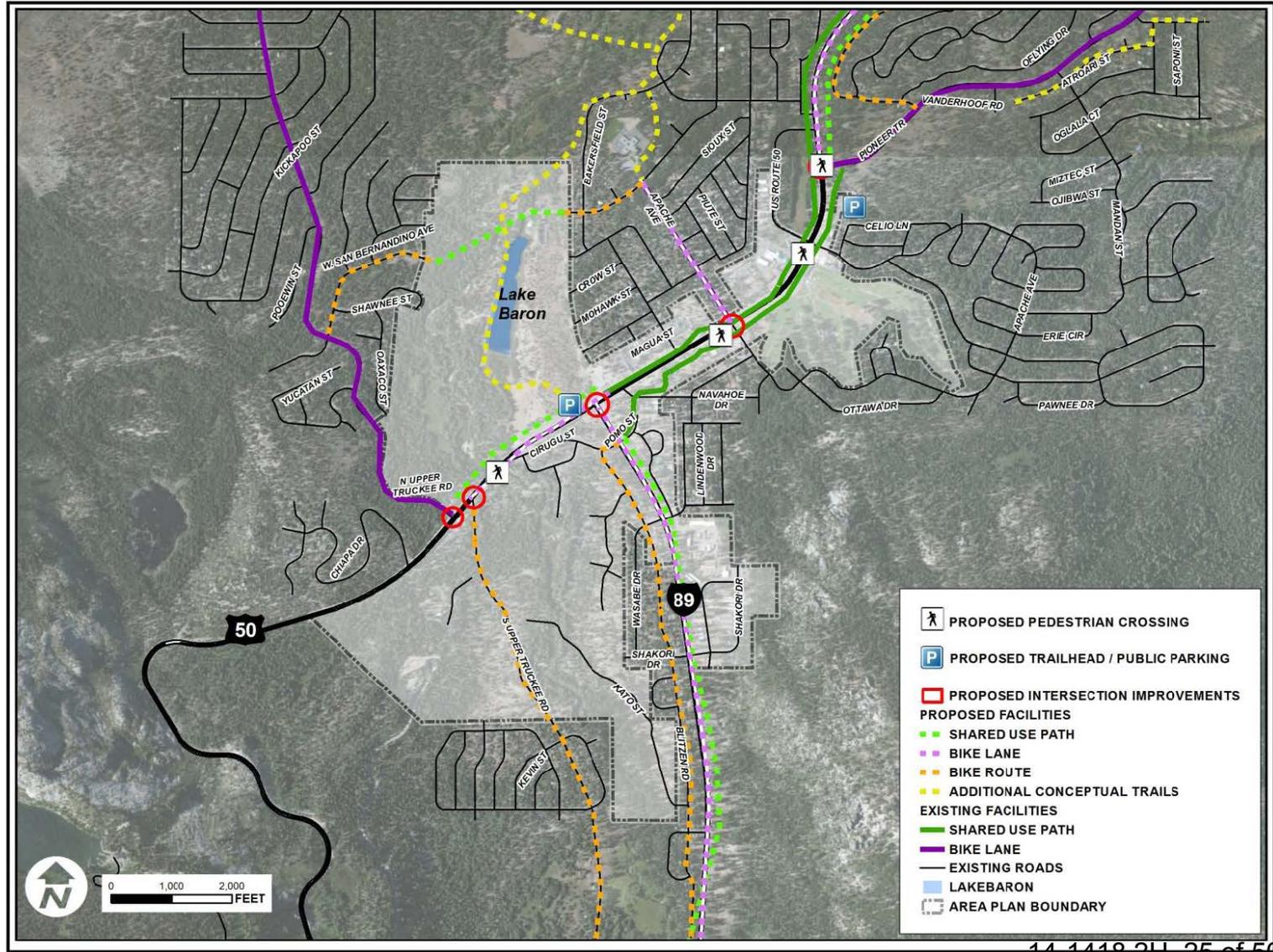
Note:
 Hotels/Motels
 subject to
 Conditional
 Use Permit



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	—	—	—

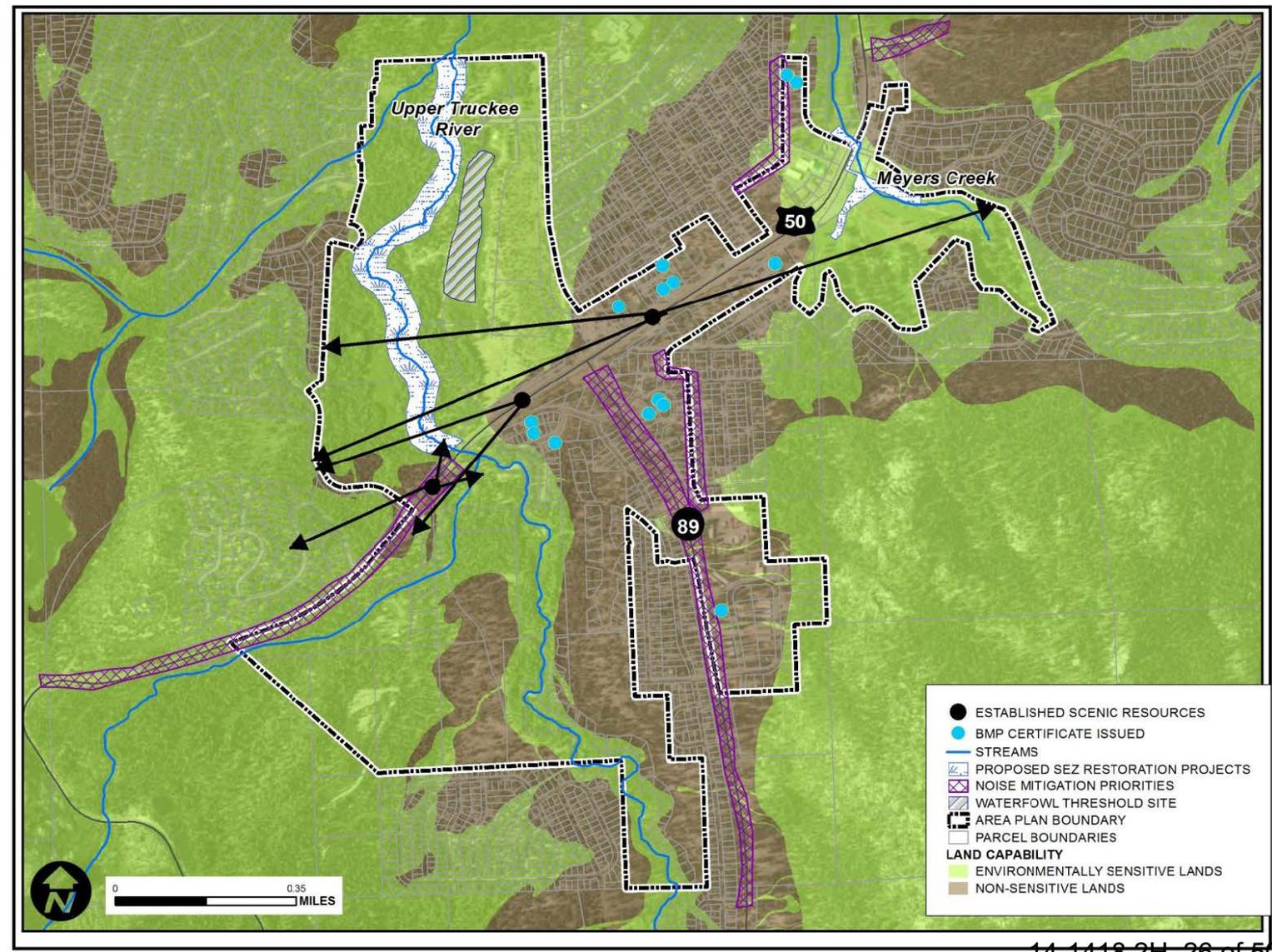


Transportation



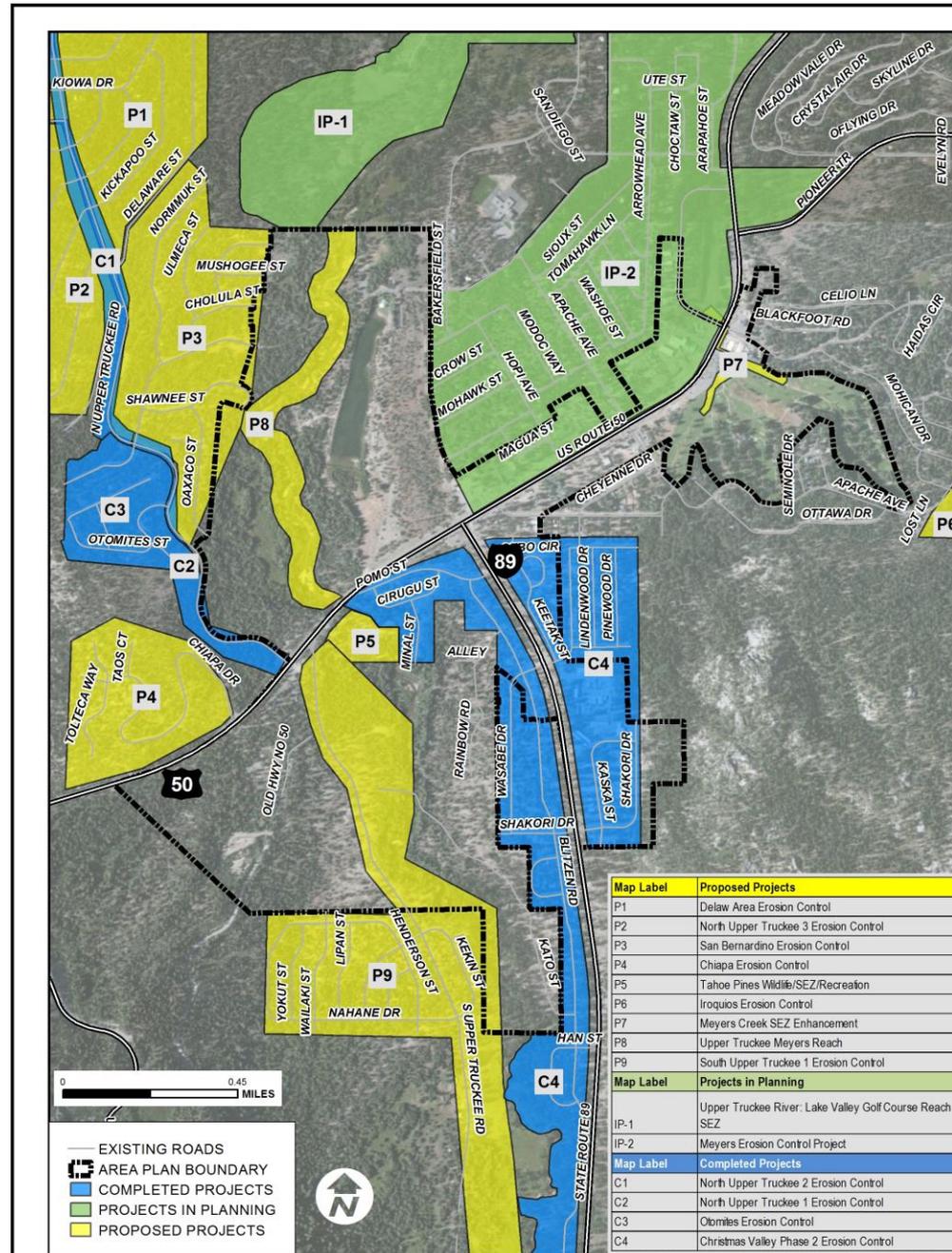


Conservation



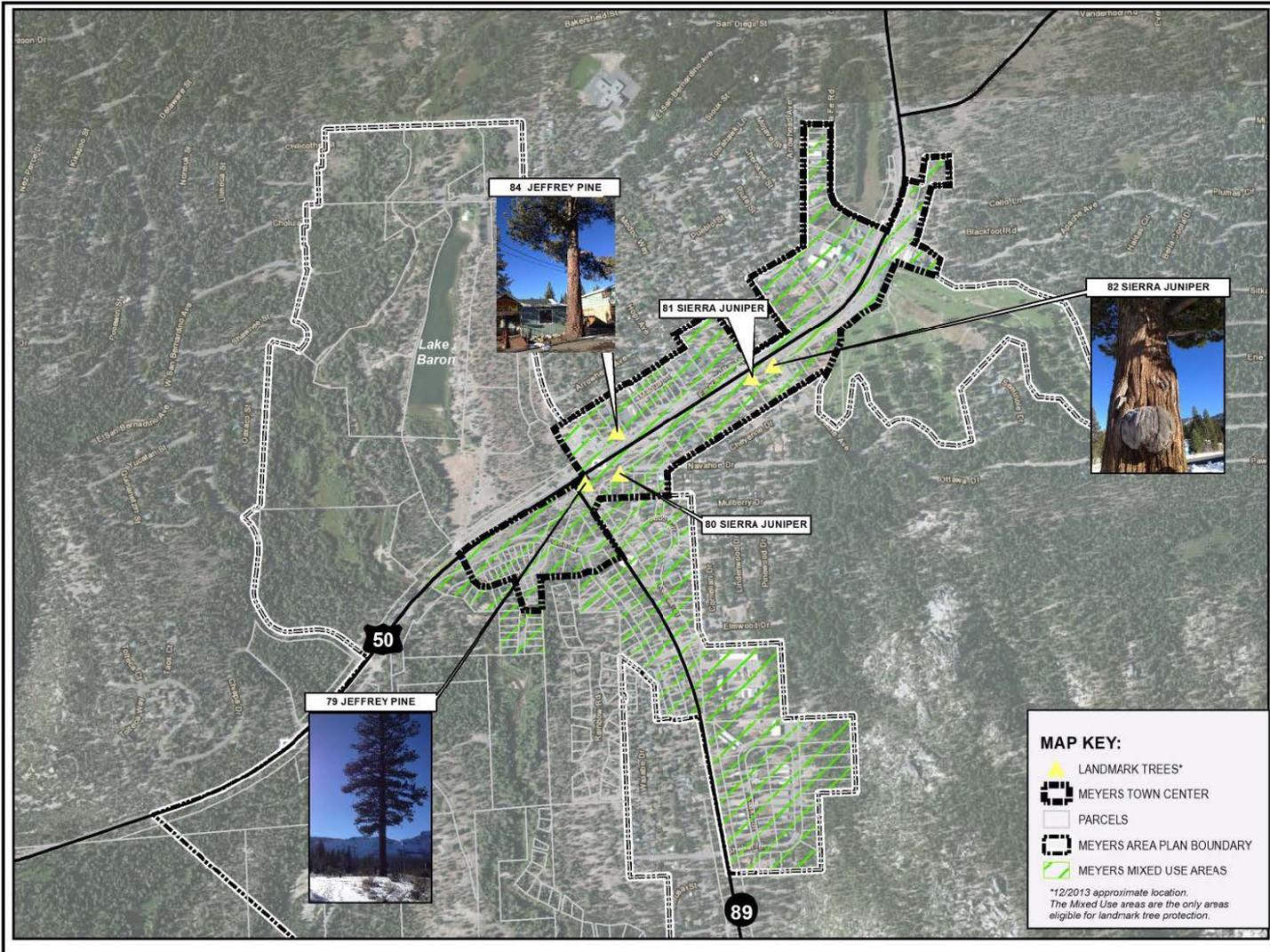


Water Quality Projects

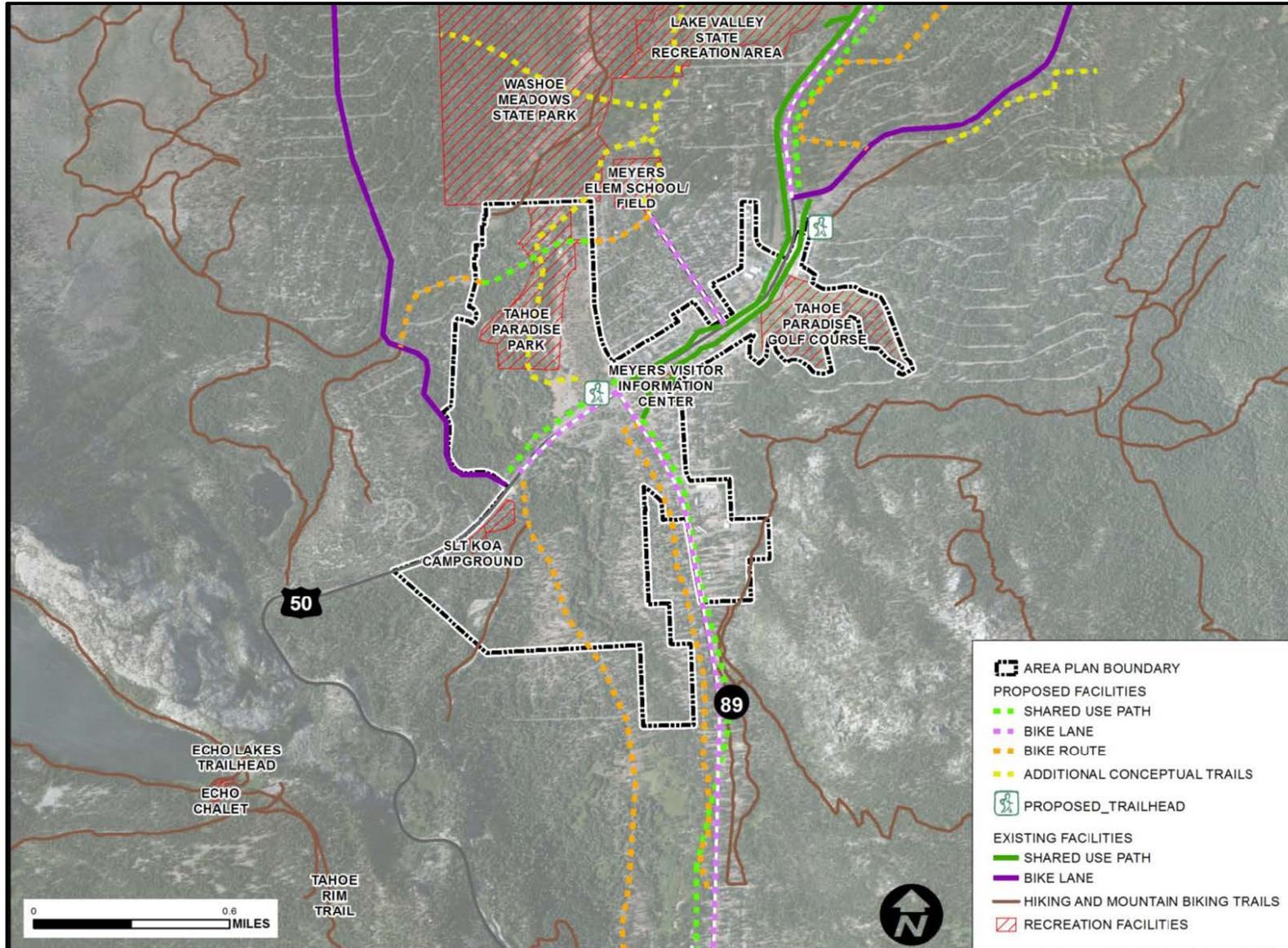




Landmark Trees

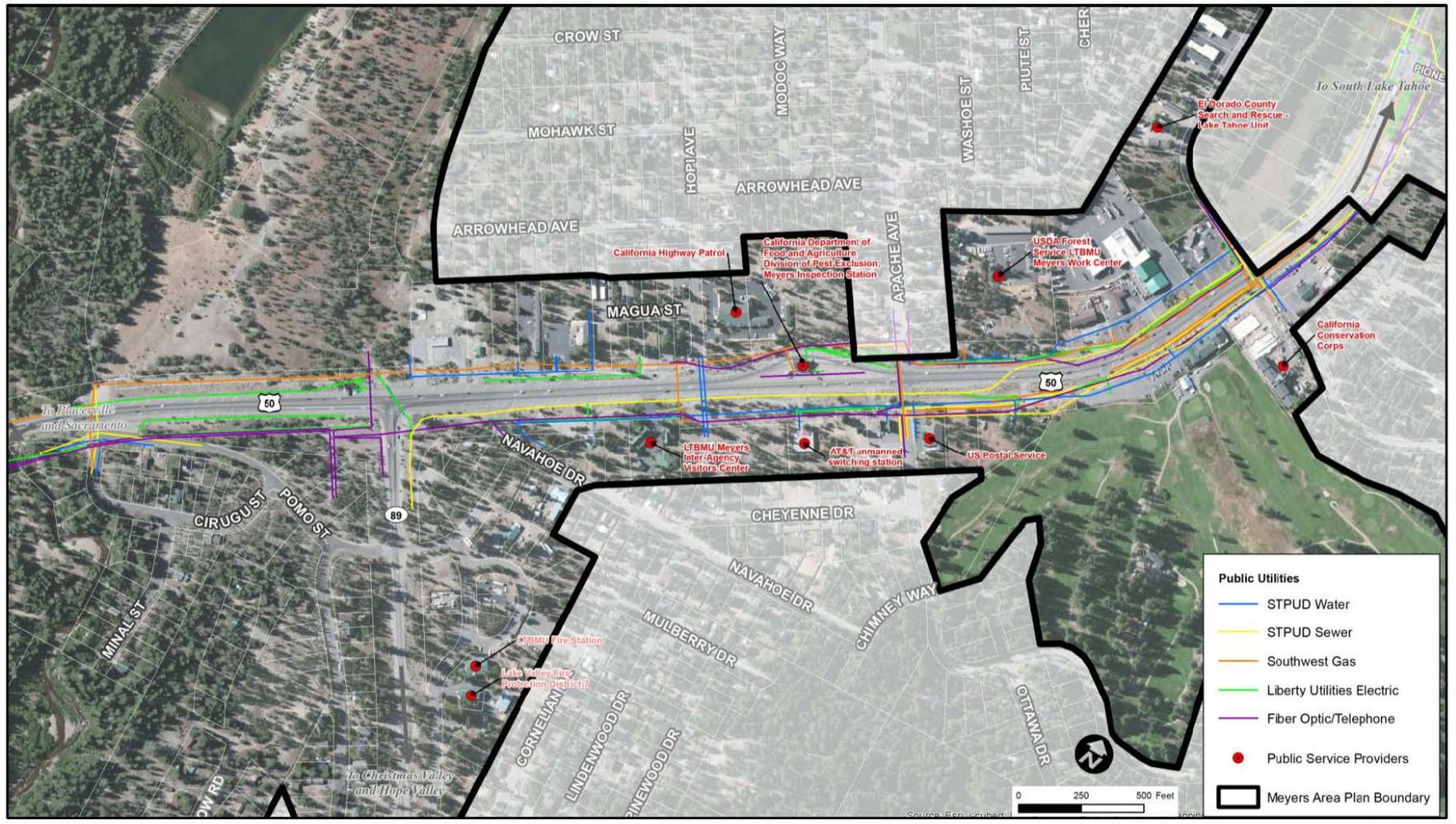


Recreation





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
 DROP IN
 SOUTH LAKE TAHOE, CA

MEYERS AREA PLAN
 Design Standards and Guidelines

TAHOE REGIONAL PLANNING AGENCY
 EL DORADO COUNTY

lake tahoe

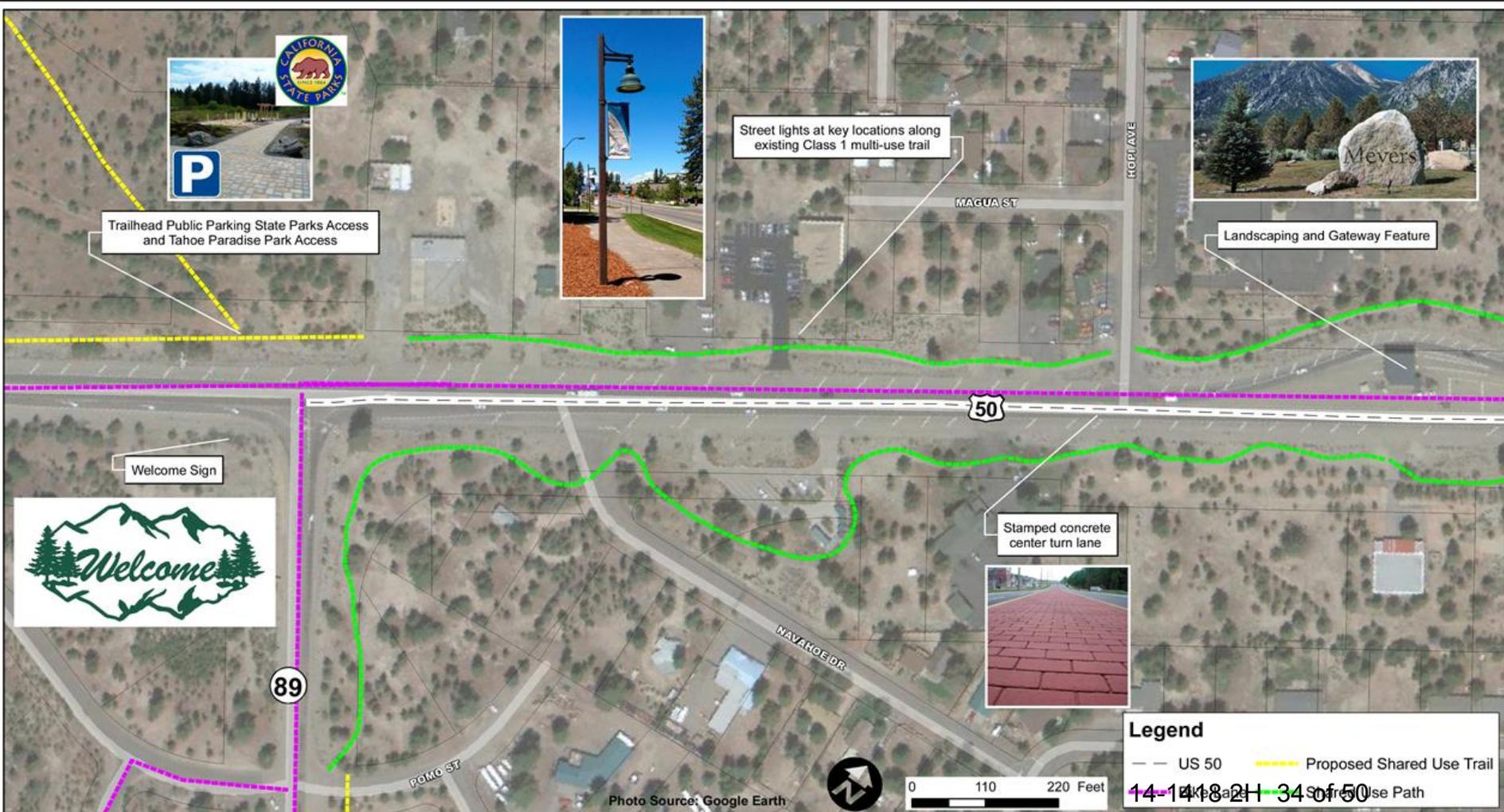




Design Standards & Guidelines

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

- 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.	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

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



Project Implementation

- Meyers Welcome Sign
- Sustainable Mobility Project
- Meyers Water Quality Project
- Pat Lowe Bike Path Rehabilitation



Next Steps

- Digest feedback from Workshop - Oct
- Final revisions to Draft Area Plan - Nov
- Release CEQA Document for 30 day Review - TBD
- County Commission & Board Meetings - TBD
- TRPA RPIC, APC & Board Meetings - TBD



Thank You!





Agenda

- Introductions
- Staff Presentation
- Planning Commission Q & A
- Public Comment
- Planning Commission Discussion and Direction