



Jim Mitrison <jim.mitrison@edcgov.us>

Fwd: FW: MEYERS AREA PLAN - LETTER TO THE BOARD OF SUPERVISORS

Meyers Area Plan <MeyersAreaPlan@edcgov.us>

Wed, Aug 26, 2015 at 11:50 AM

To: Jim Mitrison <jim.mitrison@edcgov.us>

Cc: David Defanti <david.defanti@edcgov.us>

Hi Jim,

Can you please ensure that the attached letter is posted to our 8.31.15 Board Meeting Item on Meyers?

Thanks very much.

Brendan

----- Forwarded message -----

From: **David Jinkens** <djinkens@charter.net>

Date: Wed, Aug 26, 2015 at 11:02 AM

Subject: FW: MEYERS AREA PLAN - LETTER TO THE BOARD OF SUPERVISORS

To: Meyers Area Plan <MeyersAreaPlan@edcgov.us>

Good Morning:

Would you please provide members of the Board and CAO with a copy of the attached letter. I understand the Board will discuss this matter at their next meeting.

Thank you for your assistance.

Sincerely,

David

David Jinkens, M.P.A.

Public Policy Advocate



Meyers Area Plan Ltr to BOS 8-26-15.pdf

876K

August 26, 2015

The Honorable Members of the Board of Supervisors
El Dorado County
330 Fair Lane
Placerville, CA 95667

Re: Meyers Area Plan Process – A few Thoughts

Dear Distinguished Board Members:

I am writing to you as a friend of local government and one who has attempted to be of assistance to Concerned Meyers Residents regarding the Meyers Plan.

For full disclosure, I am not a resident of Meyers. I do not own property there, and I do not have any business interests in Meyers. I do have a fond affection for the people who live and work there, and in the past I was asked by the Board of Directors of the South Tahoe Chamber to volunteer and offer assistance to them.

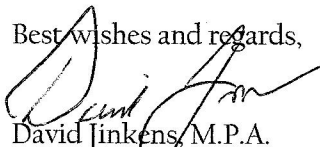
The most troubling issue that arises in plan development is the process. I am aware and have been told that over a protracted period of time County officials and staff have formulated plan components by meeting privately with individual groups and persons with economic interests rather than holding noticed, open and inclusive meetings with the general public in accordance with the spirit of the Brown Act. From these private and non-public meetings plan changes have been made and then a new draft plan emerges. The plan preparation has been a moving target.

In my experience, having private one-on-one meetings with special interest groups as part of an overall planning process cannot and should not take the place of an open public process asked for by Concerned Meyers residents. An unbiased and validated survey of opinion *for and against any plan* (as might be provided by the National Research Center- NRC) would have helped create the air of transparency and determined opinion of the entire Meyers community. This opportunity for inclusiveness still remains open if staff and legislative leaders will take advantage of it. *In the end, the residents and property owners of Meyers must be allowed to determine what kind of future they want. It is their community to agree or disagree with the plan components whether they support or oppose all or a part of it.*

In democratic governments the process used to determine public policy is critical to decision making and that process must be open, transparent, and inclusive in order to be considered legitimate by the governed. People are not bad or good because they support or oppose a plan or its components...they are simply being involved citizens and stakeholders.

I wish no parties ill. I wish you all a successful plan conclusion that is conducive to consensus building and consistent with democratic values.

Best wishes and regards,



David Jinkens, M.P.A.
Public Policy Advocate
c: Interested parties



Jim Mitrison <jim.mitrison@edcgov.us>

Public Comment re: Meyers Area Plan for 8/31 BOS meeting

Jennifer Quashnick <jqtahoe@sbcglobal.net>

Thu, Aug 27, 2015 at 12:44 PM

Reply-To: Jennifer Quashnick <jqtahoe@sbcglobal.net>

To: "Bosone@edcgov.us" <Bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Cc: "jim.mitrison@edcgov.us" <jim.mitrison@edcgov.us>

Good afternoon,

The attached comments are submitted for your consideration regarding the Meyers Area Plan item on the 8/31 BOS agenda.

Sincerely,

~Jennifer Quashnick

2 attachments



JQ comments to BOS.Meyers.8.31.2015.pdf

197K



Attachments Collection Meyers AP for 8.31.2015.pdf

6315K

Dear Members of the Board of Supervisors:

I appreciate the opportunity to provide comments on the draft (version 4) Meyers Area Plan (MAP). I have been a resident of the Meyers Area for over ten years (a newbie by many standards). Like many others, I am extremely concerned that the *process* for the Area Plan update has been flawed and lacks public transparency. I have attached a letter sent to Supervisor Novasel prior to the County's legal decision that she cannot participate in the Area Plan update. My concerns and recommendations are the same as those listed in the letter. In summary, I believe that the County should not advance *any* Area Plan version for CEQA review unless and until the following steps have been taken:

- The County should perform a scientifically-validated survey, performed by a 3rd-party expert, to obtain objective input from a broader representation of our community;
- As Supervisor Frentzen suggested last October, an economic analysis *specific to the Meyers Area* needs to be completed. TRPA's Regional Plan Update (RPU) environmental impact study did not examine the localized impacts of the RPU's policies for individual Town Centers;¹
- As the Meyers Community Advisory Council (MCAC) was not formed through any official voting process, has not been subject to the Brown Act (open public meeting laws), has no authority to vote, and the community has clearly expressed a desire to have a more accountable local body (see responses on County surveys, flipcharts, etc.), an open process should be pursued to *first* develop a representative group *prior to* updating the Area Plan.

I have also attached several letters, including multiple letters from myself and other community members, repeatedly requesting a clear and transparent community process. Although we may all have varying ideas about what we'd like to see in the future Meyers Area Plan, we have set those aside to work together to promote a fair and open process so it can be a community decision.

I've also attached a collection of tables I assembled to compare the existing (1993 Meyers Community Plan) land uses in several distinct districts in and around Meyers to the proposed Area Plan land uses (note these tables were based on the June 2014 MAP version). The changes in boundaries as well as permissible/conditional uses have not been clearly discussed with the public. I recommend the County initiate this conversation along with the items noted above.

Thank you for your consideration.

Jennifer Quashnick,
Meyers Area resident

¹ "...the impact analysis in the Regional Plan Update EIS is conducted geographically at a broad, Regional scale with a focus on overall policy-level issues. The Regional Plan Update EIS does not address impacts at the level of proposed land use development or public works projects, nor does it addresses impacts of specific programs or project required to implement the Regional Plan. Such environmental analyses would occur, as appropriate, after the Regional Plan Update process concludes and in response to proposal for implementing programs or specific development or public works projects." (Final RPU EIS, Volume 1. Response to comment O16-160)

Meyers Residents and Business Owners

Dear Supervisor Novasel:

February 5, 2015

We are a group of local Meyers Area residents and stakeholders and we are looking to you for help. We have spent the past year heavily involved in the Meyers Area Plan update process, and have several concerns we would like to discuss with you in greater detail. We do not want to surprise you, so have prepared a brief synopsis of our key issues and concerns below.

- 1. Our key interest is that a clear and transparent process be undertaken to ensure the Meyers community decides its own future, and that information to be provided in a form that is clear and understandable to the general public.*

Throughout the past year, it has become increasingly clear that a significant portion of the Meyers area community was completely unaware of potential changes in the new Area Plan (or that an update was even underway). Hundreds of area residents began to engage after our first community-led meeting last February, and many have since expressed confusion and frustration with the process and terminology.

- 2. We are concerned that the community input gathered to date has not been adequately considered or addressed.*

Over the past year, we have sent multiple letters and requests to the TRPA and El Dorado County regarding the Area Plan update, and have received no written responses. Our individual and collective letters ranged from providing detailed input on the plan update to focusing on our concerns with the process and issues raised by the public. Notably, of those in our community who have written letters, attended meetings, and completed surveys (including a County-led survey), most indicate a desire to retain our small, rural character. The possible transformations allowed by the new proposed Plans do not reflect the majority feedback to date.

- 3. To help assess what the Meyers area community truly wants for our future, we have recommended the County consider a validated survey, performed by a 3rd-party expert, to obtain objective input from a broader representation of our community. We also agree with Supervisor Frentzen's suggestion last October regarding the need for an economic analysis specific to Meyers.*

The survey will help gather the information the County needs to ensure the interests of our local community – which include the proposed Town Center as well as surrounding residential areas - are represented by the new Area Plan for Meyers. An economic analysis would provide information needed to assess what is truly sustainable for our area's economy, which is not like other communities in the Basin. We all want to see new growth and redevelopment in the area; our primary interest is ensuring that future growth is based on what the majority of the community wants to see.

We look forward to meeting with you to further discuss our concerns and ideas. We know you are busy, but hope you will have time prior to the next public workshop/BOS hearing on the Meyers Area Plan. Thursdays or Fridays work best for a majority of our schedules, however, please let us know what days/times are most convenient for you. Thank you for your consideration.

Sincerely,

Joe Cardinale, 40-year area resident

Angie Olson, 35-year area resident and stakeholder

Jennifer Quashnick, 14-year area resident

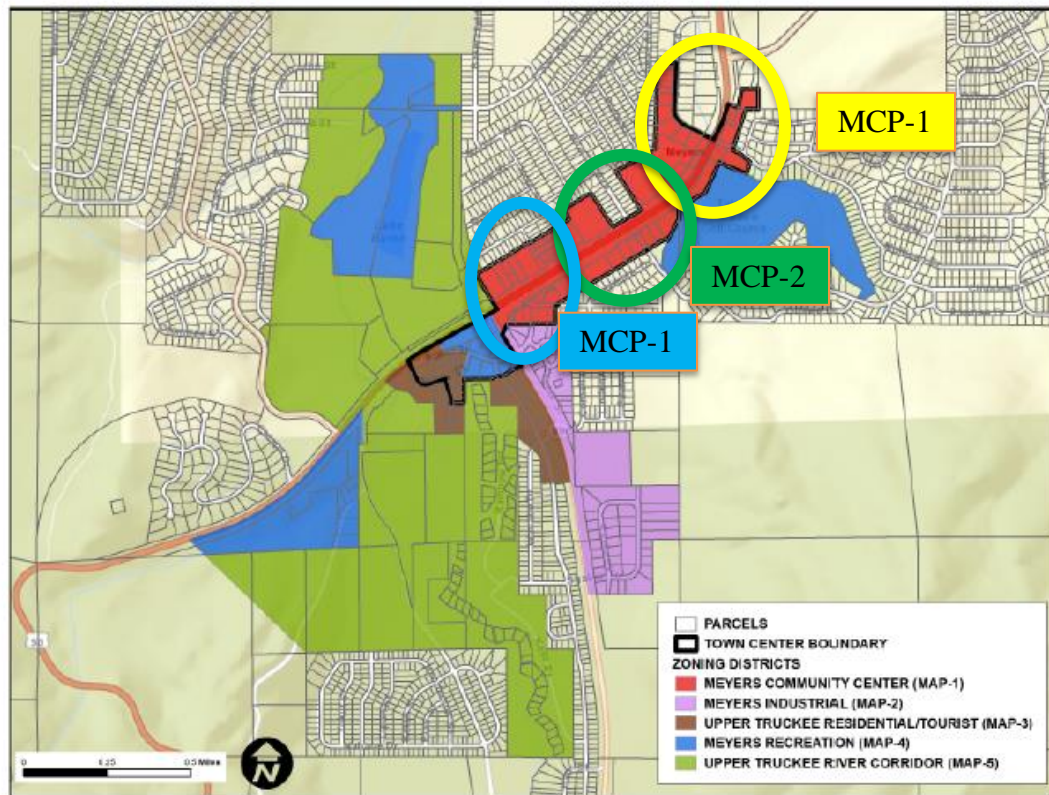
Moya Sanders, 25-year area resident

Rebecca Schwartz, 22-year area resident and stakeholder

Diane Verwoest, 44-year resident

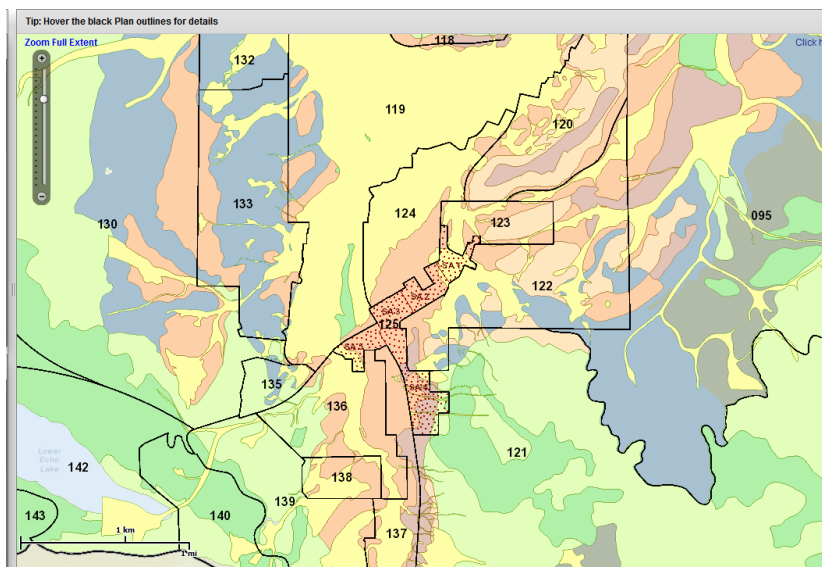
Rough representation of areas in 1993 Plans vs. Proposed:

FIGURE 2-2: ZONING DISTRICTS



Meyers Area Plan | CHAPTER 2: Land Use Element
Third Draft – June 2014 | Page 2-4

Meyers Area “Plan Area Statements (PAS’s)” : <http://gis.trpa.org/pasmap/>



The following table is a draft and a best attempt to compare uses between the two Plans.

Comparison of Allowed/Permissible/Conditional Uses¹ TOWN CENTER Existing 1993 Meyers Community Plan vs. draft Area Plan (June 2014)					
Use	Yank's Station (Meeks/ Lira's)	Post Office/ Bug Station	Century 21, D.Sky, Tveton	Proposed JUNE 2014 Combines all 3	Definition of Use <i>(TRPA Code Chapter 21)</i> <i>Red P/CUP notes where the areas that land uses are allowed and/or expanded by the proposed June 2014 Plan</i>
	MCP-1	MCP-2	MCP-3	MAP-1	
	Permissible, Conditional Use, or Not Allowed:² <i>P means permissible;</i> <i>CUP means conditionally permissible</i> * indicates not allowed				
Employee Housing (20 units/acre)	CUP	CUP	CUP	CUP or P ^(a)	Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. (a): "One employee housing unit allowed without a CUP per commercial building with at least 1,000 sq. ft. of CFA"
Multiple Family Dwelling (20 units/acre)	CUP	*	CUP	P ^(b)	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. One detached secondary residence is included; see "Secondary Residence." (b): "These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Multiple Person Dwelling (i.e. dormitories, etc.) [25 persons/acre]	CUP	*	*	CUP	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multiperson dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and Personal Care [25 persons/acre]	P	*	*	CUP	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Single Family Dwelling	*	CUP	CUP	P ^(b,c)	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a singlefamily house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. A caretaker residence

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

					is included (see “Secondary Residence”). (b): see above (c) Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.
Time Share Units (motel/hotel design)	CUP	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Time Share Units (residential design)	CUP	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Bed and Breakfast facilities (10 units/acre)	CUP	P	CUP	P	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotels/Motels (15 units/acre)	CUP	*	*	CUP	Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include “Bed and Breakfast Facilities” or “Vacation Rentals.”
Auto/Mobile Homes/Vehicle Dealers	*	*	*	*	Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorcycles, golf carts, snowmobile and jet skis (except bicycles and mopeds; see "General Merchandise"). Such businesses are considered a primary use when the establishment sells more than six vehicles per calendar year. The use also includes establishments selling new automobile parts, tires, and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include establishments dealing exclusively in used parts (see "Recycling and Scrap") or outside sales (see "Secondary Storage" or "Sales Lots").
Building Materials/ Hardware	P	*	CUP	P	Retail trade establishments within buildings primarily engaged in selling lumber and other building materials, including paint, wallpaper, glass, hardware, nursery stock, and lawn and garden supplies. The use includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Outside storage or display is included as part of the use. Establishments primarily wholesaling plumbing, heating and air conditioning equipment, and electrical supplies are classified in "Wholesale and Distribution"
Eating and Drinking Places	P	*	P	P	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

Food and Beverage Sales	P	*	P	P	Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. The use includes establishments such as grocery stores, convenience stores, and liquor stores. Such establishments may include no more than two gas pumps as an accessory use.
Furniture/Home Furnishings/ Equipment	P	*	P	P	Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances, including televisions and home sound systems. Also includes the retail sale of office furniture.
General Merchandise Stores	P	*	P	P	Retail trade establishments such as department stores, variety stores, drug and discount stores, and general stores engaged in retail sales of one or more lines of new and used merchandise, including: dry goods, apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. The use also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florist and house plant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is accessory to retail sales); and other miscellaneous retail shopping goods.
Mail Order and Vending	CUP	*	CUP	P	Establishments primarily engaged in retail sale of products by catalog and mail order. The use includes vending machine distributorships and suppliers. The use does not include product manufacturing, which is included under the appropriate manufacturing use.
Nursery	P	*	CUP	P	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use
Outdoor Retail Sales	CUP	CUP	*	CUP	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, fireworks, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.
Service Stations	CUP	*	CUP	CUP	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tuneup services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

Amusements and Recreation Services	P	CUP	P	P	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities. <i>Use are has not expanded but permitting has been made easier in MCP-2.</i>
Privately owned Assembly and Entertainment	CUP	CUP	CUP	CUP	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Outdoor Amusements	CUP	CUP	CUP	CUP	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; moped, bicycle, and skate rentals; and miniature golf courses. Outside storage or display is included as part of the use.
Animal Husbandry Services	P	*	CUP	CUP	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, and animal kennels. The use does not include publicly operated animal control and wildlife care (see "Local Public Health and Safety Facilities").
Broadcasting Studios	P	*	P	P	Communication establishments such as telegraph, telephone, radio and television broadcasting and receiving stations, and studios, contained entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors, and antennas are included under the definition for "Transmission and Receiving Facilities."
Business Support Services	P	*	P	P	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services
Contract Construction Services	CUP	*	*	CUP	Service establishments primarily engaged in construction, such as new development, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activity are covered: (a) building construction by general contractors or by operative builders; (b) other construction by general contractors; and (c) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. Establishments engaged in the installation of

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

					prefabricated buildings and equipment also are included. Outside storage or display is included as part of the use. An office not associated with a construction site or without secondary storage is considered under "Professional Offices."
Financial Services	P	*	P	P	Service establishments primarily engaged in the field of finance, such as banks and trust companies, lending and thrift institutions, credit agencies, brokers and dealers in securities and commodity contracts, security and commodity exchanges, holding (but not predominantly operating) companies, vehicle finance (equity) leasing agencies, and other investment companies.
Health Care Services	P	*	P	P	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and Personal Care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under "Professional Offices."
Personal Services	P	P	P	P	Establishments primarily engaged in providing non-medical services generally involving the care of persons, such as: beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors, cemetery real estate sales and related facilities; offsite rental of sporting equipment; and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Professional Offices	P	*	P	P	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; accounting, auditing, and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; employment, stenographic, secretarial, and word processing services; off premise concessions (OPC); reporting services; data processing and computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Repair Services	CUP	*	CUP	CUP	Service establishments where repair of consumer products is the principal business activity, such as: electrical repair shops; television, radio, and other appliance repair; watch, clock, and jewelry repair; boat repair; small engine repair; and reupholstery and furniture repair. An outdoor storage yard associated with these uses is considered under "Secondary Storage." The use does not include businesses serving the repair needs of heavy equipment (see "Industrial Services").
Schools – Business and Vocational	CUP	*	CUP	CUP	Business and secretarial schools and vocational schools offering specialized trade and commercial courses. The use includes specialized non-degree granting schools including, but not limited to: music schools; dramatic schools; language schools; driver education schools; ballet and other dance

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

					studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail.
Sales Lots	*	*	*	*	Outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobile homes, construction equipment, farm machinery, or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental); and largescale, permanent outdoor sales activities such as livestock auctions and sales. Outside storage or display is included as part of the use.
Secondary Storage	CUP	*	*	CUP	The outdoor storage of various materials or the public display of merchandise on the same site as a principal building or use that supports the activities or conduct of the principle use and does not increase the intensity of the use. This does not apply to primary uses that include outside storage and display as part of the use. Footnoted: “Applies only to parcels on Santa Fe Road.”
Auto Repair and Service	CUP	*	*	CUP	Service establishments engaged in repair, alteration, painting, washing, or waxing of automobiles as a principal use. The use also includes storage and maintenance yards for rental of cars, trucks, or trailers. Outside storage or display is included as part of the use. The use does not include: automobile parking (see "Transportation"); repair shops subordinate to and maintained by a vehicle dealership; service stations (which are separately defined); or automobile wrecking yards (see "Recycling and Scrap").
Laundries and Dry Cleaning	*	*	CUP	CUP	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Personal Services").
Food and Kindred Products	CUP	*	CUP	CUP ^(b)	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as meat and poultry processing, dairy products processing, beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use. (b): “These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Fuel and Ice Dealers	*	*	*	*	Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane, and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. Outside storage or display is included as part of the use.
Industrial Services	*	*	*	*	Service establishments providing other businesses with services, including maintenance, repair, service, testing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair (except vehicle repair; see "Auto Repair and Service"); research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (for equipment rental yards, see "Sales Lots"), including leasing tools,

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

					machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.
Printing & Publishing	CUP	*	CUP	CUP ^(b)	Establishments engaged in printing onsite by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as book binding, typesetting, engraving, photo engraving, and electro-typing. The use also includes establishments manufacturing business forms and binding devices.
Recycling and Scrap	*	*	*	*	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small Scale Manufacturing	CUP	*	*	CUP ^(b)	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Storage Yards	*	*	*	*	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, farm machinery, or industrial supplies on a parcel. Outside storage or display is included as part of the use.
Vehicle/Freight Terminals	*	*	*	*	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle Storage and Parking	CUP	*	CUP	CUP ^(b)	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and Scrap").
Warehousing	CUP ^(d)	*	CUP	CUP ^(b)	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and Freight Terminals"). (d): 1993 CP: "Applies only to parcels on Santa Fe Road." (b): 2014 – see above

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

Wholesale & Distribution	CUP	*	CUP	CUP ^(b)	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Churches (aka Religious Assembly)	CUP	CUP	CUP	P	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Collection Stations	CUP	*	CUP	CUP ^(b)	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use. The use does not include automobile wrecking yards or any recycling processing facilities, which are listed under “Recycling and Scrap” or regional solid waste transfer stations, which are listed under “Recycling and Scrap” or “Regional Public Health and Safety Facilities.”
Child Day Care Facilities and Preschools (aka Day Care centers/preschool)	P	P	P	P	Establishments used for the care of seven or more children residing elsewhere.
Government Offices	P	P	P	P	Buildings containing offices for public agencies, including administrative offices, meeting rooms, and regional post offices. The use does not include offices that are incidental and accessory to another government use such as transit terminals, vehicle storage, campground, or storage yards.
Hospitals	CUP	CUP	*	CUP	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local Assembly & Entertainment	CUP	P	CUP	P	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Local Post Office	CUP	CUP	P	P	Establishments providing local neighborhoods with mail service and delivery, such as postal substations and neighborhood delivery centers.
Local Public Health & Safety Facilities	CUP	CUP	CUP	P	Facilities operated by public or quasi-public entities for the local protection of the public, such as: fire stations and other fire prevention facilities; police and sheriff substations; satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.
Membership Organizations	P	P	P	P	<i>Membership Organizations:</i> Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

					members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Churches"); and lodging (see "Multi-person Dwelling").
Publicly owned Assembly and Entertainment	CUP	CUP	CUP	CUP	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public Utility Centers	CUP	CUP	CUP	CUP ^(b)	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices")
Regional Public Health & Safety Facilities	CUP	CUP	CUP	CUP	Regional facilities operated by public or quasi-public entities for protection of the public, such as: fire stations and other fire prevention facilities; water and sewage facilities; transportation maintenance/storage facilities; police and sheriff substations and headquarters, including secondary county short-term incarceration facilities; and solid waste transfer stations that TRPA finds to be regionally serving. "Secondary county short-term incarceration facility" means a county jail (not a state or federal prison facility) that is not the primary jail for the county.
Social Service Organizations	P	P	CUP	P	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.
Schools (K-12)	CUP	*	*	CUP	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Cultural Facilities	CUP	P	P	P	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, and arboretums.
Schools/colleges	CUP	*	*	CUP	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Pipelines and Power Transmission	CUP	CUP	CUP	CUP	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

					of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional Offices"); equipment and material storage yards (see "Storage Yards"); distribution substations (see "Public Utility Centers"); and power plants (see "Power Generating Plants").
Transit Stations and Terminals	CUP	CUP ^(e)	P	P	<p>Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.</p> <p>(e): 1993 MCP: "Maintenance facilities not allowed within any new transit facilities."</p>
Transportation Routes	CUP	CUP	CUP	CUP ^(f)	<p>Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.</p> <p>(f): 2014: "Non-motorized public trails are a permitted use."</p>
Transmission and Receiving	CUP	CUP	CUP	CUP	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under "Broadcasting Studios."
Cross country skiing courses	P	P	P	P	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.
Day use areas	P	P	P	P	Land or premises, other than "Participant Sports Facilities," designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Golf Courses	*	*	*	*	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as an eating and drinking place, clubhouse, and general merchandise store. Outside storage or display is included as part of the use.
Group facilities	*	*	*	CUP	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Outdoor recreation concessions	CUP	P	P	P	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

Participant Sport Facilities	CUP	CUP	P	CUP	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation Centers	CUP	P	P	P	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, ice skating rinks, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	P	P	P	P	Planned paths for pedestrian and equestrian traffic, including trail heads.
Rural sports	*	*	*	*	Establishments that provide for special outdoor recreation group activities, such as: outdoor archery, pistol, rifle, and skeet clubs and facilities; hunting and fishing clubs; and equestrian facilities, stables, and exhibition facilities. The use does not include indoor shooting facilities (see "Amusements and Recreational Services").
Snowmobile Courses	*	*	*	*	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport Assembly	CUP	*	*	CUP	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses
Visitor Information Centers	CUP	CUP	P	P	Nonprofit establishments providing visitor information and orientation.
Developed campgrounds (8 units/acre)	*	*	*	*	Land or premises designed to be used, let, or rented for temporary occupancy by campers traveling by motorized vehicle, and that contain such facilities as campsites with parking area, barbecue grills, tables, restrooms, and at least some utilities.
Undeveloped campgrounds	*	*	*	*	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Recreational Vehicle Parks	*	*	*	*	
Uses that support the primary use (TRPA Code 21.3.1-21.3.8)					June 2014 Meyers Area Plan: "Accessory uses (defined in Ch. 90 Definitions, TRPA Code of Ordinances) may be permitted per Sections 21.3.1 through 21.3.8 of the TRPA Code of Ordinances." (p. 2-10)
Residential ³				P	(Ch 90): Accessory Use A use, building, or other facility customarily a part of any primary use that is clearly incidental and secondary to the primary use, that does not change the character or the intensity of the primary use, and that does not operate independent of the primary use. Additional criteria for determining commercial accessory uses for noncommercial primary uses are found in subparagraph 50.6.1.A.2. See subsection 21.3.1 for examples of accessory uses and Section 81.4 for accessory uses in the shorezone.
Tourist Accommodation					
Commercial					
Public Service					
Recreation					
Residential –				P	1993: Allowed in some places with single family, allowed in

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

garages					others with multifamily; 2014: now allowed throughout entire Center
Residential – green houses	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – HOA offices	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – art studios	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – workshops	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – swimming pools	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – storage structures	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – exempt home occupations	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – tennis courts	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – dog runs	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – emergency facilities	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – home occupations	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – secondary residence	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Residential – other uses listed in Primary Use definition as “Accessory”	-	-	-	P	1993: Allowed in some places with single family, allowed in others with multifamily; 2014: now allowed throughout entire Center
Tourist - Garages	CUP/P	*	*	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – parking lots	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – swimming pools	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – tennis courts	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – bars and restaurants	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourists –	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

equipment rental					hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – maintenance facilities	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – laundries	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – gymnasiums	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – coin-operated amusements	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – meeting rooms	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – managers quarters	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – Childcare facilities	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – Emergency facilities	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – employee facilities other than housing	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – secondary residence	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Tourist – other uses listed in Primary Uses as Accessory	-	-	-	P	1993: “Tourist uses” e.g. Timeshares, B&Bs, and hotels/motels only allowed in MCP-1; 2014 AP would allow in entire Center
Commercial – garages	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed throughout entire Center
Commercial – parking lots	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed throughout entire Center
Commercial – emergency facilities	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed throughout entire Center
Commercial – maintenance facilities	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed throughout entire Center
Commercial – employee facilities other	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

than housing					throughout entire Center
Commercial – secondary residence	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed throughout entire Center
Commercial – storage buildings	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed throughout entire Center
Commercial – Other uses listed in Primary uses as “accessory”	-	-	-	P	1993: Commercial uses were not allowed in most of MCP-2; and not allowed, conditional, or permissible intermittently elsewhere; 2014: now they are allowed throughout entire Center
Public Service – garages	CUP/P	CUP/P	CUP/P	P	1993: In most cases public service were P or CUP (a few areas were not allowed); 2014: now allowed throughout entire Center
Public Service – secondary residences	CUP/P	CUP/P	CUP/P	P	1993: In most cases public service were P or CUP (a few areas were not allowed); 2014: now allowed throughout entire Center
Public Service – emergency facilities	CUP/P	CUP/P	CUP/P	P	1993: In most cases public service were P or CUP (a few areas were not allowed); 2014: now allowed throughout entire Center
Recreation – garages	CUP/P	CUP/P	CUP/P	P	1993: In most cases recreation uses were P or CUP (MCP-1, MCP-2, and MCP-3 did not allow Group facilities; MCP-2 and MCP-3 did not allow Sports Assembly); 2014: now allowed throughout entire Center
Recreation – emergency facilities	CUP/P	CUP/P	CUP/P	P	
Recreation – child care	CUP/P	CUP/P	CUP/P	P	
Recreation – related commercial sales and services such as: - ski shops - pro shops, - marine sales and repairs	CUP/P	CUP/P	CUP/P	P	
Recreation – parking lots	CUP/P	CUP/P	CUP/P	P	
Recreation – maintenance facilities	CUP/P	CUP/P	CUP/P	P	
Recreation – swimming pools	CUP/P	CUP/P	CUP/P	P	
Recreation – tennis courts	CUP/P	CUP/P	CUP/P	P	
Recreation – employee facilities other than housing	CUP/P	CUP/P	CUP/P	P	
Recreation –	CUP/P	CUP/P	CUP/P	P	

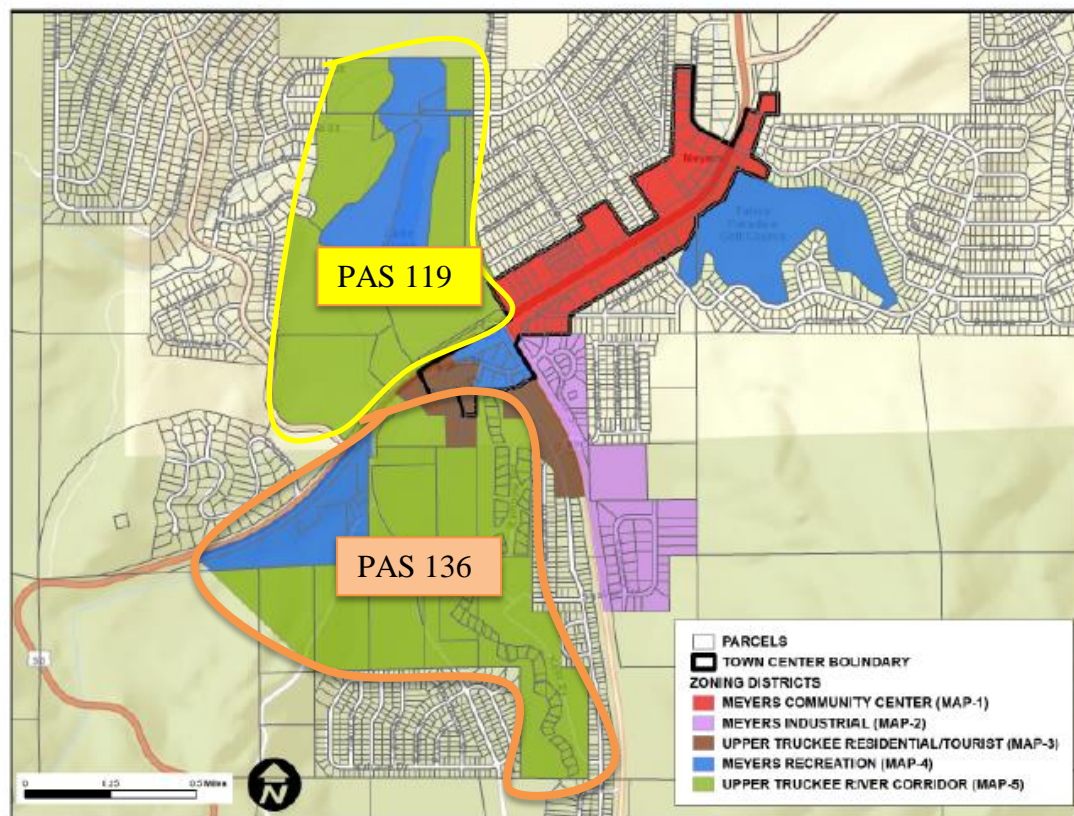
Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP-- Center

secondary residence					
Recreation – outdoor recreation concessions	CUP/P	CUP/P	CUP/P	P	
Recreation – bars and restaurants	CUP/P	CUP/P	CUP/P	P	
Recreation – other uses listed under Primary Use as “accessory”	CUP/P	CUP/P	CUP/P	P	
One secondary residence shall be considered an accessory use to the primary use it serves and may be permitted where the primary use is a permissible use. Secondary units may include a - guest house; - an affordable or market-rate rental unit; - a caretaker residence for a residential use, commercial use, public service or recreational use; and - a manager's quarters for a tourist accommodation or multi-residential use.	CUP/P	CUP/P	CUP/P	P	
Remaining additional PAOTs available in PAS					N/A for Center

1. This comparison table only includes the red areas called the Meyers Community Center (MAP-1) in the June 2014 draft Meyers Area Plan, p. 2-4 – other parts of the Area Plan are included separately.
2. In the 1993 Meyers Plan, uses may be (P) Permissible (at staff level)-also called (A) or Allowed in TRPA PAS's & CP's, (CUP) Conditional Use Permit (requires additional public notice and review)-comparable to (S) Special uses in TRPA PAS's/CPs, or not allowed.

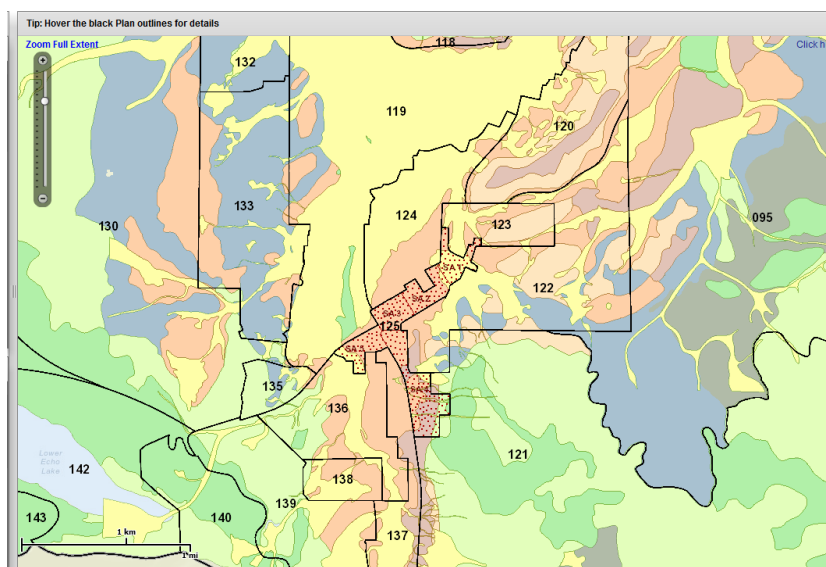
Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

FIGURE 2-2: ZONING DISTRICTS



Meyers Area Plan | CHAPTER 2: Land Use Element
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Meyers Area “Plan Area Statements (PAS’s)” : <http://gis.trpa.org/pasmap/>



Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

The following table is a draft and a best attempt to compare uses between the two Plans.

Comparison of Allowed/Permissible/Conditional Uses¹ UPPER TRUCKEE RIVER CORRIDOR (MAP-5) Existing 1993 Meyers Community Plan vs. draft Area Plan (June 2014)				
Use	Open land around Tahoe Paradise Park	Open land and residential between KOA/He nderson/ Rainbow Rd.	Proposed JUNE 2014 Upper Truckee River Corridor	Definition of Use <i>(TRPA Code Chapter 21)</i> <i>Red P/CUP notes where the areas that land uses are allowed and/or expanded by the proposed June 2014 Plan</i>
	PAS 119	PAS 136	MAP-5	
	Permissible, Conditional Use, or Not Allowed:² <i>P means permissible;</i> <i>CUP means conditionally permissible</i> * indicates not allowed			
Employee Housing (20 units/acre)	*	CUP	*	Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. (a): “One employee housing unit allowed without a CUP per commercial building with at least 1,000 sq. ft. of CFA”
Multiple Family Dwelling (20 units/acre)	*	*	*	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. One detached secondary residence is included; see “Secondary Residence.” (b): “These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Multiple Person Dwelling (i.e. dormitories, etc.) [25 persons/acre]	*	*	*	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multiperson dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and Personal Care [25 persons/acre]	*	*	*	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Single Family	CUP	*	*	One residential unit located on a parcel. A single-family dwelling unit

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

Dwelling				<p>may be contained in a detached building such as a singlefamily house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. A caretaker residence is included (see "Secondary Residence").</p> <p>(b): see above (c) Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.</p>
Time Share Units (motel/hotel design)	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Time Share Units (residential design)	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Bed and Breakfast facilities (10 units/acre)	*	*	*	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotels/Motels (15 units/acre)	*	*	*	Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include "Bed and Breakfast Facilities" or "Vacation Rentals."
Auto/Mobile Homes/Vehicle Dealers	*	*	*	Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorcycles, golf carts, snowmobile and jet skis (except bicycles and mopeds; see "General Merchandise"). Such businesses are considered a primary use when the establishment sells more than six vehicles per calendar year. The use also includes establishments selling new automobile parts, tires, and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include establishments dealing exclusively in used parts (see "Recycling and Scrap") or outside sales (see "Secondary Storage" or "Sales Lots").
Building Materials/Hardware	*	*	*	Retail trade establishments within buildings primarily engaged in selling lumber and other building materials, including paint, wallpaper, glass, hardware, nursery stock, and lawn and garden supplies. The use includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Outside storage or display is included as part of the use. Establishments primarily wholesaling plumbing, heating and air conditioning equipment, and electrical supplies are classified in "Wholesale and Distribution"
Eating and Drinking Places	*	CUP	*	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.
Food and Beverage Sales	*	CUP	*	Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. The use includes

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

				establishments such as grocery stores, convenience stores, and liquor stores. Such establishments may include no more than two gas pumps as an accessory use.
Furniture/Home Furnishings/ Equipment	*	*	*	Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances, including televisions and home sound systems. Also includes the retail sale of office furniture.
General Merchandise Stores	*	*	*	Retail trade establishments such as department stores, variety stores, drug and discount stores, and general stores engaged in retail sales of one or more lines of new and used merchandise, including: dry goods, apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. The use also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florist and house plant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is accessory to retail sales); and other miscellaneous retail shopping goods.
Mail Order and Vending	*	*	*	Establishments primarily engaged in retail sale of products by catalog and mail order. The use includes vending machine distributorships and suppliers. The use does not include product manufacturing, which is included under the appropriate manufacturing use.
Nursery	*	CUP	*	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use
Outdoor Retail Sales	*	*	*	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, fireworks, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.
Service Stations	*	*	*	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tuneup services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

Amusements and Recreation Services	*	*	*	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities. <i>Use are has not expanded but permitting has been made easier in MCP-2.</i>
Privately owned Assembly and Entertainment	*	*	*	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Outdoor Amusements	*	*	*	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; moped, bicycle, and skate rentals; and miniature golf courses. Outside storage or display is included as part of the use.
Animal Husbandry Services	*	*	*	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, and animal kennels. The use does not include publicly operated animal control and wildlife care (see "Local Public Health and Safety Facilities").
Broadcasting Studios	*	*	*	Communication establishments such as telegraph, telephone, radio and television broadcasting and receiving stations, and studios, contained entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors, and antennas are included under the definition for "Transmission and Receiving Facilities."
Business Support Services	*	*	*	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services
Contract Construction Services	*	*	*	Service establishments primarily engaged in construction, such as new development, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activity are covered: (a) building construction by general contractors or by operative builders; (b) other construction by general contractors; and (c) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. Establishments engaged in the installation of prefabricated buildings and equipment also are included. Outside storage or display is included as part of the use. An office not associated with a construction site or without secondary storage is considered under "Professional Offices."
Financial Services	*	*	*	Service establishments primarily engaged in the field of finance, such as banks and trust companies, lending and thrift institutions, credit

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

				agencies, brokers and dealers in securities and commodity contracts, security and commodity exchanges, holding (but not predominantly operating) companies, vehicle finance (equity) leasing agencies, and other investment companies.
Health Care Services	*	*	*	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and Personal Care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under "Professional Offices."
Personal Services	*	*	*	Establishments primarily engaged in providing non-medical services generally involving the care of persons, such as: beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors, cemetery real estate sales and related facilities; offsite rental of sporting equipment; and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Professional Offices	*	*	*	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; accounting, auditing, and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; employment, stenographic, secretarial, and word processing services; off premise concessions (OPC); reporting services; data processing and computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Repair Services	*	*	*	Service establishments where repair of consumer products is the principal business activity, such as: electrical repair shops; television, radio, and other appliance repair; watch, clock, and jewelry repair; boat repair; small engine repair; and reupholstery and furniture repair. An outdoor storage yard associated with these uses is considered under "Secondary Storage." The use does not include businesses serving the repair needs of heavy equipment (see "Industrial Services").
Schools – Business and Vocational	*	*	*	Business and secretarial schools and vocational schools offering specialized trade and commercial courses. The use includes specialized non-degree granting schools including, but not limited to: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail.
Sales Lots	*	*	*	Outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobile homes, construction equipment, farm machinery, or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental); and largescale, permanent outdoor sales activities such as livestock auctions and sales. Outside storage or display is included as part of the use.
Secondary Storage	*	*	*	The outdoor storage of various materials or the public display of merchandise on the same site as a principal building or use that supports the activities or conduct of the principle use and does not increase the intensity of the use. This does not apply to primary uses that include outside storage and display as part of the use.

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

				Footnoted: "Applies only to parcels on Santa Fe Road."
Auto Repair and Service	*	*	*	Service establishments engaged in repair, alteration, painting, washing, or waxing of automobiles as a principal use. The use also includes storage and maintenance yards for rental of cars, trucks, or trailers. Outside storage or display is included as part of the use. The use does not include: automobile parking (see "Transportation"); repair shops subordinate to and maintained by a vehicle dealership; service stations (which are separately defined); or automobile wrecking yards (see "Recycling and Scrap").
Laundries and Dry Cleaning	*	*	*	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Personal Services").
Food and Kindred Products	*	*	*	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as meat and poultry processing, dairy products processing, beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use. (b): "These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Fuel and Ice Dealers	*	*	*	Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane, and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. Outside storage or display is included as part of the use.
Industrial Services	*	*	*	Service establishments providing other businesses with services, including maintenance, repair, service, testing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair (except vehicle repair; see "Auto Repair and Service"); research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (for equipment rental yards, see "Sales Lots"), including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.
Printing & Publishing	*	*	*	Establishments engaged in printing onsite by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as book binding, typesetting, engraving, photo engraving, and electro-typing. The use also includes establishments manufacturing business forms and binding devices.
Recycling and Scrap	*	*	*	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small Scale Manufacturing	*	*	*	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

				sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Storage Yards	*	*	*	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, farm machinery, or industrial supplies on a parcel. Outside storage or display is included as part of the use.
Vehicle/Freight Terminals	*	*	*	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle Storage and Parking	*	*	*	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and Scrap").
Warehousing	*	*	*	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and Freight Terminals"). (d): 1993 CP: "Applies only to parcels on Santa Fe Road." (b): 2014 – see above
Wholesale & Distribution	*	*	*	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Churches (aka Religious Assembly?)	*	CUP	*	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Collection Stations	*	*	*	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use. The use does not include automobile wrecking yards or any recycling processing facilities, which are listed under "Recycling and Scrap" or regional solid waste transfer stations, which are listed under "Recycling and Scrap" or "Regional Public Health and Safety Facilities."
Child Day Care Facilities and Preschools (aka Day Care centers/preschool)	*	*	*	Establishments used for the care of seven or more children residing elsewhere.
Government	*	*	*	Buildings containing offices for public agencies, including

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

Offices				administrative offices, meeting rooms, and regional post offices. The use does not include offices that are incidental and accessory to another government use such as transit terminals, vehicle storage, campground, or storage yards.
Hospitals	*	*	*	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local Assembly & Entertainment	*	*	*	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Local Post Office	CUP	*	*	Establishments providing local neighborhoods with mail service and delivery, such as postal substations and neighborhood delivery centers.
Local Public Health & Safety Facilities	CUP	CUP	CUP	Facilities operated by public or quasi-public entities for the local protection of the public, such as: fire stations and other fire prevention facilities; police and sheriff substations; satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.
Membership Organizations	*	*	*	<i>Membership Organizations:</i> Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Churches"); and lodging (see "Multi-person Dwelling").
Publicly owned Assembly and Entertainment	*	*	*	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public Utility Centers	CUP	CUP	CUP ^{b)}	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices")
Regional Public Health & Safety Facilities	*	*	*	Regional facilities operated by public or quasi-public entities for protection of the public, such as: fire stations and other fire prevention facilities; water and sewage facilities; transportation maintenance/storage facilities; police and sheriff substations and headquarters, including secondary county short-term incarceration facilities; and solid waste transfer stations that TRPA finds to be regionally serving. "Secondary county short-term incarceration facility" means a county jail (not a state or federal prison facility) that is not the primary jail for the county.
Social Service	*	*	*	Public and quasi-public establishments providing social

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

Organizations				services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.
Schools (K-12)	*	*	*	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Cultural Facilities	*	CUP	*	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, and arboretums.
Schools/colleges	*	*	*	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Pipelines and Power Transmission	CUP	CUP	CUP	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional Offices"); equipment and material storage yards (see "Storage Yards"); distribution substations (see "Public Utility Centers"); and power plants (see "Power Generating Plants").
Transit Stations and Terminals	CUP	CUP ^(e)	CUP	<p>Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.</p> <p>(e): 1993 MCP: "Maintenance facilities not allowed within any new transit facilities."</p>
Transportation Routes	CUP	CUP	CUP ^(f)	<p>Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.</p> <p>(f): 2014: "Non-motorized public trails are a permitted use."</p>
Transmission and Receiving	CUP	CUP	CUP	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under "Broadcasting Studios."
Cross country skiing courses	CUP	CUP	P	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

Day use areas	P	P	P	Land or premises, other than “Participant Sports Facilities,” designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Golf Courses	P	*	*	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as an eating and drinking place, clubhouse, and general merchandise store. Outside storage or display is included as part of the use.
Group facilities (25 persons/acre)	CUP	CUP	*	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Outdoor recreation concessions	P	P	*	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant Sport Facilities	*	*	*	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation Centers	*	*	*	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, ice skating rinks, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	P	CUP	P	Planned paths for pedestrian and equestrian traffic, including trail heads.
Rural sports	*	*	*	Establishments that provide for special outdoor recreation group activities, such as: outdoor archery, pistol, rifle, and skeet clubs and facilities; hunting and fishing clubs; and equestrian facilities, stables, and exhibition facilities. The use does not include indoor shooting facilities (see "Amusements and Recreational Services").
Snowmobile Courses	CUP	*	*	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport Assembly	*	*	*	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses
Visitor Information Centers	P	*	*	Nonprofit establishments providing visitor information and orientation.
Developed campgrounds (8 units/acre)	P	P	CUP	Land or premises designed to be used, let, or rented for temporary occupancy by campers traveling by motorized vehicle, and that contain such facilities as campsites with parking area, barbecue grills, tables, restrooms, and at least some utilities.

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

Undeveloped campgrounds	*	P	CUP	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Recreational Vehicle Parks (10 sites/acre)	*	CUP	*	
Uses that support the primary use (TRPA Code 21.3.1-21.3.8)				June 2014 Meyers Area Plan: “Accessory uses (defined in Ch. 90 Definitions, TRPA Code of Ordinances) may be permitted per Sections 21.3.1 through 21.3.8 of the TRPA Code of Ordinances.” (p. 2-10)
Residential ³			P	(Ch 90): Accessory Use A use, building, or other facility customarily a part of any primary use that is clearly incidental and secondary to the primary use, that does not change the character or the intensity of the primary use, and that does not operate independent of the primary use. Additional criteria for determining commercial accessory uses for noncommercial primary uses are found in subparagraph 50.6.1.A.2. See subsection 21.3.1 for examples of accessory uses and Section 81.4 for accessory uses in the shorezone.
Tourist Accommodation				
Commercial				
Public Service				
Recreation				
Residential – garages				TBD
Residential – green houses				
Residential – HOA offices				
Residential – art studios				
Residential – workshops				
Residential – swimming pools				
Residential – storage structures				
Residential – exempt home occupations				
Residential – tennis courts				
Residential – dog runs				
Residential – emergency facilities				
Residential – home occupations				
Residential – secondary residence				
Residential –				

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

other uses listed in Primary Use definition as “Accessory”				
Tourist - Garages				
Tourist – parking lots				
Tourist – swimming pools				
Tourist – tennis courts				
Tourist – bars and restaurants				
Tourists – equipment rental				
Tourist – maintenance facilities				
Tourist – laundries				
Tourist – gymnasiums				
Tourist – coin-operated amusements				
Tourist – meeting rooms				
Tourist – managers quarters				
Tourist – Childcare facilities				
Tourist – Emergency facilities				
Tourist – employee facilities other than housing				
Tourist – secondary residence				
Tourist – other uses listed in Primary Uses as Accessory				
Commercial – garages				
Commercial – parking lots				
Commercial – emergency facilities				

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

Commercial – maintenance facilities				
Commercial – employee facilities other than housing				
Commercial – secondary residence				
Commercial – storage buildings				
Commercial – Other uses listed in Primary uses as “accessory”				
Public Service – garages				
Public Service – secondary residences				
Public Service – emergency facilities				
Recreation – garages				
Recreation – emergency facilities				
Recreation – child care				
Recreation – related commercial sales and services such as: - ski shops - pro shops, - marine sales and repairs				
Recreation – parking lots				
Recreation – maintenance facilities				
Recreation – swimming pools				
Recreation – tennis courts				
Recreation – employee facilities other than housing				
Recreation – secondary				

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Upper Truckee River Corridor (MAP-5) vs. PAS 119 & 136 (Conservation)

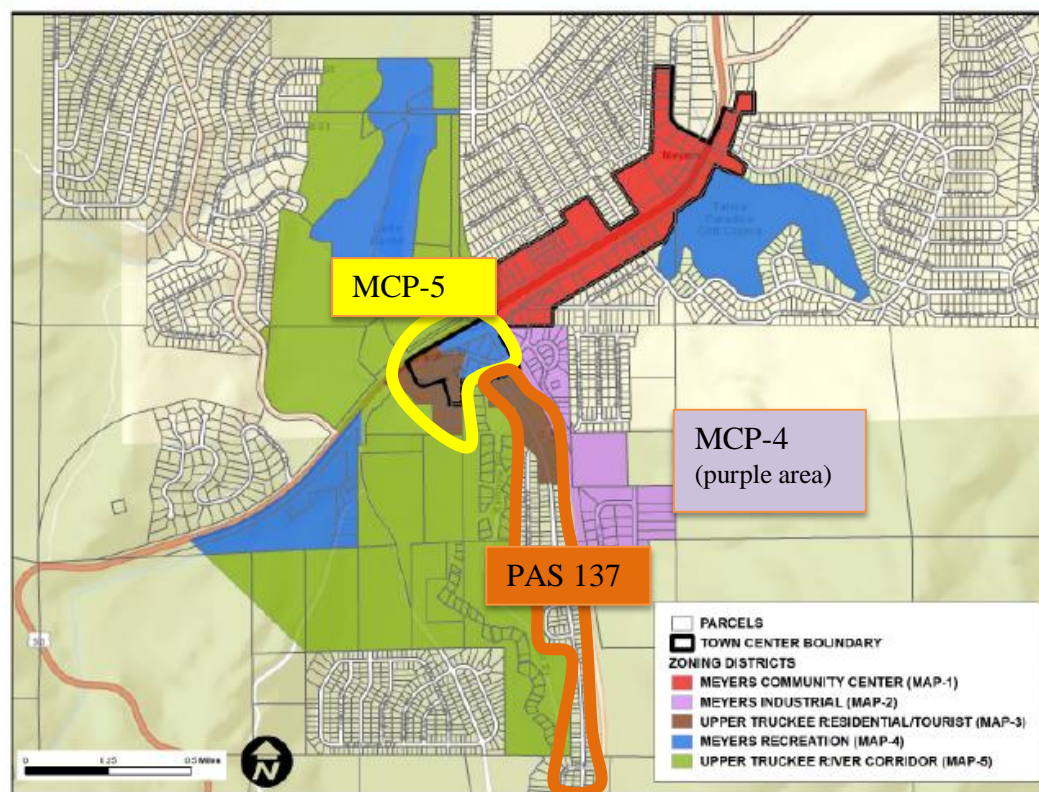
residence				
Recreation – outdoor recreation concessions				
Recreation – bars and restaurants				
Recreation – other uses listed under Primary Use as “accessory”				
One secondary residence shall be considered an accessory use to the primary use it serves and may be permitted where the primary use is a permissible use. Secondary units may include a - guest house; - an affordable or market-rate rental unit; - a caretaker residence for a residential use, commercial use, public service or recreational use; and - a manager’s quarters for a tourist accommodation or multi-residential use.				
Remaining additional PAOTs available in PAS				N/A for Center

1. This comparison table only includes the green areas called Upper Truckee River Corridor (MAP-5) in the June 2014 draft Meyers Area Plan, p. 2-4 – other parts of the Area Plan are included separately.
2. In the 1993 Meyers Plan, uses may be (P) Permissible (at staff level)-also called (A) or Allowed in TRPA PAS’s & CP’s, (CUP) Conditional Use Permit (requires additional public notice and review)-comparable to (S) Special uses in TRPA PAS’s/CPs, or not allowed.

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP –
NON-Center – Industrial Area and Residential/Tourist Area between UTR/Pomo and S 89/UTR

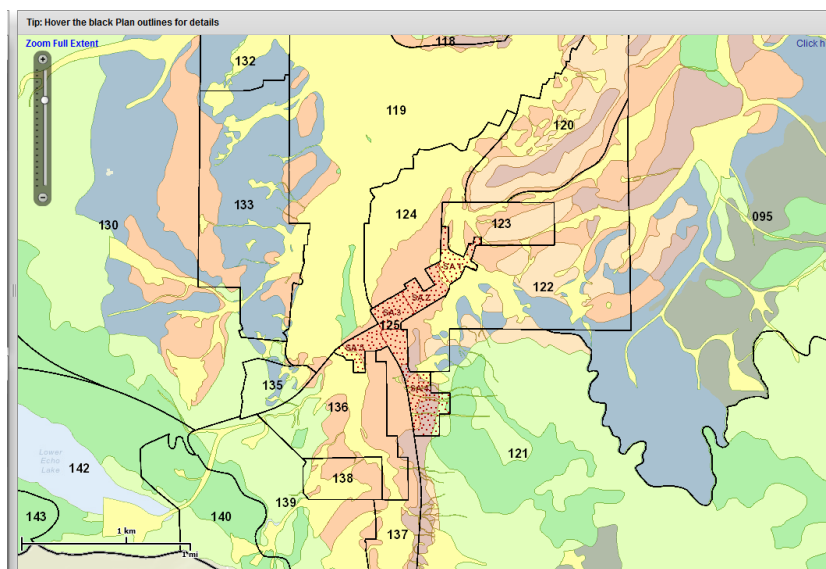
ROUGH IMAGE of previous vs. proposed:

FIGURE 2-2: ZONING DISTRICTS



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Meyers Area “Plan Area Statements (PAS’s)” : <http://gis.trpa.org/pasmap/>



Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP –
NON-Center – Industrial Area and Residential/Tourist Area between UTR/Pomo and S 89/UTR

The following table is a draft and a best attempt to compare uses between the two Plans.

Comparison of Allowed/Permissible/Conditional Uses ¹ INDUSTRIAL (MAP-2) & Upper Truckee RESIDENTIAL/TOURIST (MAP-3) Existing 1993 Meyers Community Plan vs. draft Area Plan (June 2014)					
Use	Meyers Industrial 1993: MCP-4	Meyers Industrial 2014: MAP-2	50/89: UTR to Pomo, Son 89 1993: MCP-5 & PAS 137	50/89: UTR to Pomo, Son 89 2014: MCP-5 & PAS 137	Definition of Use (TRPA Code Chapter 21) <i>Red P/CUP notes where the areas that land uses are allowed and/or expanded by the proposed June 2014 Plan</i>
	Permissible, Conditional Use, or Not Allowed: ² <i>P means permissible; CUP means conditionally permissible * indicates not allowed</i>				
Employee Housing (20 units/acre)	*	*	*	CUP	Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. (a): “One employee housing unit allowed without a CUP per commercial building with at least 1,000 sq. ft. of CFA”
Multiple Family Dwelling (20 units/acre)	*	*	*	P	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. One detached secondary residence is included; see “Secondary Residence.” (b): “These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Multiple Person Dwelling (i.e. dormitories, etc.) [25 persons/acre]	*	*	*	*	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multiperson dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and Personal Care [25 persons/acre]	*	*	*	*	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Single Family Dwelling	*	*	P	P	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a singlefamily house.

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					<p>or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. A caretaker residence is included (see “Secondary Residence”).</p> <p>(b): see above (c) Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.</p>
Time Share Units (motel/hotel design)	*	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Time Share Units (residential design)	*	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Bed and Breakfast facilities (10 units/acre)	*	*	CUP [^]	P	<p>Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").</p> <p>[^] 1993: B&Bs allowed in MCP-5, but not PAS 137.</p>
Hotels/Motels (15 units/acre)	*	*	*	CUP	Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include “Bed and Breakfast Facilities” or “Vacation Rentals.”
Auto/Mobile Homes/Vehicle Dealers	CUP	CUP	*	*	Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorcycles, golf carts, snowmobile and jet skis (except bicycles and mopeds; see "General Merchandise"). Such businesses are considered a primary use when the establishment sells more than six vehicles per calendar year. The use also includes establishments selling new automobile parts, tires, and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include establishments dealing exclusively in used parts (see "Recycling and Scrap") or outside sales (see "Secondary Storage" or "Sales Lots").
Building Materials/Hardware	P	P	*	*	Retail trade establishments within buildings primarily engaged in selling lumber and other building materials, including paint, wallpaper, glass, hardware, nursery stock, and lawn and garden supplies. The use includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Outside storage or display is included as part of the use. Establishments primarily wholesaling plumbing, heating and air conditioning equipment, and electrical supplies are classified in "Wholesale and Distribution"
Eating and Drinking Places	P	P	*	*	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.

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Food and Beverage Sales	CUP	P	*	*	Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. The use includes establishments such as grocery stores, convenience stores, and liquor stores. Such establishments may include no more than two gas pumps as an accessory use.
Furniture/Home Furnishings/ Equipment	CUP	P	*	*	Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances, including televisions and home sound systems. Also includes the retail sale of office furniture.
General Merchandise Stores	CUP	P	*	*	Retail trade establishments such as department stores, variety stores, drug and discount stores, and general stores engaged in retail sales of one or more lines of new and used merchandise, including: dry goods, apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. The use also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florist and house plant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is accessory to retail sales); and other miscellaneous retail shopping goods.
Mail Order and Vending	P	P	*	*	Establishments primarily engaged in retail sale of products by catalog and mail order. The use includes vending machine distributorships and suppliers. The use does not include product manufacturing, which is included under the appropriate manufacturing use.
Nursery	P	P	*	*	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use
Outdoor Retail Sales	CUP	CUP	*	*	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, fireworks, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.
Service Stations	*	CUP	*	*	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tuneup services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.

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Amusements and Recreation Services	*	*	*	*	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities. <i>Use are has not expanded but permitting has been made easier in MCP-2.</i>
Privately owned Assembly and Entertainment	*	*	*	*	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Outdoor Amusements	*	*	*	*	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; moped, bicycle, and skate rentals; and miniature golf courses. Outside storage or display is included as part of the use.
Animal Husbandry Services	P	P	*	*	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, and animal kennels. The use does not include publicly operated animal control and wildlife care (see "Local Public Health and Safety Facilities").
Broadcasting Studios	P	P	*	*	Communication establishments such as telegraph, telephone, radio and television broadcasting and receiving stations, and studios, contained entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors, and antennas are included under the definition for "Transmission and Receiving Facilities."
Business Support Services	P	P	*	*	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services
Contract Construction Services	P	P	*	*	Service establishments primarily engaged in construction, such as new development, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activity are covered: (a) building construction by general contractors or by operative builders; (b) other construction by general contractors; and (c) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. Establishments engaged in the installation of prefabricated buildings and equipment also are included. Outside storage or display is included as part of the use. An office not associated with a construction site or without secondary storage is considered under "Professional Offices."
Financial Services	CUP	P	*	*	Service establishments primarily engaged in the field of finance, such as banks and trust companies, lending and thrift institutions, credit

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					agencies, brokers and dealers in securities and commodity contracts, security and commodity exchanges, holding (but not predominantly operating) companies, vehicle finance (equity) leasing agencies, and other investment companies.
Health Care Services	CUP	P	*	*	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and Personal Care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under "Professional Offices."
Personal Services	CUP	P	*	*	Establishments primarily engaged in providing non-medical services generally involving the care of persons, such as: beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors, cemetery real estate sales and related facilities; offsite rental of sporting equipment; and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Professional Offices	CUP	P	*	*	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; accounting, auditing, and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; employment, stenographic, secretarial, and word processing services; off premise concessions (OPC); reporting services; data processing and computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Repair Services	P	P	*	*	Service establishments where repair of consumer products is the principal business activity, such as: electrical repair shops; television, radio, and other appliance repair; watch, clock, and jewelry repair; boat repair; small engine repair; and reupholstery and furniture repair. An outdoor storage yard associated with these uses is considered under "Secondary Storage." The use does not include businesses serving the repair needs of heavy equipment (see "Industrial Services").
Schools – Business and Vocational	*	*	*	*	Business and secretarial schools and vocational schools offering specialized trade and commercial courses. The use includes specialized non-degree granting schools including, but not limited to: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail.
Sales Lots	CUP	CUP	*	*	Outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobile homes, construction equipment, farm machinery, or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental); and largescale, permanent outdoor sales activities such as livestock auctions and sales. Outside storage or display is included as part of the use.
Secondary Storage	CUP	CUP	*	*	The outdoor storage of various materials or the public display of merchandise on the same site as a principal building or use that supports the activities or conduct of the principle use and does not increase the intensity of the use. This does not apply to primary uses

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					that include outside storage and display as part of the use. Footnoted: “Applies only to parcels on Santa Fe Road.”
Auto Repair and Service	CUP	P	*	*	Service establishments engaged in repair, alteration, painting, washing, or waxing of automobiles as a principal use. The use also includes storage and maintenance yards for rental of cars, trucks, or trailers. Outside storage or display is included as part of the use. The use does not include: automobile parking (see "Transportation"); repair shops subordinate to and maintained by a vehicle dealership; service stations (which are separately defined); or automobile wrecking yards (see "Recycling and Scrap").
Laundries and Dry Cleaning	CUP	P	*	*	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Personal Services").
Food and Kindred Products	P	P	*	*	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as meat and poultry processing, dairy products processing, beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use. (b): “These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Fuel and Ice Dealers	P	P	*	*	Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane, and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. Outside storage or display is included as part of the use.
Industrial Services	CUP	CUP	*	*	Service establishments providing other businesses with services, including maintenance, repair, service, testing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair (except vehicle repair; see "Auto Repair and Service"); research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (for equipment rental yards, see "Sales Lots"), including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.
Printing & Publishing	P	P	*	*	Establishments engaged in printing onsite by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as book binding, typesetting, engraving, photo engraving, and electro-typing. The use also includes establishments manufacturing business forms and binding devices.
Recycling and Scrap	CUP	CUP	*	*	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small Scale Manufacturing	CUP	CUP	*	*	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous

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					notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Storage Yards	CUP	CUP	*	*	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, farm machinery, or industrial supplies on a parcel. Outside storage or display is included as part of the use.
Vehicle/Freight Terminals	CUP	CUP	*	*	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle Storage and Parking	P	P	*	*	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and Scrap").
Warehousing	P	P	*	*	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and Freight Terminals"). (d): 1993 CP: "Applies only to parcels on Santa Fe Road." (b): 2014 – see above
Wholesale & Distribution	P	P	*	*	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Churches (aka Religious Assembly)	*	*	CUP^	CUP	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities. ^ 1993: CUP in PAS 137; not allowed in MCP-5
Collection Stations	P	P	*	*	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use. The use does not include automobile wrecking yards or any recycling processing facilities, which are listed under "Recycling and Scrap" or regional solid waste transfer stations, which are listed under "Recycling and Scrap" or "Regional Public Health and Safety Facilities."

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Child Day Care Facilities and Preschools (aka Day Care centers/preschool)	CUP	CUP	CUP	CUP	Establishments used for the care of seven or more children residing elsewhere.
Government Offices	CUP	CUP	P	CUP	Buildings containing offices for public agencies, including administrative offices, meeting rooms, and regional post offices. The use does not include offices that are incidental and accessory to another government use such as transit terminals, vehicle storage, campground, or storage yards.
Hospitals	*	*	*	*	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local Assembly & Entertainment	CUP	CUP	CUP	CUP	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Local Post Office	*	*	CUP^	*	Establishments providing local neighborhoods with mail service and delivery, such as postal substations and neighborhood delivery centers. ^ 1993: CUP in PAS 137; not allowed in MCP-5
Local Public Health & Safety Facilities	P	P	CUP	CUP	Facilities operated by public or quasi-public entities for the local protection of the public, such as: fire stations and other fire prevention facilities; police and sheriff substations; satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.
Membership Organizations	*	*	*	*	<i>Membership Organizations:</i> Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Churches"); and lodging (see "Multi-person Dwelling").
Publicly owned Assembly and Entertainment	*	*	*	*	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public Utility Centers	CUP	CUP	CUP^	*	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices") ^ 1993: CUP in PAS 137; not allowed in MCP-5
Regional Public Health & Safety	CUP	CUP	*	*	Regional facilities operated by public or quasi-public entities for protection of the public, such as: fire stations and other fire prevention

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Facilities					facilities; water and sewage facilities; transportation maintenance/storage facilities; police and sheriff substations and headquarters, including secondary county short-term incarceration facilities; and solid waste transfer stations that TRPA finds to be regionally serving. “Secondary county short-term incarceration facility” means a county jail (not a state or federal prison facility) that is not the primary jail for the county.
Social Service Organizations	*	CUP	*	CUP	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.
Schools (K-12)	*	*	*	*	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Cultural Facilities	CUP	CUP	CUP	P	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, and arboretums. ^ 1993: CUP in MCP-5; not allowed in PAS 137
Schools/colleges	*	*	*	*	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Pipelines and Power Transmission	CUP	CUP	CUP	CUP	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional Offices"); equipment and material storage yards (see "Storage Yards"); distribution substations (see "Public Utility Centers"); and power plants (see "Power Generating Plants").
Transit Stations and Terminals	P	P	CUP	CUP	Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use. (e): 1993 MCP: “Maintenance facilities not allowed within any new transit facilities.”
Transportation Routes	CUP	CUP	CUP ^(f)	CUP ^(f)	Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel. (f): 2014: “Non-motorized public trails are a permitted use.”
Transmission and Receiving	CUP	CUP	CUP	CUP	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under “Broadcasting Studios.”
Cross country	P	P	CUP [^]	P	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.

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skiing courses					^ 1993: CUP in MCP-5; not allowed in PAS 137
Day use areas	*	*	CUP/P	P	Land or premises, other than “Participant Sports Facilities,” designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds. 1993: CUP in MCP-5, P in PAS 137.
Golf Courses	*	*	*	*	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as an eating and drinking place, clubhouse, and general merchandise store. Outside storage or display is included as part of the use.
Group facilities	*	*	*	CUP	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Outdoor recreation concessions	CUP	CUP	*	CUP	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant Sport Facilities	CUP	CUP	CUP^	*	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, and athletic fields (non-professional). Outside storage or display is included as part of the use. ^ 1993: CUP in PAS 137; not allowed in MCP-5
Recreation Centers	*	*	*	CUP	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, ice skating rinks, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	P	P	CUP/P	P	Planned paths for pedestrian and equestrian traffic, including trail heads. 1993: CUP in MCP-5; P in PAS 137
Rural sports	CUP	CUP	*	CUP	Establishments that provide for special outdoor recreation group activities, such as: outdoor archery, pistol, rifle, and skeet clubs and facilities; hunting and fishing clubs; and equestrian facilities, stables, and exhibition facilities. The use does not include indoor shooting facilities (see "Amusements and Recreational Services").
Snowmobile Courses	*	*	*	*	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport Assembly	*	*	*	*	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses
Visitor Information Centers	*	*	CUP^	CUP	Nonprofit establishments providing visitor information and orientation. ^ 1993: CUP in MCP-5; not allowed in PAS 137
Developed campgrounds	*	*	*	*	Land or premises designed to be used, let, or rented for temporary occupancy by campers traveling by motorized vehicle, and that

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP –
NON-Center – Industrial Area and Residential/Tourist Area between UTR/Pomo and S 89/UTR

(8 units/acre)					contain such facilities as campsites with parking area, barbecue grills, tables, restrooms, and at least some utilities.
Undeveloped campgrounds	*	*	*	*	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Recreational Vehicle Parks	*	*	*	*	
Uses that support the primary use (TRPA Code 21.3.1-21.3.8)					June 2014 Meyers Area Plan: “Accessory uses (defined in Ch. 90 Definitions, TRPA Code of Ordinances) may be permitted per Sections 21.3.1 through 21.3.8 of the TRPA Code of Ordinances.” (p. 2-10)
Residential ³				P	(Ch 90): Accessory Use A use, building, or other facility customarily a part of any primary use that is clearly incidental and secondary to the primary use, that does not change the character or the intensity of the primary use, and that does not operate independent of the primary use. Additional criteria for determining commercial accessory uses for noncommercial primary uses are found in subparagraph 50.6.1.A.2. See subsection 21.3.1 for examples of accessory uses and Section 81.4 for accessory uses in the shorezone.
Tourist Accommodation					
Commercial					
Public Service					
Recreation					
Residential – garages					TBD
Residential – green houses	-	-	-		
Residential – HOA offices	-	-	-		
Residential – art studios	-	-	-		
Residential – workshops	-	-	-		
Residential – swimming pools	-	-	-		
Residential – storage structures	-	-	-		
Residential – exempt home occupations	-	-	-		
Residential – tennis courts	-	-	-		
Residential – dog runs	-	-	-		
Residential – emergency facilities	-	-	-		
Residential – home occupations	-	-	-		
Residential – secondary residence	-	-	-		
Residential –	-	-	-		

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP –
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other uses listed in Primary Use definition as “Accessory”					
Tourist - Garages	CUP/P	*	*		
Tourist – parking lots	-	-	-		
Tourist – swimming pools	-	-	-		
Tourist – tennis courts	-	-	-		
Tourist – bars and restaurants	-	-	-		
Tourists – equipment rental	-	-	-		
Tourist – maintenance facilities	-	-	-		
Tourist – laundries	-	-	-		
Tourist – gymnasiums	-	-	-		
Tourist – coin-operated amusements	-	-	-		
Tourist – meeting rooms	-	-	-		
Tourist – managers quarters	-	-	-		
Tourist – Childcare facilities	-	-	-		
Tourist – Emergency facilities	-	-	-		
Tourist – employee facilities other than housing	-	-	-		
Tourist – secondary residence	-	-	-		
Tourist – other uses listed in Primary Uses as Accessory	-	-	-		
Commercial – garages	-	-	-		
Commercial – parking lots	-	-	-		
Commercial – emergency facilities	-	-	-		
Commercial – maintenance	-	-	-		

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facilities					
Commercial – employee facilities other than housing	-	-	-		
Commercial – secondary residence	-	-	-		
Commercial – storage buildings	-	-	-		
Commercial – Other uses listed in Primary uses as “accessory”	-	-	-		
Public Service – garages					
Public Service – secondary residences					
Public Service – emergency facilities					
Recreation – garages					
Recreation – emergency facilities					
Recreation – child care					
Recreation – related commercial sales and services such as: - ski shops - pro shops, - marine sales and repairs					
Recreation – parking lots					
Recreation – maintenance facilities					
Recreation – swimming pools					
Recreation – tennis courts					
Recreation – employee facilities other than housing					
Recreation – secondary residence					
Recreation –					

Draft Table – Use comparison of existing Meyers CP vs. draft June 2014 AP –
NON-Center – Industrial Area and Residential/Tourist Area between UTR/Pomo and S 89/UTR

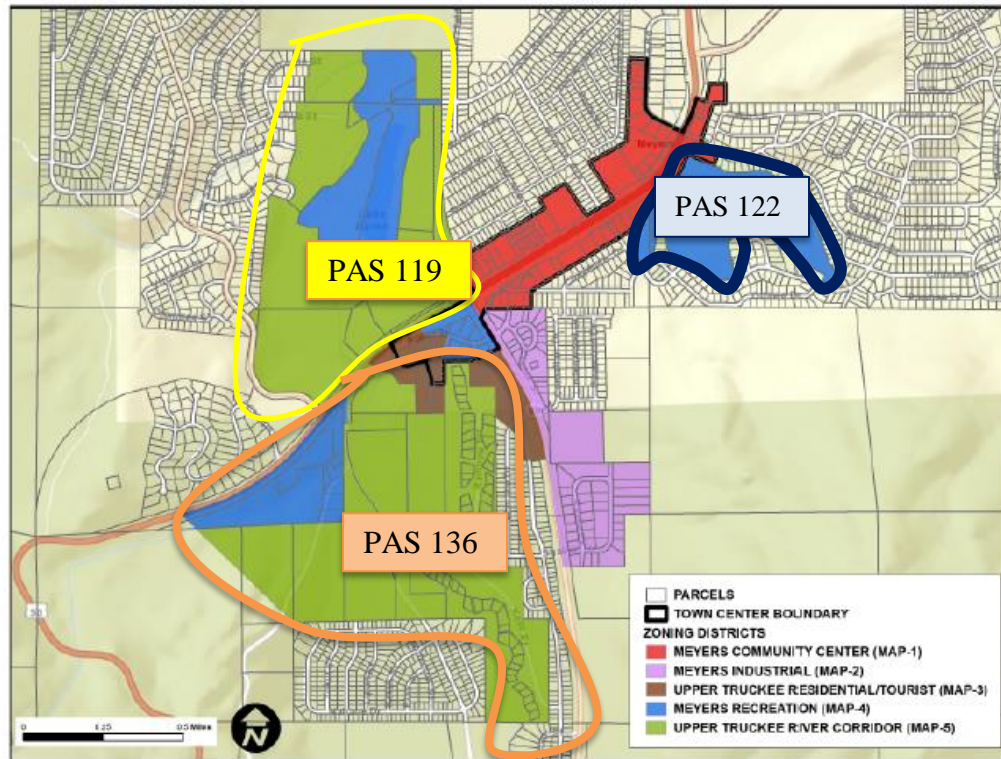
outdoor recreation concessions					
Recreation – bars and restaurants					
Recreation – other uses listed under Primary Use as “accessory”					
One secondary residence shall be considered an accessory use to the primary use it serves and may be permitted where the primary use is a permissible use. Secondary units may include a - guest house; - an affordable or market-rate rental unit; caretaker residence a residential use, commercial use, public service or recreational use; and - a manager's quarters for a tourist accommodation or multi-residential use.					
Remaining additional PAOTs available in PAS					N/A

1. This comparison table only includes the Meyers Industrial (MAP-2; purple) and Upper Truckee Residential/Tourist (MAP-3; brown) in the June 2014 draft Meyers Area Plan, p. 2-4 – other parts of the Area Plan are included separately.
2. In the 1993 Meyers Plan, uses may be (P) Permissible (at staff level)-also called (A) or Allowed in TRPA PAS's & CP's, (CUP) Conditional Use Permit (requires additional public notice and review)-comparable to (S) Special uses in TRPA PAS's/CPs, or not allowed.

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
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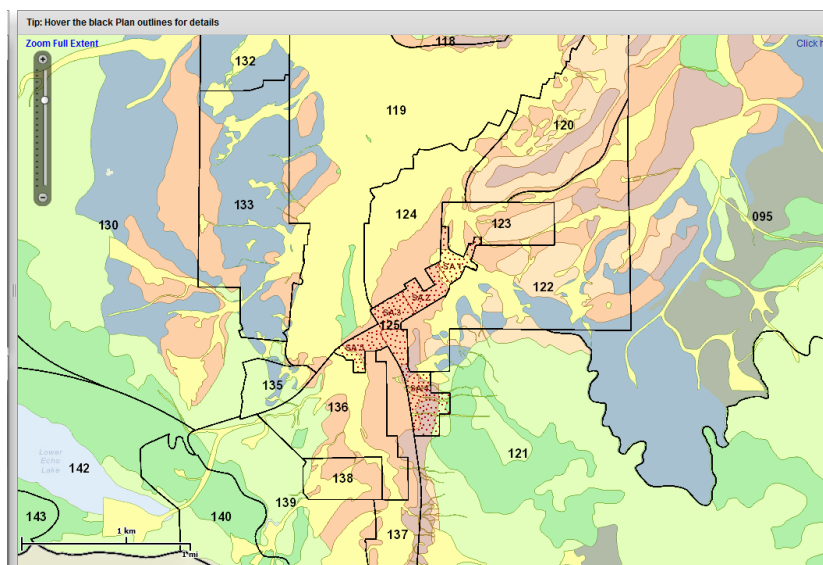
Rough Image comparing previous vs. proposed uses (proposed Recreation= light blue areas)

FIGURE 2-2: ZONING DISTRICTS



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Meyers Area “Plan Area Statements (PAS’s)” : <http://gis.trpa.org/pasmap/>



Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
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The following table is a draft and a best attempt to compare uses between the two Plans.

Comparison of Allowed/Permissible/Conditional Uses¹ RECREATION (MAP-4) Existing 1993 Meyers Community Plan vs. draft Area Plan (June 2014)					
Use	Tahoe Paradise Park PAS 119	KOA Campgr ound/bi g house across from N. Upper PAS 136	Open area behind Roadru nner gas PAS 122	Proposed JUNE 2014 Combines portions of all 3 into recreation zoning MAP-4	Definition of Use (TRPA Code Chapter 21) <i>Red P/CUP notes where the areas that land uses are allowed and/or expanded by the proposed June 2014 Plan</i>
	Permissible, Conditional Use, or Not Allowed:² <i>P means permissible; CUP means conditionally permissible * indicates not allowed</i>				
Employee Housing (20 units/acre)	*	CUP	*	CUP	Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. (a): “One employee housing unit allowed without a CUP per commercial building with at least 1,000 sq. ft. of CFA”
Multiple Family Dwelling (20 units/acre)	*	*	*	*	More than one residential unit located on a parcel. Multiple- family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. One detached secondary residence is included; see “Secondary Residence.” (b): “These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Multiple Person Dwelling (i.e. dormitories, etc.) [25 persons/acre]	*	*	*	*	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multiperson dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and Personal Care [25 persons/acre]	*	*	*	*	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.

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Single Family Dwelling	CUP	*	P	*	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a singlefamily house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in this Code. A caretaker residence is included (see “Secondary Residence”). (b): see above (c) Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.
Time Share Units (motel/hotel design)	*	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Time Share Units (residential design)	*	*	*	*	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Bed and Breakfast facilities (10 units/acre)	*	*	*	*	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotels/Motels (15 units/acre)	*	*	*	*	Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include “Bed and Breakfast Facilities” or “Vacation Rentals.”
Auto/Mobile Homes/Vehicle Dealers	*	*	*	*	Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorcycles, golf carts, snowmobile and jet skis (except bicycles and mopeds; see "General Merchandise"). Such businesses are considered a primary use when the establishment sells more than six vehicles per calendar year. The use also includes establishments selling new automobile parts, tires, and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include establishments dealing exclusively in used parts (see "Recycling and Scrap") or outside sales (see "Secondary Storage" or "Sales Lots").
Building Materials/Hardware	*	*	*	*	Retail trade establishments within buildings primarily engaged in selling lumber and other building materials, including paint, wallpaper, glass, hardware, nursery stock, and lawn and garden supplies. The use includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Outside storage or display is included as part of the use. Establishments primarily wholesaling plumbing, heating and air conditioning equipment, and electrical supplies are classified in "Wholesale and Distribution"

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Eating and Drinking Places	*	CUP	*	*	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.
Food and Beverage Sales	*	CUP	*	*	Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. The use includes establishments such as grocery stores, convenience stores, and liquor stores. Such establishments may include no more than two gas pumps as an accessory use.
Furniture/Home Furnishings/ Equipment	*	*	*	*	Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances, including televisions and home sound systems. Also includes the retail sale of office furniture.
General Merchandise Stores	*	*	*	*	Retail trade establishments such as department stores, variety stores, drug and discount stores, and general stores engaged in retail sales of one or more lines of new and used merchandise, including: dry goods, apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. The use also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florist and house plant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is accessory to retail sales); and other miscellaneous retail shopping goods.
Mail Order and Vending	*	*	*	*	Establishments primarily engaged in retail sale of products by catalog and mail order. The use includes vending machine distributorships and suppliers. The use does not include product manufacturing, which is included under the appropriate manufacturing use.
Nursery	*	CUP	*	CUP	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use
Outdoor Retail Sales	*	*	*	*	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, fireworks, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.
Service Stations	*	*	*	*	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tuneup services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
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					washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.
Amusements and Recreation Services	*	*	*	CUP	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities. <i>Use are has not expanded but permitting has been made easier in MCP-2.</i>
Privately owned Assembly and Entertainment	*	*	*	*	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Outdoor Amusements	*	*	*	CUP	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; moped, bicycle, and skate rentals; and miniature golf courses. Outside storage or display is included as part of the use.
Animal Husbandry Services	*	*	*	*	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, and animal kennels. The use does not include publicly operated animal control and wildlife care (see "Local Public Health and Safety Facilities").
Broadcasting Studios	*	*	*	*	Communication establishments such as telegraph, telephone, radio and television broadcasting and receiving stations, and studios, contained entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors, and antennas are included under the definition for "Transmission and Receiving Facilities."
Business Support Services	*	*	*	*	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services
Contract Construction Services	*	*	*	*	Service establishments primarily engaged in construction, such as new development, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activity are covered: (a) building construction by

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					general contractors or by operative builders; (b) other construction by general contractors; and (c) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. Establishments engaged in the installation of prefabricated buildings and equipment also are included. Outside storage or display is included as part of the use. An office not associated with a construction site or without secondary storage is considered under "Professional Offices."
Financial Services	*	*	*	*	Service establishments primarily engaged in the field of finance, such as banks and trust companies, lending and thrift institutions, credit agencies, brokers and dealers in securities and commodity contracts, security and commodity exchanges, holding (but not predominantly operating) companies, vehicle finance (equity) leasing agencies, and other investment companies.
Health Care Services	*	*	*	*	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and Personal Care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under "Professional Offices."
Personal Services	*	*	*	*	Establishments primarily engaged in providing non-medical services generally involving the care of persons, such as: beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors, cemetery real estate sales and related facilities; offsite rental of sporting equipment; and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Professional Offices	*	*	*	*	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; accounting, auditing, and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; employment, stenographic, secretarial, and word processing services; off premise concessions (OPC); reporting services; data processing and computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Repair Services	*	*	*	*	Service establishments where repair of consumer products is the principal business activity, such as: electrical repair shops; television, radio, and other appliance repair; watch, clock, and jewelry repair; boat repair; small engine repair; and reupholstery and furniture repair. An outdoor storage yard associated with these uses is considered under "Secondary Storage." The use does not include businesses serving the repair needs of heavy equipment (see "Industrial Services").

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Schools – Business and Vocational	*	*	*	*	Business and secretarial schools and vocational schools offering specialized trade and commercial courses. The use includes specialized non-degree granting schools including, but not limited to: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail.
Sales Lots	*	*	*	*	Outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobile homes, construction equipment, farm machinery, or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental); and largescale, permanent outdoor sales activities such as livestock auctions and sales. Outside storage or display is included as part of the use.
Secondary Storage	*	*	*	*	The outdoor storage of various materials or the public display of merchandise on the same site as a principal building or use that supports the activities or conduct of the principle use and does not increase the intensity of the use. This does not apply to primary uses that include outside storage and display as part of the use. Footnoted: “Applies only to parcels on Santa Fe Road.”
Auto Repair and Service	*	*	*	*	Service establishments engaged in repair, alteration, painting, washing, or waxing of automobiles as a principal use. The use also includes storage and maintenance yards for rental of cars, trucks, or trailers. Outside storage or display is included as part of the use. The use does not include: automobile parking (see "Transportation"); repair shops subordinate to and maintained by a vehicle dealership; service stations (which are separately defined); or automobile wrecking yards (see "Recycling and Scrap").
Laundries and Dry Cleaning	*	*	*	*	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Personal Services").
Food and Kindred Products	*	*	*	*	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as meat and poultry processing, dairy products processing, beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use. (b): “These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.
Fuel and Ice Dealers	*	*	*	*	Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane, and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. Outside storage or display is included as part of the use.
Industrial Services	*	*	*	*	Service establishments providing other businesses with services, including maintenance, repair, service, testing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair (except

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					vehicle repair; see "Auto Repair and Service"); research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (for equipment rental yards, see "Sales Lots"), including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.
Printing & Publishing	*	*	*	*	Establishments engaged in printing onsite by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as book binding, typesetting, engraving, photo engraving, and electro-typing. The use also includes establishments manufacturing business forms and binding devices.
Recycling and Scrap	*	*	*	*	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small Scale Manufacturing	*	*	*	*	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Storage Yards	*	*	*	*	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, farm machinery, or industrial supplies on a parcel. Outside storage or display is included as part of the use.
Vehicle/Freight Terminals	*	*	*	*	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle Storage and Parking	*	*	*	*	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and Scrap").
Warehousing	*	*	*	*	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle

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					and Freight Terminals"). (d): 1993 CP: "Applies only to parcels on Santa Fe Road." (b): 2014 – see above
Wholesale & Distribution	*	*	*	*	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Churches (aka Religious Assembly?)	*	CUP	*	*	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Collection Stations	*	*	*	*	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use. The use does not include automobile wrecking yards or any recycling processing facilities, which are listed under "Recycling and Scrap" or regional solid waste transfer stations, which are listed under "Recycling and Scrap" or "Regional Public Health and Safety Facilities."
Child Day Care Facilities and Preschools (aka Day Care centers/preschool)	*	*	CUP	CUP	Establishments used for the care of seven or more children residing elsewhere.
Government Offices	*	*	*	*	Buildings containing offices for public agencies, including administrative offices, meeting rooms, and regional post offices. The use does not include offices that are incidental and accessory to another government use such as transit terminals, vehicle storage, campground, or storage yards.
Hospitals	*	*	*	*	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local Assembly & Entertainment	*	*	*	P	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Local Post Office	CUP	*	CUP	*	Establishments providing local neighborhoods with mail service and delivery, such as postal substations and neighborhood delivery centers.
Local Public Health & Safety Facilities	CUP	CUP	CUP	CUP	Facilities operated by public or quasi-public entities for the local protection of the public, such as: fire stations and other fire prevention facilities; police and sheriff substations; satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Recreation Uses vs. PAS 119, 136, and 122

					use.
Membership Organizations	*	*	*	*	<i>Membership Organizations:</i> Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Churches"); and lodging (see "Multi-person Dwelling").
Publicly owned Assembly and Entertainment	*	*	*	CUP	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public Utility Centers	CUP	CUP	CUP	CUP ^(b)	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices")
Regional Public Health & Safety Facilities	*	*	*	*	Regional facilities operated by public or quasi-public entities for protection of the public, such as: fire stations and other fire prevention facilities; water and sewage facilities; transportation maintenance/storage facilities; police and sheriff substations and headquarters, including secondary county short-term incarceration facilities; and solid waste transfer stations that TRPA finds to be regionally serving. "Secondary county short-term incarceration facility" means a county jail (not a state or federal prison facility) that is not the primary jail for the county.
Social Service Organizations	*	*	*	*	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.
Schools (K-12)	*	*	*	*	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Cultural Facilities	*	CUP	*	P	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, and arboretums.
Schools/colleges	*	*	*	*	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Recreation Uses vs. PAS 119, 136, and 122

Pipelines and Power Transmission	CUP	CUP	CUP	CUP	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional Offices"); equipment and material storage yards (see "Storage Yards"); distribution substations (see "Public Utility Centers"); and power plants (see "Power Generating Plants").
Transit Stations and Terminals	CUP	CUP ^(e)	CUP	CUP	<p>Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.</p> <p>(e): 1993 MCP: "Maintenance facilities not allowed within any new transit facilities."</p>
Transportation Routes	CUP	CUP	CUP	CUP ^(f)	<p>Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.</p> <p>(f): 2014: "Non-motorized public trails are a permitted use."</p>
Transmission and Receiving	CUP	CUP	CUP	CUP	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under "Broadcasting Studios."
Cross country skiing courses	CUP	CUP	*	P	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.
Day use areas	P	P	P	P	Land or premises, other than "Participant Sports Facilities," designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Golf Courses	P	*	CUP	CUP	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as an eating and drinking place, clubhouse, and general merchandise store. Outside storage or display is included as part of the use.
Group facilities (25 persons/acre)	CUP	CUP	*	P	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Outdoor recreation concessions	P	P	*	P	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Recreation Uses vs. PAS 119, 136, and 122

					near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant Sport Facilities	*	*	CUP	P	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation Centers	*	*	*	CUP	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, ice skating rinks, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	P	CUP	P	P	Planned paths for pedestrian and equestrian traffic, including trail heads.
Rural sports	*	*	*	P	Establishments that provide for special outdoor recreation group activities, such as: outdoor archery, pistol, rifle, and skeet clubs and facilities; hunting and fishing clubs; and equestrian facilities, stables, and exhibition facilities. The use does not include indoor shooting facilities (see "Amusements and Recreational Services").
Snowmobile Courses	CUP	*	CUP	CUP	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport Assembly	*	*	*	*	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses
Visitor Information Centers	P	*	*	P	Nonprofit establishments providing visitor information and orientation.
Developed campgrounds (8 units/acre)	P	P	*	P	Land or premises designed to be used, let, or rented for temporary occupancy by campers traveling by motorized vehicle, and that contain such facilities as campsites with parking area, barbecue grills, tables, restrooms, and at least some utilities.
Undeveloped campgrounds	*	P	*	P	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Recreational Vehicle Parks (10 sites/acre)	*	CUP	*	CUP	
Uses that support the primary use (TRPA Code 21.3.1-21.3.8)					June 2014 Meyers Area Plan: "Accessory uses (defined in Ch. 90 Definitions, TRPA Code of Ordinances) may be permitted per Sections 21.3.1 through 21.3.8 of the TRPA Code of Ordinances." (p. 2-10)
Residential ³				P	(Ch 90): Accessory Use A use, building, or other facility customarily a part of any primary use that is clearly incidental and secondary to the primary use, that does not change the character or the intensity of the primary use, and that does not operate independent of the primary use. Additional criteria for determining commercial accessory uses for noncommercial
Tourist Accommodation					
Commercial					

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Recreation Uses vs. PAS 119, 136, and 122

Public Service					primary uses are found in subparagraph 50.6.1.A.2. See subsection 21.3.1 for examples of accessory uses and Section 81.4 for accessory uses in the shorezone.
Recreation					
Residential – garages					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – green houses					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – HOA offices					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – art studios					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – workshops					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – swimming pools					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – storage structures					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – exempt home occupations					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – tennis courts					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – dog runs					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – emergency facilities					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – home occupations					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – secondary residence					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Residential – other uses listed in Primary Use definition as “Accessory”					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Tourist - Garages					?
Tourist – parking lots					?
Tourist – swimming pools					?
Tourist – tennis courts					?
Tourist – bars and restaurants					?
Tourists – equipment rental					?
Tourist – maintenance facilities					?
Tourist – laundries					?

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
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Tourist – gymnasiums					?
Tourist – coin- operated amusements					?
Tourist – meeting rooms					?
Tourist – managers quarters					?
Tourist – Childcare facilities					?
Tourist – Emergency facilities					?
Tourist – employee facilities other than housing					?
Tourist – secondary residence					?
Tourist – other uses listed in Primary Uses as Accessory					?
Commercial – garages					?
Commercial – parking lots					?
Commercial – emergency facilities					?
Commercial – maintenance facilities					?
Commercial – employee facilities other than housing					?
Commercial – secondary residence					?
Commercial – storage buildings					?
Commercial – Other uses listed in Primary uses as “accessory”					?
Public Service – garages					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Public Service – secondary residences					TBD – could be allowed as ‘Accessory Use’ by TRPA?

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
Recreation Uses vs. PAS 119, 136, and 122

Public Service – emergency facilities					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – garages					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – emergency facilities					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – child care					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – related commercial sales and services such as: - ski shops - pro shops, - marine sales and repairs					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – parking lots					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – maintenance facilities					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – swimming pools					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – tennis courts					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – employee facilities other than housing					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – secondary residence					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – outdoor recreation concessions					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – bars and restaurants					TBD – could be allowed as ‘Accessory Use’ by TRPA?
Recreation – other uses listed under Primary Use as “accessory”					TBD – could be allowed as ‘Accessory Use’ by TRPA?
One secondary residence shall be considered an accessory use to the primary use it serves and may be permitted where the primary use is a					TBD – could be allowed as ‘Accessory Use’ by TRPA?

Draft Table– Use comparison of existing Meyers CP vs. draft June 2014 AP
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permissible use. Secondary units may include a - guest house; - an affordable or market-rate rental unit; - a caretaker residence for a residential use, commercial use, public service or recreational use; and - a manager's quarters for a tourist accommodation or multi- residential use.					
Remaining additional PAOTs available in PAS	0	0	0		

1. This comparison table only includes the blue areas called Meyers Recreation (MAP-4) in the June 2014 draft Meyers Area Plan, p. 2-4 – other parts of the Area Plan are included separately.
2. In the 1993 Meyers Plan, uses may be (P) Permissible (at staff level)-also called (A) or Allowed in TRPA PAS's & CP's, (CUP) Conditional Use Permit (requires additional public notice and review)-comparable to (S) Special uses in TRPA PAS's/CPs, or not allowed.

Meyers: Did you know the Catalyst Project is back on the table?

The following letter and referenced attachments will also be provided to the El Dorado County Board of Supervisors for the October 28 meeting this Tuesday.

The Meyers Community deserves a Clear and Transparent Process:

Our efforts, along with others in the community, have focused on engaging the public, repeatedly requesting the County and TRPA to ensure full community involvement, including the use of a validated survey, and attempting to help 'convert' the acronyms, ever-changing terminology, and "TRPA-speak" into terms the general public can better understand. There are many issues which have not yet been vetted with the Meyers Community. In addition, the Meyers Community extends well beyond those who were able to attend a 9 a.m. meeting on a workday (10/16), and members of the NV-side's Tahoe Chamber.

We were told by our County Supervisor that our community gets to decide what we want built here.

"What can be built in Meyers is up to the community of Meyers." - Supervisor Santiago, 2/23/2014, Guest Opinion¹

We were also told the Catalyst Project was gone.

*"The catalyst project is dead. You have my word on it. If you want, I'll put it in writing."
- Supervisor Santiago, 2/26/2014²*

"There is no catalyst project. There is no large development." - Supervisor Santiago, 2/23/2014 Guest Opinion

However, the current recommendations to move forward with a Plan that is contrary to most public feedback, that pushes TRPA's new zoning on our community without full vetting with the public, and that recommends the inclusion of the provisions which allowed the "Catalyst Project" in the Plan, run contrary to the promises made to our community.

El Dorado Planning Commission Recommendations:

We are concerned the Planning Commission recommendations before you today do not represent the outcome of a clear and transparent, community-wide process. On 10/16, your Planning Commission was presented with information about different drafts of the new Meyers Area Plan, and provided with 'options' to pick and choose on for height, density, and other issues. However, the results of the feedback that had been obtained to date from the community – a great deal of it from TRPA and EDC's own surveys – were not made clear, nor was the community ever told that once they made a selection, it could be easily overturned by one meeting. Many residents and business owners have volunteered extensive time and resources in an attempt to ensure a transparent and clear update process, as noted in the attached letter signed by several of us that were able to attend the 10/16 Planning Commission meeting. We also posted a summary of the results of the agencies' own surveys along with ours on our website³ (summary attached) – we encourage you to read the surveys directly, including the hand-

¹ <http://www.laketahoenews.net/2014/02/opinion-plenty-time-meyers-involved/>

² <http://www.laketahoenews.net/2014/02/catalyst-project-gone-meyers-future-undecided/>

³ <http://meyersresident.com/wp-content/uploads/2014/03/March-19-Comments-on-TRPA-EDC-form.pdf>

^{1st} set: <http://meyersresident.com/wp-content/uploads/2014/03/Resident-Surveys-1-to-21-from-Mar-19.pdf>; ^{2nd} set: <http://meyersresident.com/wp-content/uploads/2014/03/Resident-Surveys-22-to-31-notes-from-Mar-19.pdf>

written comments. We have also previously submitted petitions with upwards of 200 signatures opposing the larger developments allowed by the January 2014 versions of the “Incentive Program.”

Comparison: Community’s feedback vs. EDC Planning Commission Recommendations:

Community feedback:	Planning Commission recommendation:
Retaining regulations which keep developments on the SW end of town less dense (10-15 units/acre)	Making developments throughout the entire Meyers ‘strip’ more dense (40 units/acre)
Limiting height to buildings similar in size to Bob Dog’s Pizza and Century 21 (35 feet or less)	Allowing building heights which are 10 or more feet taller than Bob Dog’s Pizza and Century 21 (42 feet throughout, and 45 feet for the Incentive Program)
A blend of existing and new businesses which retain the smaller scale of Meyers and fit within our community (Design and uses closer to 1993 Community Plan)	Incentives which draw in large corporate/resort-owned developers who can afford the requirements, thereby threatening the viability of existing smaller businesses, not retaining the smaller scale of Meyers, and creating new development that does not fit within our community (More height, more density, more uses)
Notification when large projects are proposed (Conditional Use Permit requirements, MAC required to follow Brown Act for public process)	Not requiring consistent notification when large projects are proposed (Many uses now “Permissible,” and MCAC not subject to Brown Act for public process)
A new Meyers Community Advisory Council (MCAC) elected by <u>local residents</u> (The community already assumed the MCAC would be subject to Brown Act in new plan - the question was whether locals or BOS elect the members)	Not requiring the Meyers Advisory Council (MCAC) to even follow the most basic public meeting laws, let alone to be elected by <u>local residents</u> .

Continuing Confusion of Terms:

In the table above, which represents the language in the March surveys, the reference to the CIP “as is” in El Dorado County’s surveys referred to the January 2014 draft, or the “second draft” as it is now referred to, with the height, density, and other incentives (which your staff are now referring to as “the top Tier”); most surveys did not support it as it was outlined in the January 2014 *aka* 2nd draft *aka* Tier One of the Community Incentive Program (*aka* Catalyst Program).

In other words, the Catalyst Program was renamed to the Incentive Program; then the Community Incentive Program, then the Top Tier of the Community Incentive Program. The January 2014 draft is now referred to by staff as the “second draft,” and the June 2014 as the “third draft.” Worse yet, most people had no idea there were any new drafts until late January when we began our efforts. Therefore, the “new draft” was thought to be the January draft. Further, as most people appeared unaware that TRPA’s Regional Plan called for any changes to Meyers zoning and land use, references to “existing draft” or “existing plans” were often thought to mean the 1993 Meyers Community Plan; however for over 18 months, staff often made references to lowering height or density compared to the “existing plan,” which to the agencies, generally meant the first draft Meyers Area Plan that represented the RPU’s plan changes. Even professional planners would cross their eyes to follow these terms.

Yet the changes have been advertised in media messaging, as well as handouts for the public, as “reducing” height, density, etc. For example, we’ve attached the technical response to a handout provided to the public at our community-led meeting. One obvious example is pasted below:

EDC: "The Area Plan reduces maximum height limits to 35 feet for most projects, and in limited cases allows for up to 45 feet for projects that meet a series of requirements to ensure they improve walkability, benefit the environment, and provide other community benefits (Land Use and Zoning Ordinance section 70)."

Our Response: "More apples and oranges. The 'starting point' height under the 1993 Plan was 26 feet; TRPA's Town Center zoning raised it to 56 feet, so the draft Area Plan is simply *less of a TRPA-proposed increase* compared to the 1993 Community Plan. **Regardless, the question now is, does Meyers want 45 foot tall (approx. 4 stories) buildings?"**

We request you delay your recommendations and submissions for CEQA review until the community has been fully engaged in this process. This would not only provide the information needed to direct planners regarding the community's interests, but it would also allow our community to have a new Plan we can be proud of, and which supports our Vision for the future.

Sincerely,

Angie Olson
Jennifer Quashnick
Diana and John Sanders
Moya Sanders
Diane Verwoest

CONCERNED RESIDENTS OF MEYERS

c/o P.O. Box 8066
South Lake Tahoe, California 96158

Sent Via Electronic and U.S. Mail

July 28, 2014

The Honorable Norma Santiago, Chair and
Members of the Board of Supervisors
County of El Dorado
333 Fair Lane
Placerville, California 95667

Re: Meyers Area Plan – Request for Support and Action

Dear Chair Santiago and Members of the Board of Supervisors:

We are writing to you to express our concerns about the Meyers Area Plan process. We are writing not as land speculators seeking project approvals. We are not writing as paid consultants advocating land use changes to benefit clients. We are not writing to you as out-of-area advocacy groups seeking favors for large corporate interests. We are writing to you as people who live and work in Meyers and ones who care about the community's character and future.

Our concerns and comments about the Meyers planning process and outcomes are not new. We want the community plan for Meyers to be one that is acceptable to a majority of the community and the result of a plan update process that actively engages the entire community in arriving at a plan acceptable to them. We do not want a staff-driven plan where deals are made behind closed doors between small groups of invitees in a non-transparent process. We want a community plan that is acceptable to a majority of the community that we can live with over the next 20 years. We want a Plan that is our Plan not a special interest and self-serving document for development interests in or outside our community.

We acknowledge that there is a great diversity of opinion regarding how residents, property owners, and business owners and operators view the future of Meyers as well as great confusion and lack of understanding of proposed land-use changes. This diversity of opinion about the future is in itself the core condition that must be assessed and evaluated in a manner that helps County officials to arrive at a verifiable and democratically-based decision on land use and restores faith that the entire community has had its voice heard.

Specifically, we continue asking for the following:

1. **To be placed on the agenda of the Board of Supervisors on an item to discuss our concerns below at a time that is convenient for the Board and those of us who work for a living;**
2. **A verifiable method for the County to determine that it has gained a wide-range view *from the community within and directly impacted by the proposed Meyers Area Plan.*** A “validated” community-wide survey of all residents and property owners is needed to guide and shape the final Meyers Area Plan. Such a survey would allow all interested parties in Meyers to have a voice in this 20-Year Plan. It would also provide the opportunity for all community voices to be heard. This request has been made in the past and is reiterated herein. We are researching the cost of such a survey by a nationally- recognized survey company at this time.
3. **Defer any final action on the Plan until a new County Supervisor is elected and seated to allow him or her input on the new 20-year Plan.** The voters of the 5th District will elect a new Supervisor in November and the man or woman elected should have an opportunity to be heard and decide on a final area plan. Our new Supervisor will have the benefit of being recently elected and accountable to the people of the District.
4. **Verification in the plan document that available incentives provided under the Plan will be applicable to existing business and property owners.**
5. **Specifically define height limitations in all planning areas.** The previously staff agreed height standard of 35 feet should be made part of any final. Include specific language in the Meyers Plan that limits height and density to those selected by the Meyers Community. In other words, variances allowed by TRPA's Code, but not discussed in the Meyers Plan, cannot be used to exceed the maximum heights desired by the Meyers Community. This request is of course subject to the results of a validated community survey that we are requesting.
6. **Affirm in writing in any adopted plan verbal assurances made by staff to make available to all existing business and property owners incentive allowed under an Area Plan.**
7. **Eliminate mixed land-use additions to the Plan that could compromise existing business uses (e.g. motel next to an industrial use).** Do not allow the creation of uses near existing businesses that compromise the ability of owners to conduct their businesses.
8. **Ensure in language of the Plan that all existing business will be permitted uses in any new Plan adopted and that the owners of the businesses can sell their property for the same use to a subsequent owner.**

9. **Include in specific language in the Plan that the County does not support and will not use eminent domain** (acquisition of private property over the objection of the property owner) to achieve Plan goals and objectives nor will the County support the use of this extraordinary confiscatory power by other agencies.
10. **Include specific language in the Plan that maximum new Commercial Floor Area will not exceed the 33,650 sq. ft. noted in the Meyers Plan, period.** We have been told by TRPA staff that although the community discussions and presentations have centered on a 33,650 sq. ft. limit, in reality, the TRPA would not prohibit CFA above this limit if it were transferred or converted per TRPA's Code, Chapter 50. If the community wants a limit, it should be a true limit.
11. **Define in the Plan that County and TRPA officials must carefully explore with Caltrans alternative ways to ensure safe passage of pedestrians and cyclists across SR 50 including installation of a traffic signal.**
12. **Maintain community character while striving for community improvements.** Community members do not oppose new development in Meyers. They do want to retain the rural character of the community and help existing and new small businesses flourish.
13. **Write the language of the Plan in plain English,** not "planners speak." Make the document user-friendly and informative.
14. **Let the people of Meyers decide if current open space lands owned by the California Tahoe Conservancy should remain open space or sold for development. We have been told that CTC officials have made this commitment in the past.**
15. **Formation of a community-selected advisory council or group that operates under California's Open Meeting Law and is subject to the Brown Act.** The existing Meyers Community Advisory Council is not subject to the Brown Act. This lack of public notice requirement in the past has helped to create the lack of awareness of the community to date about important issues relating to Plan development. The currently comprised MCAC Board is made up of good people but not structured in a way commonly accepted to conduct the public's business.
16. **Let the people of Meyers decide their future.** Comments have been made to Meyers' owners and operators over the course of the current planning process by certain policy makers and planners that Meyers should be changed and allowed to develop like "cities" in Europe living and working in a "Pack & Stack" world. Meyers is of course not a city. This "Pack & Stack" notion and "European" future scenario needs to be tested against what the people who live and work there think and want. It is the people of the community's future that is being planned, and they need the ultimate say in the decision.

It came to our attention during our community-led meeting last February, and in subsequent meetings, that many community members are unaware of the land use/zoning changes plugged into the Meyers Plan through the 2012 RPU Update, including this mixed-use/pack & stack concept and changes to boundaries and special districts in the plan. We believe the community should have the opportunity to be adequately informed of any changes, and to discuss and decide upon them, before any land uses not prescribed in the **1993 Meyers Community Plan** are adopted or implemented.

The Board of Supervisors needs to hear from the community in a verifiable and inclusive way before making changes that impacts them. *We look forward to hearing from you on our request for a meeting date before the Board of Supervisors and for the remedies we seek in the Meyers Area Planning process.*

Sincerely,



Angela Olson



Jennifer Quashnick



Moya Sanders



Diane Verwoest

- c: The Honorable Edmund G. Brown, Jr., Governor
 The Honorable Shelly Aldean, Chair and Board of Directors, Tahoe Regional Planning Agency
 The Honorable Members of the Board of Directors, California Tahoe Conservancy
 South Tahoe Chamber of Commerce Board President George Alm and Directors
 Joanne Marchetta, TRPA Executive Director
 Terri Daly, El Dorado County Chief Administrative Officer
 Patrick Wright, Executive Director, CTC
 Brendan Ferry, Principal Planner, El Dorado County
 Interested parties

1993 Meyers Community Plan (93 CP)

- Had 5 distinct “districts” or smaller areas with **unique** zoning see MCP 1-5 – circled on map.
 - **MCP-1 (Yanks’s Station)** did allow more height, more density, and more land uses than anywhere else;
 - **MCP-2 (Lake Valley) and MCP-3 (West Meyers)** did not allow as much, and did not allow big hotels; (10 unit/acre Bed and Breakfast places were allowed; 40 unit/acre hotels were not)
 - **MCP-5 (Upper Truckee River)** did not allow as much, nor did it allow big hotels
- Starting point for height was 26 feet; exceptions could be given for public service uses, like the CCC building (35 feet);
 - Although a TRPA/EDC handout (2/6) states up to 48 feet could be allowed for certain uses, nothing in the existing 93 Plan met the ‘criteria’ where this would be allowed.

2012 TRPA Regional Plan Update – Changed Meyers zoning to “Town Center”

- Combined/merged 3 districts together (93 MCPs 1-3 were combined into 2012 “Town Center” aka MAP-1);
- Applied “mixed use” zoning to them (which throws residential, commercial, tourist, retail, etc., all together)
- The Town Center zoning increased height, density, and land uses, and called the entire area the “Meyers Community Center” (called **“MAP-1”** in 2014 Area Plan)

2014 Meyers Area Plan: Uses the TRPA’s Town Center as the baseline:

- Height increased from 26 feet to 45 feet heightⁱⁱ;
- Density (crowdedness) increased from 10-15 units/acre in most places to 25-40 units/acre in all places in Centerⁱⁱⁱ and in the Upper Truckee Residential area^{iv};
- Large tourist uses (e.g. hotels)^v are now allowed where they weren’t before;
- Changes the level of permission needed from the agencies for a new project – so now uses like apartments, condos, and townhomes do not require public notice (and note these uses weren’t even allowed in a large part of Meyers in the first place [93 CP])

1993 Meyers Community Plan

- Had 5 distinct "districts" or smaller areas with **unique zoning**
- "MCP 1-5" – circled on map.

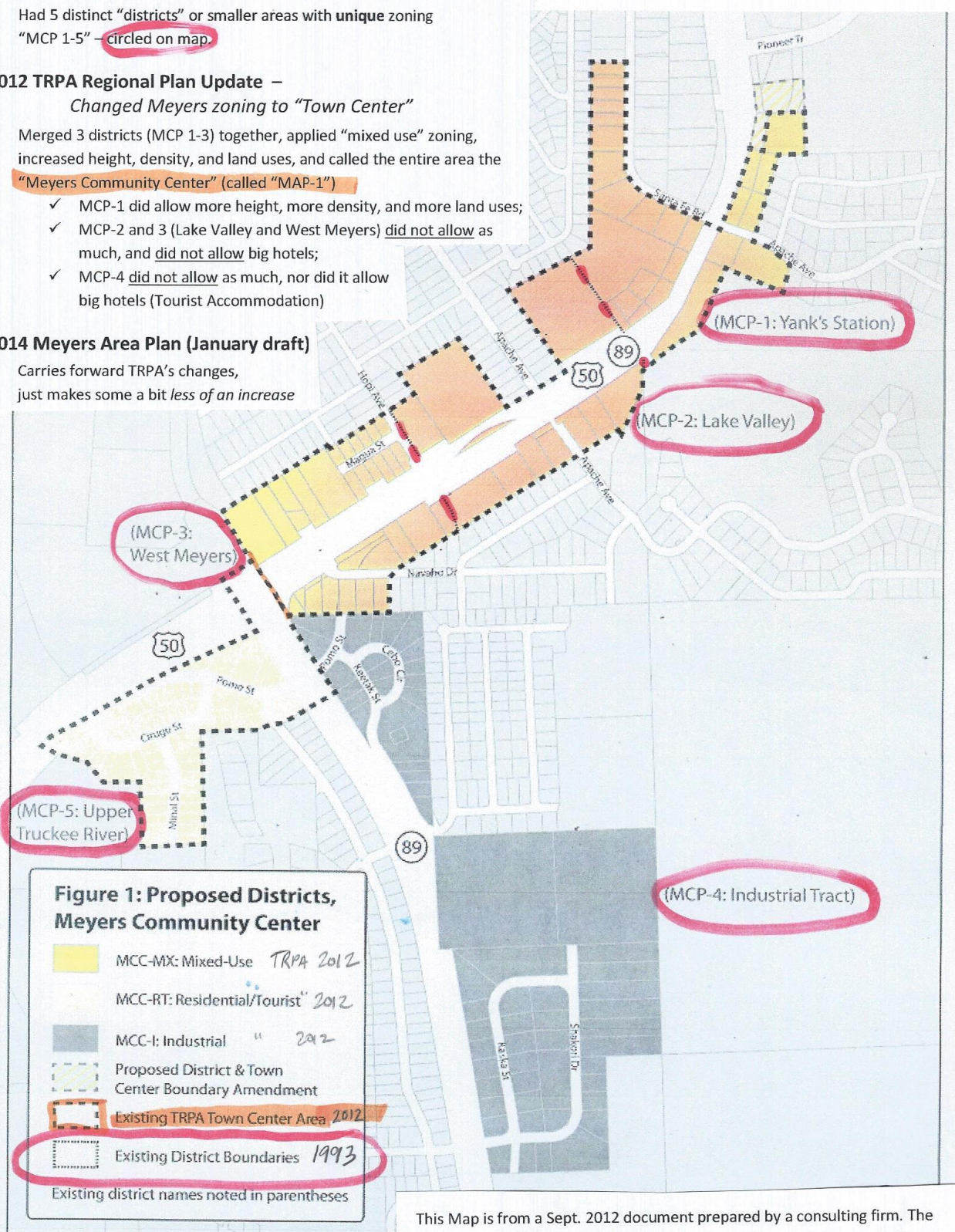
2012 TRPA Regional Plan Update –

Changed Meyers zoning to "Town Center"

- Merged 3 districts (MCP 1-3) together, applied "mixed use" zoning, increased height, density, and land uses, and called the entire area the "Meyers Community Center" (called "MAP-1")
 - ✓ MCP-1 did allow more height, more density, and more land uses;
 - ✓ MCP-2 and 3 (Lake Valley and West Meyers) did not allow as much, and did not allow big hotels;
 - ✓ MCP-4 did not allow as much, nor did it allow big hotels (Tourist Accommodation)

2014 Meyers Area Plan (January draft)

- Carries forward TRPA's changes, just makes some a bit *less of an increase*



This Map is from a Sept. 2012 document prepared by a consulting firm. The report is called "Meyers Diagnostic Report" and discussed changes in Meyers zoning resulting from TRPA's Regional Plan Update

Big Points related to the 2014 Meyers Area Plan:

The January 2014 draft of the Meyers Area Plan:

- Would currently allow up to 4 story developments along both sides of highway 50 all through town.^{vi}
- Allows lands along both sides of the highway to become high density (more crowded)
- Would not require someone next to you to notify you if they wanted to build an apartment building^{vii}
- Would make it easier and more likely for one large developer (e.g. corporation) to buy up acres of land and build a large building – with retail shops and other uses that could compete (overwhelm) our local businesses
- Would encourage the open space, CTC-owned lands in town to be sold to private developers, who thanks to the new Town Center zoning, and the CTC's plans to sell these lots in Meyers^{viii}, can build a lot more.

ⁱ The 93 CP would have had to designate an area as 'suitable for the additional height being proposed' (TRPA Code 37.5.3) and that isn't in the 93 Plan. This also applied to tourist accommodation uses, which were not allowed beyond small B&Bs anywhere other than in the MCP-1 (Yank's Station).

ⁱⁱ TRPA Code 13.5.3; the TRPA Town Center overlay actually allowed up to 56 feet. However, the Meyers Area Plan includes 45 feet for Incentive Projects and 35 feet for all others. TRPA states this as "less than the existing height" but it really is less of an increase than TRPA's 'existing' 2012 Regional Plan Update.

ⁱⁱⁱ TRPA Code 13.5.3

^{iv} TRPA Code 13.5.3

^v In 1993 CP, the "Density, all other tourist accommodation" (e.g. hotels) up to 40 units/acre were only allowed in MCP 1 (Yank's Station), and "Density, group facilities" up to 25 units/acre were only allowed in some surrounding recreation areas. The 2014 allows both uses and densities throughout the entire Meyers Town Center.

^{vi} As the "Incentive Project" can build to 45 feet tall. Meyers Area Plan p. 2-14.

^{vii} There may be other regulations that would result in notice, like environmental reviews, but if deemed by a staff person not to have much impact, a checklist may suffice (which could mean no notice).

^{viii} <http://tahoe.ca.gov/asset-land-sales-information.aspx> See Asset Land documents and maps; includes 9 lots in Meyers

The following poses **responses and questions** related to the FAQs and responses from TRPA and El Dorado County that were sent with the workshop flyer for the 2/26/2014 MCAC meeting. *Please also refer to the Meyers map that will be provided with this response.*

1) What is the Meyers “Catalyst Project”?

The “Catalyst Project” was a conceptual proposal prepared by a consultant to identify financially feasible project scenarios that could provide economic benefits to the community, improve infrastructure, and exemplify environmental stewardship and sustainability. The intent of the catalyst project concept was to showcase Meyers’ strengths, and attract future projects that provide an economic, social, and environmental benefit to Meyers. The “Catalyst Project” is not part of the Meyers Area Plan.

The “Community Incentive Program” language in the January Meyers Area Plan still allows the same type, size, and scale of project: see pages 2-13, 2-14, 2-16, and 2-17.

It is not a formal project proposal and does not include a property owner, developer, investor, project designs, or permit applications. Based on review of the consultant proposals by the Meyers Community Advisory Council, El Dorado County, TRPA, and community members, the catalyst project will not be pursued.

Ok, then please adjust the Area Plan language (pages noted above) so another similar project cannot be pursued.

2) What is the Meyers Area Plan?

The draft Meyers Area Plan is an updated version of the 20-year-old Meyers Community Plan.

Actually, the January Meyers Area Plan is more an updated version of TRPA’s 2012 Regional Plan zoning for Meyers, using the 1993 Community Plan format as a ‘template.’ TRPA’s Town Center/mixed use zoning affects everything throughout the Land Use Chapter involving heights, densities, allowed land uses, and the level of permission required to get project permits (see chapter 2).

This update was initiated by Meyers’ residents and has been guided by an advisory council made up of Meyers’ residents, with support from El Dorado County and TRPA staff.

Was it initiated by residents? How involved were the TRPA, El Dorado County, and their consultants in forming the MCAC in 2012 and guiding this update?

Why did most of the community only learn about the RPU’s changes recently, even though they serve as the baseline from which the new Meyers Area Plan starts?

It is intended to represent the community’s vision for Meyers over the long-term.

But do the Incentive Project rules, the extra height, higher density, and new land uses represent the community’s vision? Or TRPA and El Dorado County’s visions for Meyers?

Why not let the community have the time and opportunity to discuss and answer this question, now that the community is better informed about what’s in the draft Plan?

The draft Meyers Area Plan sets consistent rules for things like building design and permitting requirements. It also identifies a series of needed improvements in Meyers such as pedestrian crossings, new bike trail connections, restoration projects, relocation of the “Bug Station”, and landscaping and pedestrian amenities along the US 50 corridor.

These improvements can still be in the Meyers Area Plan without the bigger heights, higher densities, and changes in land uses.

3) How does the recent Lake Tahoe Regional Plan update affect Meyers?

The recent Regional Plan Update did not change the zoning or other standards in the existing Meyers Community Plan.

This response avoids the issue. The TRPA Regional Plan Update (RPU) did change the zoning for Meyers to a “Town Center” and that’s what matters now. The RPU did not change the 1993 Community Plan. Let’s talk straight, please.

The new Regional Plan changed the process for updating standards for things like height and density. Let’s be clear – the new RPU made major changes to the standards themselves.

Instead of a “one-size-fits-all” approach, where the TRPA Code of Ordinances prescribes these standards, the new Regional Plan allows the County to work closely with the community to propose a plan that is right for Meyers.

Ok, then why is there so much pressure from the agencies to push the draft Meyers Area Plan on the community when most people in the community don’t want the bigger heights, densities, and changes to land use that are in the January draft?

If we really do get to “propose a plan that is right for Meyers,” then please let us do so.

The Regional Plan update did not change the total amount of commercial or tourist development that could occur in the foreseeable future.

Yes, but it did change the rules that would allow more commercial and tourist development to be used in Meyers, through transfers or ‘conversions’ from other uses (TRPA Code Chapter 50) and other places, and changed the zoning throughout the Meyers area to allow more commercial and tourist development *where it wasn’t allowed before* (see: 1993 Meyers Community Plan: Lake Valley, West Meyers, and Upper Truckee River Districts; visual will be provided with this response).

It did change the way new development is distributed by promoting clustering of existing development in established towns like Meyers rather than allowing development to be spread out in long strips along roadways.

How does adding more development along both sides of Highway 50 through Meyers, from roughly the Lira’s parking lot/Chevron station southwest, all the way to Highway 89 (and then along the southeast side of 50 by Pomo and the Truckee River) NOT spread out development in long strips?

Meyers already has open space and clustered development; the draft January Meyers Area Plan seems to mean we’ll lose our open space and see even more strip development.

4) How does the draft Meyers Area Plan affect building height and density?

The draft Meyers Area Plan simplifies height and density standards, but maintains maximum limits similar to those that have been in place for years in the existing Meyers Community Plan.

One, 45 feet is not “similar” to 26 feet. Two, this statement brushes over the changes to the areas (districts) within the Area Plan where the height and density standards apply; for example, maximum densities went from 10 unit /acre Bed & Breakfast uses to 40 unit/per acre tourist (hotel) uses in roughly over 2/3rd of Meyers, including the Upper Truckee Residential area. Let’s look at the facts, please.

Detailed comparisons of height and density limits under the existing Meyers Community Plan and the draft Meyers Area Plan will be provided at a community workshop on February 26th, and materials will be posted to the County website after the workshop (www.edcgov.us/Meyers/).

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The January draft of the Meyers Area Plan allows major increases in the size and scale of buildings in Meyers. The One Globe Catalyst Project provides an example of what the Area Plan could allow (*in fact, p. 61 of the Catalyst report says it would meet TRPA requirements*).

- Does the community want a project of that size and scale? Or do we want something smaller or different?
- Do we want to see our local businesses prosper, or do we want to support large resorts?

There are undisputable rules we can put in the new Meyers Area Plan now, or we can rely on promises from the agencies that we'll have a say on future projects. **Why not just get the rules we want now, in black and white?**

The following blue text responds to information being circulated by the agencies to advertise the current draft of the Meyers Area Plan (January 2014).

The “Catalyst Project” concept is not part of the Meyers Area Plan.

- The Meyers Area Plan does not include any reference to specific private sector projects. The concept of the project and allowances for the extra height/density/etc. are still in the January draft of the Meyers Area Plan – the name was simply changed from “Catalyst” to “Incentive” project. (*See p. 2-13 to 2-17*)
- The Meyers Area Plan includes no provisions intended to make a large-scale development projects easier to approve. The Meyers Area Plan includes new zoning (compared to the 1993 Community Plan) that allows more height, more density (crowding), new land uses (like hotel rooms), etc., which all tend to favor larger projects (*see draft Plan, Chapter 2*);

The requirements for the “Incentive Projects” (previously known as Catalyst Projects) are also very expensive – this also favors larger projects.

The Meyers Area Plan gives the local community greater control over the future of Meyers.

- The Area Plan establishes a formal Meyers Community Advisory Council (MCAC) comprised of local residents with different backgrounds (Implementation Policy 1.2, page 7-1)
There is no legal requirement for the agencies to vote the way the MCAC recommends; and as the 3 example projects show from the 2/6 meeting handout, communities can spend years trying to get big projects smaller and get overruled in the end.

There are no rules about who's on the MCAC – who will be on it in the future, and how can the community be guaranteed full representation?

- The MCAC would review any proposed project before it can be permitted to see if it is consistent with the policies, guidelines, and standards agreed upon in the Area plan. Yes, the MCAC will review projects to make sure they meet the Area Plan's requirements – so that's why we need to make sure the Area Plan's requirements are what the community wants.
- The agency reviewing permit applications (the County or TRPA) would be required to consider the MCAC's recommendation in their project review. (Land Use and Zoning Ordinance section 70.B, page 2-15)
Yes, but 'considering' recommendations does not mean they have to follow them.

Also, if someone applies for a permit for a project that is consistent with the Meyers Area Plan's rules, the agencies can't just say no – otherwise, they could get sued by the person who wants the project. This is another reason that getting what we want in the Area Plan's rules before it's approved matters.

- This is an improvement over the existing Community Plan under which no local review of projects is required, and projects can often be approved at a staff level or after a hearing in Placerville.
But the existing (1993) Meyers Community Plan did not allow the taller, high-density buildings and new uses throughout most of the Meyers "Town Center" that the January draft of the Meyers Area Plan currently allows. *It's comparing apples and oranges.*

Under the draft Area Plan, even more projects can now be approved at a staff level (*as noted on the handout on 2/6; also see <http://www.trpa.org/wp-content/uploads/January-29-2014-Governing-Board-Packet.pdf> starting on page 158*).

- The Area Plan would ensure that there is a local say in any future project applications, and would ensure that public hearings are held in Meyers for any proposed project.
"Local say" doesn't mean "**final** say."

It is unclear what the public hearings will be – either way, none of this guarantees the community will get a final say. The Counties and TRPA are not known for saying "no" to big projects when there are ways to make projects fit the regulations.

The Meyers Area Plan favors small local businesses.

- The Area Plan reserves about half of the available Commercial Floor Area (CFA) for smaller projects less than 2,500 sq. ft. (Land Use and Zoning Ordinance section 80.B & C).
CFA can be transferred from other places, converted from other uses, etc. – something that's in TRPA's Regional Plan rules (Code Chapter 50), but which applies to the entire Basin – Meyers included.

Also, the draft Meyers Area Plan does not include much to help small businesses do upgrades, like remodeling a building so the colors and design blend into Meyers, putting solar panels on, or doing required landscaping (“BMPs”). *Regardless of how you feel about the size of future projects, let’s also talk about ways we can help our current owners do some improvements, too!*

- Under the existing Community Plan, one big project could potentially apply for all of the CFA available to Meyers. The Area Plan would ensure that cannot happen. Because CFA can be transferred, converted from other uses, or even ‘created’ in the future by the agencies (TRPA Chapter 5), this doesn’t provide any real limit.
- The Area Plan also only allows projects to receive the maximum height and density limits if they meet a series of requirements to ensure they improve walkability, benefit the environment, and provide other community benefits (Land Use and Zoning Ordinance section 90). At the same time, the Area Plan streamlines permitting for small-scale projects. Usually it’s the big resorts/large corporations who can afford to meet those extra requirements. As for the streamlined permitted, that’s not relevant to the issue of height, density, and land use changes.

The Meyers Area Plan reduces maximum allowable building height.

- The existing Community Plan allows for maximum building heights of up to 48 feet in some cases (TRPA Code section 37.5.3).
Due to rules for lower height, lower density, and limits on CFA (and other items) in the 1993 Community Plan, *this is comparing apples to oranges*.

Also, this 48 foot height was only allowed in areas the 1993 Plan identified “as being suitable for the additional height being proposed” (as stated clearly in Code section 37.5.3 noted above).

- ✓ The 1993 Plan did not identify the areas roughly south of the Lira’s parking log (E side of 50) and Chevron (West Side) as areas this extra height was allowed; but the January Meyers Area Plan allows the 45 foot height throughout the entire Meyers “Town Center” area. *It’s another apples vs. oranges comparison*.
- The Area Plan reduces maximum height limits to 35 feet for most projects, and in limited cases allows for up to 45 feet for projects that meet a series of requirements to ensure they improve walkability, benefit the environment, and provide other community benefits (Land Use and Zoning Ordinance section 70).
More apples and oranges. The ‘starting point’ height under the 1993 Plan was 26 feet; TRPA’s Town Center zoning raised it to 56 feet, so the draft Area Plan is simply *less of an increase* compared to the 1993 Community Plan. **Regardless, the question now is, does Meyers want 45 foot tall (approx. 4 stories) buildings?**

Development potential is limited by the number of Tourist Accommodation Units (TAUs) and Commercial Floor Area (CFA) available in Meyers.

- The Area Plan does not change development potential or authorize any new TAUs or CFA that are not already available under the existing Community Plan.
This is irrelevant, because TRPA’s 2012 Regional Plan changes the development potential by allowing conversions of use, transfers, etc., and encouraging more of this in Town Centers.
- Only 10 new TAUs are available for use in Meyers, plus 17 TAUs banked from a previous hotel in Meyers.
TAUs (e.g. hotel rooms) can be transferred, converted, or given as Bonus Units if TRPA decides to.
- 33,650 sq. ft. of new CFA is available for Meyers, although the Area Plan would reserve 15,000 sq. ft. of this for separate projects up to 2,500 sq. ft.
See notes above.

The Meyers Area Plan focuses on improving sustainability with a walkable and improved bicycle access in Meyers and getting community projects on the ground.

1. The Area Plan includes numerous new projects to improve downtown Meyers including main street improvements along the Hwy 50 corridor to make it more pedestrian friendly, new trailheads and bike trails connecting Meyers to surrounding neighborhoods, crosswalks across Hwy 50, a welcome sign, and relocation of the bus station (Implementation Element, pages 7-3 to 7-6).

No one is debating the draft Area Plan includes good projects.

2. Approval of the Area Plan sets the stage to get these projects going and makes them competitive to receive funding.

*Delaying the Area Plan a bit so the community can have a say doesn't seem like a stretch; but also, this Plan sets the stage for our future – **let's make sure it's a future we want for Meyers before it gets approved!***

For More Information, visit: <http://www.edcgov.us/Meyers/>



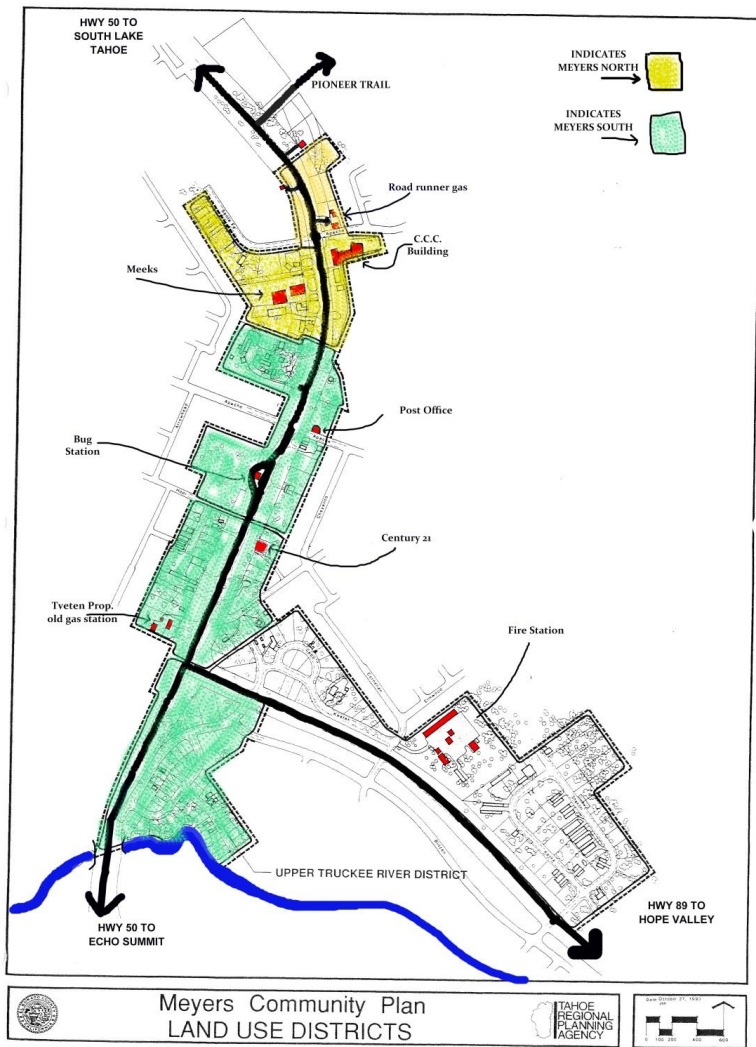
or, contact:

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Frequently Asked Questions among the Meyers Community since the 2/6/2014 Community Meeting:

- ✓ If the community doesn't want a big project like the One Globe project, and today (2/19) the TRPA said the Catalyst Project itself "will not be pursued," then why won't the agencies just change the height, land use, and densities so they match the 1993 Plan's zoning?
- ✓ Why did TRPA change the zoning for Meyers in the RPU (to a mixed-use "Town Center") and why are most of us just finding out about this now – and NOT from TRPA or El Dorado County?
- ✓ How do the TRPA rules about conversions, transfers, and the new Town Center zoning affect the limits on new development throughout all of Meyers?
- ✓ What will the new Area Plan and TRPA's new "mixed use" zoning mean for residential areas in the Town Center boundaries?
- ✓ Why is it so hard for a small business to open in Meyers?
- ✓ How will the new Plan make sure the MCAC truly represents our community in the future? Are there criteria about who's on the MCAC and how they are appointed?
- ✓ Will adoption of an Area Plan have direct or indirect effects regarding possible eminent domain, given that it can be used to support private development?
- ✓ Where did the funds come from to pay One Globe to do the planning report for the catalyst project? Why was it renamed to "incentive project" in the January Plan?
- ✓ Why was so much money spent on the Catalyst Project report when we have no stoplights or crosswalks?
- ✓ What properties will become more valuable from the land use changes (public and privately-owned) in the Area Plan? Will the California Tahoe Conservancy really sell their 9 lots in Meyers and how much development will be allowed on them?
- ✓ Why was this Meyers plan not exposed to the public effectively? When agencies had no general public showing up at the meetings, why did they not realize the public needed to be better informed?
- ✓ Why were these major changes not relayed to us in plain English?
- ✓ Who is our Meyers representative on the TRPA board? Did this person approve this extra height and density and new land uses?
- ✓ Why is there no community center (a place for the community to meet) in the new Meyers Area Plan?



Land Use Changes:

Permissions apply when new projects are proposed to TRPA or El Dorado County.

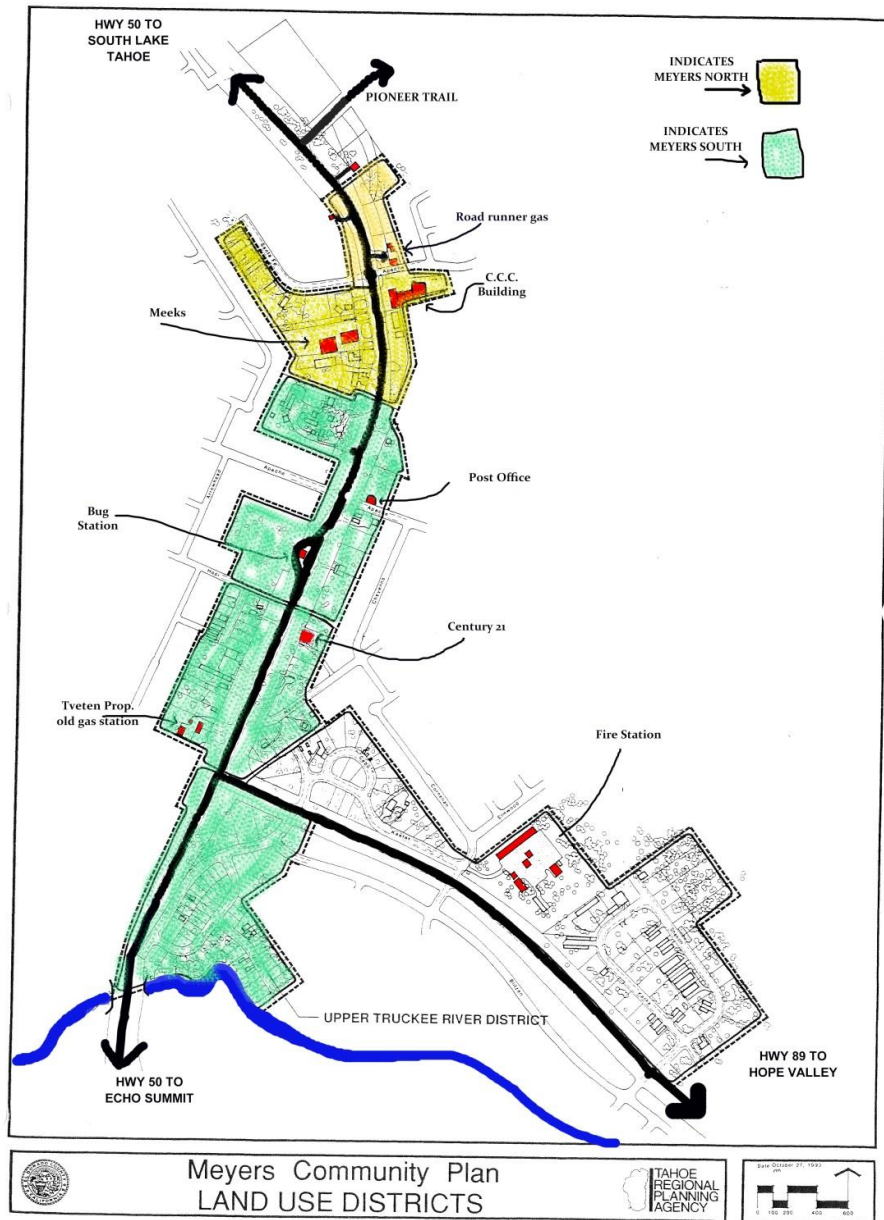
Public Notice Required = it's allowed but requires notice & extra review;
(abbreviated below to P.N.Req'd)

Allowed = it can be approved by a staff person without any public notice;

		<u>OLD PLAN</u>	<u>NEW PLAN</u>
Yellow:	Apartments & dorms	<i>Public Notice Required¹</i>	Allowed
	Timeshares	<i>Public Notice Required</i>	<i>P.N. Req'd</i>
	Hotels/motels	<i>Public Notice Required</i>	<i>P.N. Req'd</i>
	Public facilities (CCC),	<i>Public Notice Required</i>	Allowed
	Transit Centers	<i>Public Notice Required</i>	Allowed
Green:	Apartments & dorms	<i>Not allowed / P.N.Req'd²</i>	Allowed
	Timeshares	<i>Not allowed</i>	<i>P.N. Req'd</i>
	Hotels/motels	<i>Not allowed</i>	<i>P.N. Req'd</i>
	Public facilities (CCC),	<i>Public Notice Required</i>	Allowed
	Transit Centers	<i>P.N.Req'd / Allowed</i>	Allowed

¹ Table of Permissible Uses – uses that are Permissible (P) can be approved at staff level; no public notice required. CUP (conditional use permits) will require public notice and some level of extra review. (Chapter 2, p. 2-11 to 2-13).

² In some cases, uses were different among areas in green. Comparisons in "Meyers Area Plan Preliminary Draft Table of Permissible, Conditional, and Prohibited Uses" (provide to MCAC; copy available from meyersresident@live.com); proposed uses in draft Meyers Area Plan, January 2014, pages 2-11 to 2-13.



Building Height:¹

OLD PLAN

NEW PLAN

Yellow
& Green

26 feet

45 feet (for Catalyst Project)

35 feet (for Other Projects)

Maximum Density

(number of units/acre):²

OLD PLAN

NEW PLAN

Yellow

40

40

Green

10

40

¹ General maximum height. There are exceptions and variations that would allow more height. (Chapter 2, p. 2-14)

² Maximum density for tourist uses. Apartments/condos would be 25 units/acre. (Chapter 2, p. 2-14 & 2-15)

Tahoe Regional Planning Agency
Regional Plan Implementation Committee
128 Market St.
Stateline, NV 89449

1/27/2014

Dear Members of the Regional Plan Implementation Committee:

Thank you for the opportunity to comment on the draft Meyers Area Plan. I have been a resident of the Meyers area for over ten years. Although just miles from the City, Meyers is unique. We have a strong, local community oriented around a more rural, outdoor lifestyle. We enjoy magnificent views unseen anywhere else, and quiet neighborhoods where light pollution doesn't mar visions of Night Sky. We give up a few conveniences to be here but it's a worthwhile tradeoff we are happy to make.

I am concerned that the proposed Area Plan does not protect what is unique about Meyers and will allow development that is not desired by residents. Although staff's report says otherwise, the proposed Plan is not fully endorsed by the Meyers Community Advisory Council (MCAC), nor has the Meyers community at large been made aware of what the Plan allows and had the opportunity to express support or opposition, let alone have a hand in specific planning for what the community wants to see for Meyers. The Plan contains many good elements resulting from the hard work of many community members, **but it is not ready for prime-time.**

Further, as this letter will clarify, for some time now I have been attending and participating as an interested resident - not as a Tahoe Area Sierra Club (TASC) representative. The staff's response to comments in this month's packet erroneously labels an informative handout I prepared a few weeks ago - *for MCAC discussion* - as a TASC submission on the draft MAP. This is not correct, and needs to be clarified in the record. Further, as explained below, my intent was to facilitate a discussion that had thus far not occurred during MCAC meetings, although it was requested several times. Also, to support my understanding of the Plan language, I'll note that I am an environmental scientist with over ten years of experience dealing specifically with planning and policy in the Lake Tahoe Basin.

It is premature to bring this Plan forward for your review and I request the schedule be delayed to allow it to be vetted among the Meyers Community in a forum which allows for open and honest discussion based on real-world examples. The intent of my 1/8/14 handout was to help facilitate such a discussion. Many community members want to participate, but most people are not familiar with the regulatory language, and planning terms and nuances, that those of us who work with them every day understand, and people don't have the time for "planner 101" courses (nor should people have to in order to have a say). Showing up at meetings wrought with planning language and being discouraged from asking basic questions (inadvertently or otherwise) has turned away many participants. The Catalyst Project has thus far been the only real concept available for the community to see from the Plan, and as you will hear from many, it is completely out of scale with Meyers, among other things. Detailed comments are attached.

Sincerely,



Jennifer Quashnick,
Resident of the Meyers area

Attachments: 1/8/2014 Table for MCAC discussion;
CTC December 2013 Asset Land Map - for Meyers Area
10/1/2013 ONE GLOBE Catalyst Project Report

Additional comments on Meyers Area Plan staff report:

These comments do not provide specific recommended changes to the MAP, because I can't presume to recommend what heights, densities, land uses, permission types, etc., the community wants for Meyers without hearing it from the community first, including the business owners who are familiar with what it takes to try to upgrade, remodel, improve appearances, install BMPs, etc. However, it is very clear, based on reactions to the Catalyst Project, that the current heights/densities/land uses/etc. are not desired by many members of the community, including some MCAC members.

Although agency staff have stated during MCAC meetings that these issues are not "Area Plan" issues (stating they are 'project-level' issues), this is not correct. The Plan language is what sets the framework for what is allowed by future projects, and the current MAP will, as written, allow projects that are in opposition to what our community wants.

As discussions continued after release of the Catalyst Project, it became clear that there is a keen interest in upgrading the 1993 MCP to improve it - but people have been upset and confused to discover that many of the items they have spent time discussing (and amending) are not from the old MCP, but instead, from TRPA's 2012 RPU. This was not surprising, as there appeared to be a huge piece missing from the discussions over this past year - primarily the relationship between the old Meyers Community Plan from 1993 (MCP), the 2012 Regional Plan Update (RPU), and the proposed Meyers Area Plan (MAP). Further, there was little discussion of the purpose and impact of the RPU's new zoning for Meyers as a Town Center District.

Although several of us raised questions and encouraged TRPA and County staff to better clarify this, there was ongoing failure to provide clear, understandable comparisons between the 1993 MCP and the proposed regulations. Rather, comments were often made comparing it to the "existing TRPA Plan" (the 2012 RPU) and downplaying the significance of some of the RPU's changes (e.g. the maximum building height more than doubled upon adoption of the 2012 RPU), although it was clear that we were asking about comparisons to the existing 1993 Community Plan. Where comparisons were provided (for land uses/permmissible uses), they were laid out in detailed, 'full' spreadsheets that failed to relay the importance of the changes. Further complicating this comparison was the change from the 1993 MCP 'sub-areas/districts', labeled MCP-1 through MCP-5 and the reworking of these areas in the new Area Plan (MAP-1 through MAP-5, with new 'districts' and zoning). It is difficult to try to compare the MCP to the proposed MAP amidst the changes in maps, subareas, district names and numerical labels, zoning districts, Plan boundaries, zoning terms, and a myriad of other regulatory language.

Understanding what these changes meant (even if one could compare them directly) is extremely difficult, especially when very little background information is

provided. For example, there was very little discussion about why a land use would be considered "Permissible (P)" versus requiring a "Conditional Use Permit (CUP)," and confusion expressed regarding allowing grandfathered uses versus the impacts of changing the zoning to accommodate those uses - yet the members were asked by TRPA to make recommendations on land uses (which due to a meeting running late, ended up being individual homework, rather than discussed among the group). I've spoken with people who have no idea that changes were made allowing a new apartment building ("multiple family dwelling") to be permitted (P) in the Town Center without requiring neighbors be notified (unlike a CUP, which would require notification)!

Now, spurred by the example provided by the Catalyst Project (report by ONE GLOBE, attached), the community and MCAC members have raised questions about issues allowed in the proposed MAP which have not been addressed, yet the staff report includes a schedule for MAP adoption that allows no opportunity for these discussions to happen. This is not fair to the community, nor to the MCAC members who have spent countless hours trying to shape a plan that would be supported by the community.

Comments on the 1/8/14 Table:

As noted above, I prepared a rough excel table, identifying the building heights, densities, coverage (square feet), etc., of existing buildings and areas that people would be familiar with in order to help facilitate the discussion of these regulations. It became especially clear - in light of the Catalyst Project - that large, massive structures could be allowed by the proposed MAP, especially where multiple parcels are purchased by the same owner/developer. The Catalyst Project is 'based' on one area (known as the old "Tveten" property), while the CTC's list of Asset lands for sale includes 9 CTC lots in the Meyers Area Plan, totaling 5.78 acres. Although not all contiguous, several of these asset land parcels are located next to each other. There is ample opportunity for one entity to purchase multiple acres in the proposed Meyers Town Center and build a larger structure by defining a larger "project area." My interest was, and remains, helping our Community determine its future - but the community hasn't yet been given the tools (examples) or opportunities to do so, or to see our interests translated into the Area Plan document. Public workshops to date have not provided a platform for these frank, detailed discussions.

I have made my 'role' clear several times during meetings and other discussions with TRPA staff (as well as media representatives who later wrote articles), so I was surprised when I read the staff packet released last week, attributing the table to the Tahoe Area Sierra Club (TASC). I have attached the subject excel sheet. That said, I'd like to respond to staff's "response" to this table included in the Jan. GB packet, Appendix D, response to comments:

The 1993 Meyers Community Plan allows a maximum building height of 24 to 42 ft. These values differ from the 26 ft. maximum building height, listed for the 1993 Meyers Community Plan in the TASC table.

The 1993 MCP referred to TRPA's height regulations. Prior to the 2012 RPU, TRPA's height regulations included a maximum height of 26 feet. There were exceptions that would allow more height (e.g. certain uses, trades for other environmental benefits, etc.), but the 'starting point' - which is the most important number - was 26 feet. Business owners who have attempted to remodel/build under the old plan can certainly attest to this as well. Although I repeatedly raised this issue during the MCAC meetings, staff at first presented "42 feet" as the old maximum, then eventually conceded to the range of 26-42 feet, but never clearly stated the starting point was 26 feet - which is *30 feet less than* the maximum height allowed by the 2012 RPU for the entire Meyers Town Center. This misrepresented the significance of the changes from the old MCP. Therefore, I laid out the maximum heights allowed under the 93 MCP, the 2012 RPU, the proposed MAP, and the Catalyst Project exception in the MAP, in an effort to help clarify these changes.

The TASC table lists maximum density of up to 40 units/acre for the MAP. This value is misleading since the proposed density allowances are more nuanced. The maximum densities proposed in the Meyers Area Plan, MAP Center Zones are: 20 units/acre for Multi-Family, 30 units/acre for Tourist Accommodation, and 10 units/acre for Bed and Breakfast. The proposed maximum densities for Community Incentive Projects (formerly referred to as Catalyst Projects) located in the MAP Center Zones are 25 units/acre for Multi-Family and 40 units/acre for Tourist Accommodation.

Staff's response simply confirms what is stated in the table - the maximum allowable density is up to 40 units/acre. In the 1993 MCP, this was allowed for this use only in the northern section of Meyers, which included the areas around Meeks, the Roadrunner gas station, the CCC building, etc. South of that, only 10 units/acre were allowed. The 2012 RPU changed this, applying the "up to 40 units/acre" allowances to *the entire Town Center boundary* - a concept that I never saw clearly explained during the MCAC meetings. Clearly someone may propose less than 40 units/acre, but the point is that 40 units/acre could be permitted in the entire area. This is especially important when one considers the potential combination of several parcels into one project area - as is done in the Catalyst Project document (which relies on 125 TAUs on less than 4 acres, also notably in an area where such density was not allowed before the 2012 RPU).

The TASC table asserts that the CCC building would not have been allowed under the 1993 Meyers Community Plan. This is misrepresentative since the CCC building is in compliance with TRPA Code and El Dorado County regulations, and was permitted under the 1993 Meyers Community Plan.

This is a misrepresentation of the table, and discussion during the 1/8 meeting. I never stated the CCC building was not in compliance with the old CP. Rather, this building was presented to represent what 35 foot tall buildings actually look like, given it is a building that most people are familiar with. The table includes the following footnote: "2. CCC bldg. height from TRPA records and TRPA staff during MCAC meetings; public health and safety bldgs can get more height (old and new Plan)." There was unrelated discussion

regarding the scenic impacts of the building, and the apparent failure to enforce design standards, but this was unrelated to the building's use for representation of height.

- The TASC table includes a scenario depicting a large development on CTC property that could potentially be available for sale under the CTC asset lands program. However, as mentioned during the MCAC meeting, the scenario provided in the TASC table is not possible since the 9 lots are not contiguous and therefore could not be combined to create one large development.

This is correct. However, I never stated the parcels were contiguous. What staff's report fails to note is that several of these parcels *are* contiguous - CTC's map (attached) show 4 contiguous parcels on the SE corner of the intersection of highways 50 and 89, and 2-3 parcels on the NE corner, as well as two contiguous parcels to the north. Further, this information was provided solely to represent the possibility of one entity purchasing several parcels and the impacts of a larger project area.

Staff has produced tables comparing the existing and proposed development standards and existing and proposed permissible, conditional, and prohibited uses, which are included in Attachments B and C to this staff summary. These tables were distributed to the MCAC (and TASC) during development of the Meyers Area Plan, and will be also be available in the final environmental review documentation for the Meyers Area Plan.

As explained above, although these tables were provided to the MCAC, the changes were not well explained, the revised map areas with similar labels/numbers (for different areas) and other terms made this very confusing to review. This response misrepresents what was the clear intent of the table - to provide examples people can understand without having to look at detailed, complex regulatory tables. It is one thing to see a number on paper, but another to see what that means in front of you.

Consider this example:

You are asked:

1. Do you want buildings that are 25 feet, 35 feet, or 45 feet tall?
2. Do you want a commercial space that's 15,000, 40,000, or 60,000 square feet?

This is hard to imagine, let alone in our mountain setting. But, if the questions looked like this, far more people can answer:

1. Do you want buildings shorter, similar to, or taller than the CCC building?
2. Do you want commercial stores smaller, similar to, or bigger than Kmart?

I ask the RPIC to provide the Meyers community the opportunity to answer and discuss questions with examples like the second set above. People shouldn't have to be planners to be able to participate in shaping the future of their community.

Draft for Discussion on 1/8/2014 MCAC Meeting:
Information on Building Heights & Sizes for Meyers Area Plan discussion

Max. Building Height (in general)	1993 CP	2012 RPU	MAP - Town Center	MAP - Catalyst Project
	26 feet	56 feet	35 feet	45 feet
Density - Northern end of Plan boundary = roughly Bike shop/Roadrunner to Lira's parking lot (both sides highway)	40	40	40	40
Density - Majority & Southern end = from N end area -south); excludes Industrial tract	10	40	40	40
	Project Density	Building + parking lots/sidewalks, etc. (sq. ft. coverage) - approx.	Building Size (sq. feet) - approx.	Building height
Bob Dog Pizza 2013	Y		2,600	26 [^]
Typical Starbucks ¹			1,500	
Mikasa		143,800	9,000	
Millers Outpost		(combined)	21,000	
Typical Trader Joe's ¹			12,000	
Typical REI ¹			25,000	
Kmart ¹			43,000	
Raley's at the Y ¹			63,000	
Barton Hospital ²		270,000	105,000	36
CCC building in Meyers ²	N			35
Catalyst Project ³	N	40	180,500	45
9 CTC lots ("asset lands") to be sold - combined at 5.78 acres could allow	N	40	90,000 ⁴	45 ^{^^}
1993 CP = 1993 Meyers Community Plan; 2012 RPU = TRPA Regional Plan Update (Dec. 2012); MAP = Meyers Area Plan				
^ Approx; unconfirmed				
^^ Assuming new owner of all lots applied under Catalyst/Incentive regulations				
1. From CSLT Table 8/13/09 GPU Presentation; uncertain if this is current Raley's size or from before expansions				
2. CCC bldg. height from TRPA records and TRPA staff during MCAC meetings; public health and safety bldgs can get more height (old and new Plan)				
3. Best estimate from report; per 12/13/13 outline to MCAC; email jtahoe@sbcglobal.net for copy				
4. Estimate assuming buildings cover 50% of allowed coverage (parking lots/walkways the other 50%)				
5. For More Information on CTC Asset Lands:				
Read LIN Letter to the Editor at: http://www.laketahoe.com/news/2013/12/letter-ctc-land-deals-need-closer-scrutiny/				
Map of Meyers Asset Lands: http://tahoe.ca.gov/files/2013_VO/Asset_Land_Sales/Potential_Asset_Lands_Inventory.pdf (page 4)				
CTC Asset Lands Program Info at: http://tahoe.ca.gov/files/Item9a_TSCIP.pdf (page 9)				