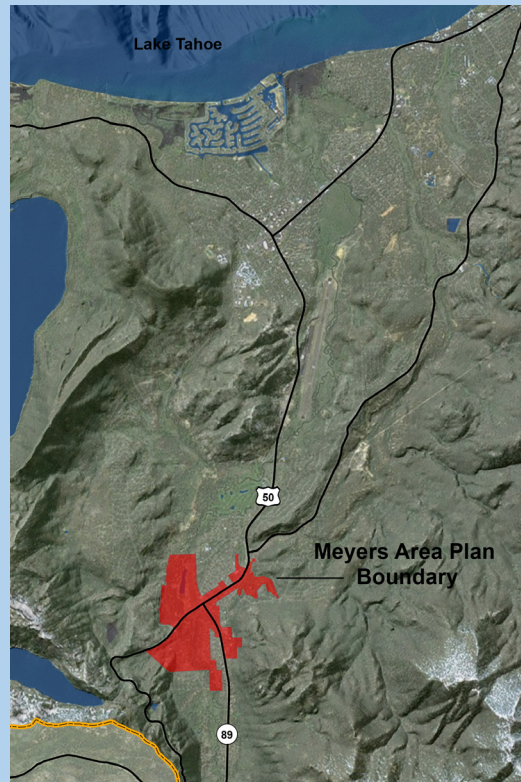




MEYERS AREA PLAN

EL DORADO COUNTY

Lake Tahoe



MEYERS COMMUNITY VISION

Meyers is an ideally situated, spacious, historic, and walkable mountain community that values sustainability, health, wellbeing and the natural environment. Uniquely concentrated with year-round outdoor sport and recreational opportunities, the Meyers mountain culture is the hallmark of our thriving local-based economy boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to live, work and play.

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CHAPTER 1

Introduction

PURPOSE OF THE AREA PLAN

The Meyers Area Plan serves as the comprehensive land use and zoning plan for the community of Meyers, consistent with the Lake Tahoe Regional Plan (Regional Plan) and the El Dorado County General Plan (General Plan). The plan is intended to realize the Meyers Community Vision, assist in achieving and maintaining TRPA's Environmental Threshold Carrying Capacities, implement the Tahoe Metropolitan Planning Organization's Sustainable Communities Strategy, and implement the policy direction of both the Regional Plan and General Plan. The Meyers Community Vision Statement was developed by residents of the Meyers community through a series of public workshops, and is stated below:

"Meyers is an ideally situated, spacious, historic, and walkable mountain community that values sustainability, health, wellbeing and the natural environment. Uniquely concentrated with year-round outdoor sport and recreational opportunities, the Meyers mountain culture is the hallmark of our thriving local-based economy boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to live, work and play."

The Meyers Area Plan builds upon the 1993 Meyers Community Plan and maintains much of the vision and many of the same priorities as this original plan. However, the Area Plan includes lands not included in the Community Plan. It also updates the plan to reflect current conditions and includes additional implementation measures to achieve the plan's objectives.

The Area Plan includes approximately 669 acres (including 66 acres of public right-of-way) of mixed-use, recreation, and conservation lands as shown in Figure 1-1. The Area Plan recognizes Meyer's role as the hub of a much larger community that includes residential, recreation, and conservation lands surrounding the Area Plan. The plan includes policy direction, zoning, and regulations that apply within the plan area, as well as guidance on how the Area Plan should be integrated with surrounding areas.

The Area Plan incorporates both the Regional Plan and the General Plan by reference, including the respective implementing ordinances. The Area Plan integrates these plans to the extent practical in order to simplify compliance with local and regional requirements, and improve the efficiency of plan administration. The Area Plan also revises portions of the Regional Plan and General Plan to reflect Meyer's unique characteristics and support the local community's vision.

The Area Plan is implemented through a zoning ordinance and a Capital Improvement Program. The zoning ordinance is included in this plan in Section D of Chapter 2, Land Use. The ordinance is a supplement to both the TRPA Code of Ordinances and the El Dorado County Zoning Ordinance

and it governs development within the Area Plan.

The Capital Improvement Program is a series of projects necessary to implement the goals and policies of this plan. The Capital Improvement Program is described in Chapter 7, Implementation Element, and Attachment C, Project Summaries. This Area Plan identifies necessary projects and improvements at a conceptual level, but does not approve individual projects. Attachment C includes summaries and relevant analysis of projects identified in this Area Plan. These project summaries can serve as a starting point for the development of the identified projects. Projects identified in this plan may be developed by El Dorado County, TRPA, or other entities. Each project will require additional planning, design and engineering, regulatory compliance, and funding prior to implementation.

ORGANIZATION OF THE AREA PLAN

The Area Plan is organized into seven chapters and four attachments. Each chapter and attachment is summarized below.

Chapter 1 - Introduction

The Introduction describes the purpose and organization of the Area Plan. It summarizes the legal authority and regulatory setting for the plan, and provides a summary of existing conditions and the historic context of Meyers.

Chapter 2 - Land Use Element

The Land Use Element is a supplement to the Land Use Element of the TRPA Goals and Policies, and the Land Use Element of the El Dorado County General Plan. This Element establishes land use and zoning regulations for the Area Plan. Section A summarizes applicable land use regulations; Section B describes zoning districts within the Area Plan; Section C includes the Area Plan's Goals and Policies related to land use; and Section D includes the land use ordinance, which implements the Land Use Element.

Chapter 3 - Transportation and Circulation Element

The Transportation and Circulation Element is a supplement to the TRPA Regional Plan, TRPA/TMPO Linking Tahoe: Regional Transportation Plan and to the Transportation Element of El Dorado County's General Plan. Consistent with these plans, this chapter lists the specific policies applicable to the Area Plan and describes the improvements necessary to implement these policies.

Chapter 4 - Environmental Conservation Element

The Environmental Conservation Element is a supplement to the Conservation Element of the TRPA Regional Plan and the Conservation and Open Space Element of the El Dorado County General Plan. It contains the Area Plan's environmental conservation and management strategy. It lists the environmental improvements which the Area Plan will achieve.

Chapter 5 – Recreation Element

The Recreation Element is a supplement to the Recreation Element of the TRPA Regional Plan and the El Dorado County General Plan. It contains the plan's strategy for improving recreational opportunities and identifies proposed recreational improvements within the plan area.

Chapter 6 - Public Services Element

The Public Services Element is a supplement to the Public Service Element of the TRPA Goals and Policies Plan and the Public Services and Utilities Element of the El Dorado County General Plan. It contains an inventory of the existing public services within the Area Plan. It also establishes policies addressing public services and identifies anticipated public service improvements within the Area Plan.

Chapter 7 – Implementation Element

The Implementation Element is a supplement to the Implementation Element of the TRPA Goals and Policies Plan and the Tahoe Basin and Implementation Program sections of the Land Use Element of the El Dorado County General Plan. It describes the implementation Goals and Policies that direct implementation of the plan, the public sector implementation strategies including capital improvement projects and planning and coordination activities, private sector implementation strategies including a summary of regulations and incentives, and the plan reporting and revision process.

Attachment A – Meyers Design Standards and Guidelines

The Meyers Design Standards and Guidelines includes both required design standards and recommended design guidelines intended to improve the scenic quality of the built environment, promote a sense of place, and support Meyers desired community character. Development, redevelopment, or expansions of existing uses will be reviewed by the Meyers Advisory Council and either El Dorado County or TRPA for consistency with these standards and guidelines.

Attachment B – Definitions of Uses

Attachment B includes definitions for each potential type of use regulated by the zoning ordinance included in Section D of Chapter 2, Land Use. The definitions of uses reflect the definitions in Chapter 21, Permissible Uses, of the TRPA Code of Ordinances.

Attachment C – Project Summaries

The project summaries provide information on projects necessary to achieve the Meyers Community Vision, attain Environmental Threshold Carrying capacities, or otherwise implement the goals and policies of this plan. The project summaries address necessary actions, agency involvement and funding; and provide relevant analysis. The projects included in Attachment C are intended to be implemented through the regional Environmental Improvement Program, El Dorado County’s Capital Improvement Program, or through innovative community or non-profit efforts.

Attachment D - Assessor’s Parcel Numbers Listed by Zoning District

Attachment D lists the Assessor parcel numbers for parcels included within each zoning district.

LEGAL AUTHORITY AND REGULATORY SETTING

Area Plans allow for planning that is responsive to the unique circumstances of communities within the Tahoe Region. TRPA and local governments, in close coordination with the local community, may prepare plans for a specific area in conformance with the Regional Plan and General Plan. The authority and requirements for this Area Plan are provided in Chapter 13 (Area Plans) of the TRPA Code of Ordinances, and Chapter 130.56 (Specific Plan) of the El Dorado County Zoning Ordinance.

Upon adoption, this plan replaces the Meyers Community Plan that was adopted in 1993, and all or

a portion of TRPA Plan Area Statements 119, 122, 136, and 137. The plan also revises the official zoning map of El Dorado County; and replaces Section 130.26 of the El Dorado County Zoning Ordinance.

Goals and Policies in Chapter 2 through 7 of this Plan supplement the TRPA Goals and Policies and the El Dorado County General Plan. The Zoning Ordinance included in this plan, and the *Meyers Design Standards and Guidelines*, include both supplemental and substitute standards that apply to the Area Plan. The TRPA Code of Ordinances and El Dorado County Ordinances apply to all lands within the Area Plan, except in cases where they are specifically substituted or amended by standards in the Zoning Ordinance (Chapter 2, Section D), or Design Standards (Attachment A, Section 1) in this Plan. Where a conflict exists between a TRPA ordinance and an El Dorado County ordinance, the more stringent requirement applies.

EXISTING CONDITIONS

Meyers functions as the primary gateway into the Lake Tahoe Basin (Region) with more visitors entering the Region through Meyers than through any other entry point. Meyers is also the commercial and public service hub for the El Dorado County portion of the Region, serving thousands of residents. Unlike other communities in the Region, which are located along the lake's shore, Meyers is separated from intense commercialization, but still supports a variety of commercial uses serving residents and visitors. It retains its own character while providing a variety of land uses.

Situated along U.S. Highway 50 (US 50) at the intersection of State Route 89 (SR 89), businesses in Meyers have a large potential customer base of local residents and visitors. At the same time, however, the community's close proximity to the population and tourist center of South Lake Tahoe means that motorists are less likely to stop in Meyers as they enter or leave the region for their retail and service needs. As a result, Meyers has traditionally been more of a "drive-by community" than a destination itself.

The stretch of US 50 traversing Meyers is designated as a scenic corridor by TRPA and Caltrans, offering breathtaking panoramic vistas of Tahoe's alpine peaks. The biking and hiking trails that traverse the area provide access to some of the region's best recreational resources. Currently, however, there is little signage or other indication of how to explore these resources while visiting the area.

There are a number of buildings in Meyers that contribute positively to the character of the community and reflect the community vision. The bike paths running parallel to US 50 are a unique resource that offers enhanced access to local businesses and recreation. Unfortunately, there is an overall lack of coherence in how buildings in the community are designed and how they address the streets and bike paths, which undermines a strong sense of place. The unusually wide US 50 Caltrans right-of-way further exacerbates site design issues by forcing development to be built far from the roadway, and effectively hindering pedestrian circulation between the opposite sides of US 50. Landscaping along the highway corridor itself is typically minimal or non-existent, making it less inviting to potential visitors. In addition, vehicle speeds and snow storage along US 50 provide barriers to pedestrian circulation and the visibility of commercial establishments.

The Area Plan includes approximately 669 acres. Of this, approximately 118 acres are designated as mixed-use lands, which are divided into three separate zoning districts. These mixed-use lands support a variety of commercial, public service, residential, and tourist accommodation uses. The Area Plan includes approximately 137 acres of Recreation lands included in one zoning district. The Recreation lands include a mix of private and publicly owned lands supporting a golf course, park,

campground, and similar outdoor recreation opportunities. The Area Plan also includes approximately 348 acres of publicly owned Conservation lands included in one zoning district. The Conservation lands are managed primarily for their natural resource values and support dispersed recreation consistent with these resource values. Lastly, the Area Plan includes approximately 66 acres associated with public rights-of-way.

Within the mixed-use lands, there are 126 privately owned parcels, and 11 developable state-owned parcels that may qualify for future sales to private parties. Of these private parcels 80 are already developed and 46 are vacant. Figure 1-2 shows land ownership as of 2013, and Figure 1-3 shows the location of existing development as of 2013. Additional information on existing conditions relative to transportation and circulation, environmental conservation, recreation, and public services and utilities are provided in Chapters 3, 4, 5, and 6, respectively.

HISTORIC CONTEXT

Meyers was first established in the 1850s as a way station near its present location in the lower Lake Valley along the Upper Truckee River. In 1859, Martin Smith, Meyers' original developer, sold the station to Yank Clement, who renamed it Yank's Station. The station provided food, lodging, water and pasture to the thousands of travelers and their animals travelling over Echo Summit along the Great Bonanza Road. Yank's Station included a hotel, two saloons, a general store, a blacksmith shop, a cooperage, private homes and stables and barns. From 1860 to 1861 it served as a remount station for the Pony Express and is listed as a California Historical Landmark. In 1873, Clement sold the establishment to George Meyers who owned it for thirty years before selling it to the Celio family.

During the 1960s, the area around Meyers was part of a grand residential subdivision plan originally developed by two corporations, Tahoe Paradise Homes and Tahoe Paradise Properties, Inc. The new neighborhoods were to be called Tahoe Paradise. Since that time the entire area is referred to as either Meyers or Tahoe Paradise, although the commercial district is generally identified as Meyers.

FIGURE 1-1: MEYERS AREA PLAN AND VICINITY



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Date: 7/19/2017

FIGURE 1-2: LAND OWNERSHIP

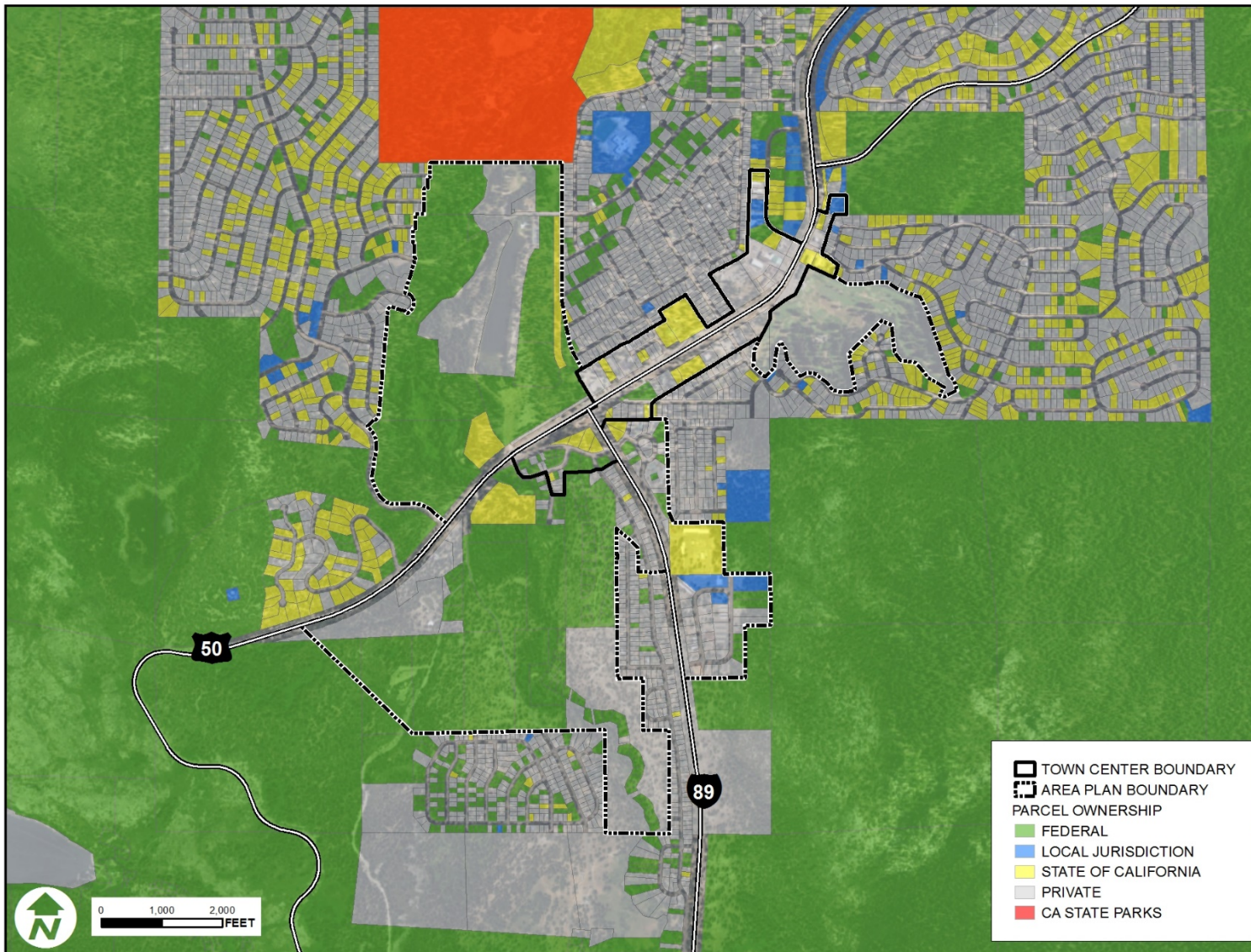
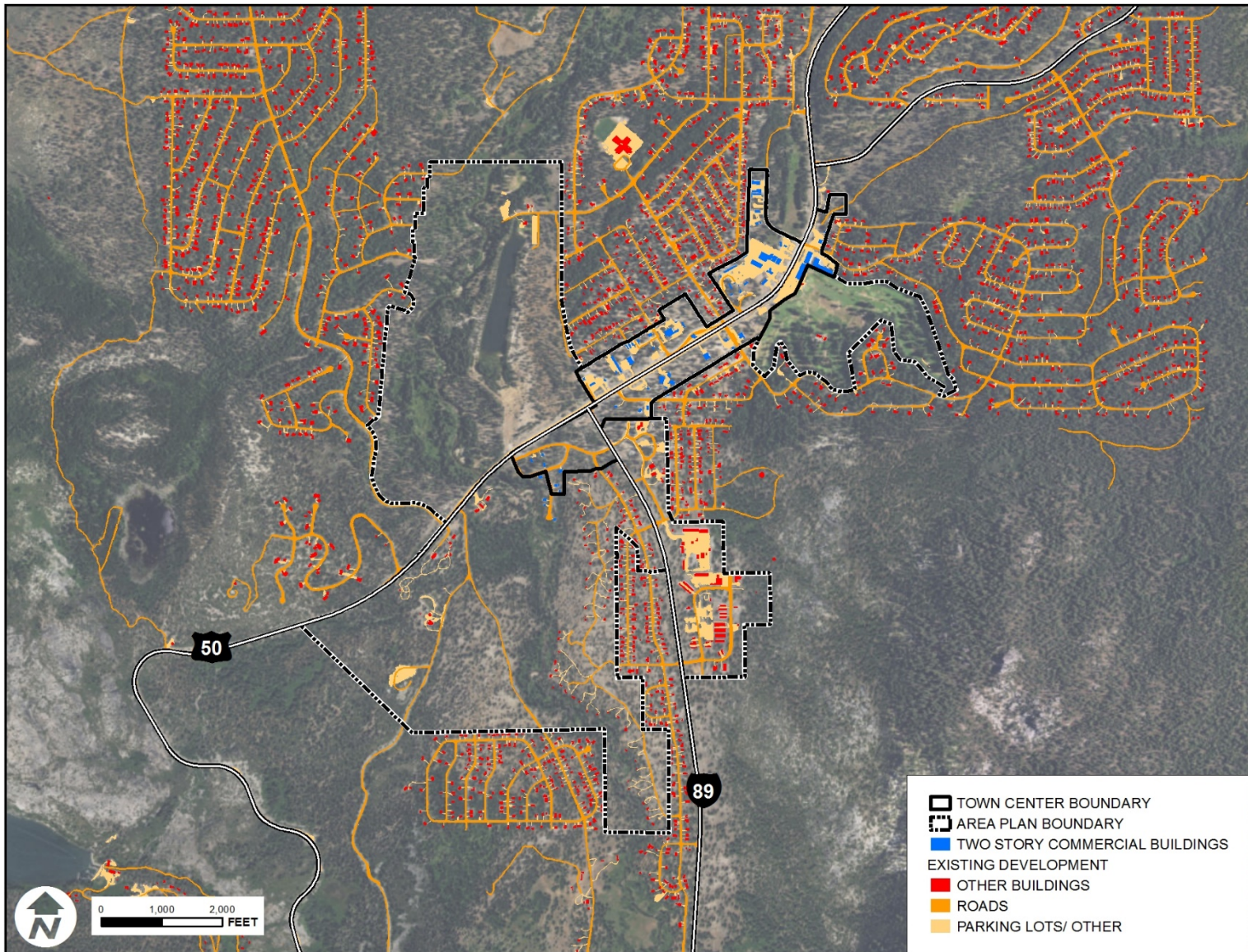


FIGURE 1-3: EXISTING DEVELOPMENT



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