

Introduction

This Policy Guidance Package is a compilation and distillation of existing and emerging City of South Lake Tahoe policy for development and environmental protection. It is designed to be used by the South Lake Tahoe City Council, Planning Commission, and staff in the near term as a policy reference in reviewing proposed plans and projects. It will also be used as the starting policy base for the update of the South Lake Tahoe General Plan, and as input into Tahoe Regional Planning Agency's Pathway 2007 process.

This Policy Guidance Package includes policies from the following sources:

- South Lake Tahoe Strategic Plan (January 2007)
- South Lake Tahoe Smart Growth Principles (August 2005)
- TRPA South Shore Vision Summary (August 2006)
- South Lake Tahoe General Plan (1999)
- South Lake Tahoe Housing Element (2003)
- Stateline/Ski Run Community Plan (March 1994)
- Bijou/Al Tahoe Community Plan (October 1995)
- South "Y" Industrial Tract Community Plan (March 2003)

All but the TRPA South Shore Vision Summary have been formally adopted by the South Lake Tahoe City Council.

This Policy Guidance Package was prepared in three steps. The first step was to extract in electronic form all the policy from the documents listed above, eliminating background information and explanatory and introductory text that had no policy content. In the second step, all the policy was combined and reorganized under the following ten topical headings:

1. Land Use & Community Design
2. Economic Development
3. Housing
4. Transportation & Circulation
5. Public Facilities & Utilities
6. Natural & Cultural Resources
7. Recreation
8. Safety
9. Policies Applicable to a Specific Planning Area
10. Other Policies

In the third step the main policy themes were extracted from the compiled policy and rewritten in the form of principles. The Policy Guidance Package also lists projects in the construction and implementation phase and projects in the planning and design phase that the City has committed to in some manner to implement adopted City policy.

Public Input

City staff and their General Plan consultants presented a draft version of this Policy Guidance Package to the Planning Commission and the General Plan Advisory Committee (GPAC) on November 8, 2007. The Planning Commission and GPAC were asked if these principles reflect existing or emerging policies, and if there were additional principles that should be included. The Planning Commission/GPAC concurred with the guiding principles as presented in the draft report.

Following the Planning Commission/GPAC meeting, City staff and their consultants presented a summary of the Preliminary Policy Guidance Package at a community workshop held on November 15, 2007. Participants at this workshop were asked to complete a questionnaire, both individually and as a group, which asked three questions under each topical area:

1. Do these principles accurately reflect existing and/or emerging City policy, yes or no?
2. If no, why?
3. What is the one question you would like to have answered about this topic?

Input from the questionnaire was used to prepare this Policy Guidance Package.