



Meeting Materials: Steering Committee
Version 1
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Pier Eligibility

Summary of Potential New Pier Criteria

The following tables summarize the number of parcels that would be considered eligible for new piers under the Shoreline Plan and justification for the total number of piers that will be allowed. Options for consideration by the Steering Committee include additional eligibility criteria for private piers (single-use and multiple-use). Agreed upon criteria include:

- Must be a private littoral parcel, defined as a parcel which has fee ownership to high water (6,229 feet)
- Lakefront properties included in Shoreline Preservation Areas (SPAs) are not eligible to build new structures within the shorezone
- Structures cannot be located in Stream Mouth Protection Zones
- Parcels that are deed restricted from having a pier are not eligible for a new pier

Table 1: Potential new piers based on initial decision criteria

Decision Criteria	# of Eligible Parcels
Total Littoral Parcels:	1,572
Total after selecting parcels without piers	916
Total after selecting parcels outside shoreline preservation areas	821
Total after selecting parcels outside stream mouth protection zones	798
Total after eliminating public and deed restricted parcels	712

Option 1A: Excluding Parcels within Non-Attainment Areas

The Steering Committee has explored a number of additional criteria to further restrict the number of parcels eligible for a new pier. One option was to not allow any new piers within areas of Scenic Non-Attainment (Table 2).

Table 2: Option 1A – excluding parcels within non-attainment areas

Decision Criteria	# of Eligible Parcels
Total after further eliminating parcels within areas of Scenic Non- Attainment	262

Option 1B: Excluding Single-Use Piers within Non-Attainment Areas

The Steering Committee also considered providing an incentive for multiple-use piers by allowing only multiple-use piers, not single-use piers, within areas of scenic non-attainment. In such a case, the number of eligible parcels for new piers would be between 123 and 318.

Table 3: Option 1B – excluding single-use piers within non-attainment areas

Decision Criteria	# of Eligible Parcels
Total eligible parcels if single-use piers were only allowed in areas of scenic attainment	262 - 712

Option 2: Excluding Parcels based on Density Criteria

The 2008 Shorezone Ordinance used pier density criteria to establish locations in which new piers may be built. The density criteria were based on scenic character types (see attached Map) and dimensions listed below:

Visually Modified (VM) and Visually Dominated (VD) included developed areas and marinas – no more than 1 pier/100ft of non-restricted shoreline

Visually Sensitive (VS) included high scenic, vulnerable landscapes, including sandy beaches with evidence of human influence) – no more than 1 pier/300ft of non-restricted shoreline

Naturally Dominated (ND) (natural appearing landscape, historic/traditional in highly scenic locations, shoreline preservation areas, and stream mouth protection zones) – no new piers allowed

It is important to understand how the above dimensional criteria are applied across a scenic character type, for many scenic character units and their corresponding character types contain both public and private parcels. The calculation of allowed piers is based on the total length of the scenic character type and the number of existing piers. For example, the Crystal Bay scenic unit includes a Visually Modified character

type with 27,447 linear feet of shoreline. Based on the 2008 density criteria calculation, approximately 12,225 linear feet of shoreline are not eligible for a pier based on location (e.g. near a stream mouth protection zone) or deed restrictions. The resulting 15,222 linear feet of eligible shoreline would allow for a total of 152 new piers. Since there are 55 existing piers, a total of 97 new piers could be built within this specific unit based on the 2008 density criteria.

The following table lists the number of parcels eligible for new piers based on the 2008 criteria as well as other options with slightly higher pier densities within Visually Modified and Visually Dominated character types. No changes from the 2008 pier density criteria are proposed within Visually Sensitive character units since most all such units contain enough existing piers to significantly limit future new piers, even if the density criteria was reduced to 1 pier/200 feet.

Table 4: Option 2 – potential new piers after applying pier density limits to the initial criteria

Decision Criteria	Density Criteria	# of Parcels Eligible for a new Pier
<u>Option 2A</u> : Total after limiting parcels with new piers based on 2008 density criteria	VM/VD: 1/100ft VS: 1/300ft ND: 0	284
<u>Option 2B</u> : Total after increasing allowed pier density within VM and VD areas to 1 pier/75 feet	VM/VD: 1/75ft VS: 1/300ft ND: 0	377
<u>Option 2C</u> : Total after increasing allowed pier density within VM and VD areas to 1 pier/50 feet	VM/VD: 1/50ft VS: 1/300ft ND: 0	538

Option 3: Excluding Parcels based on Scenic Attainment and Density Criteria

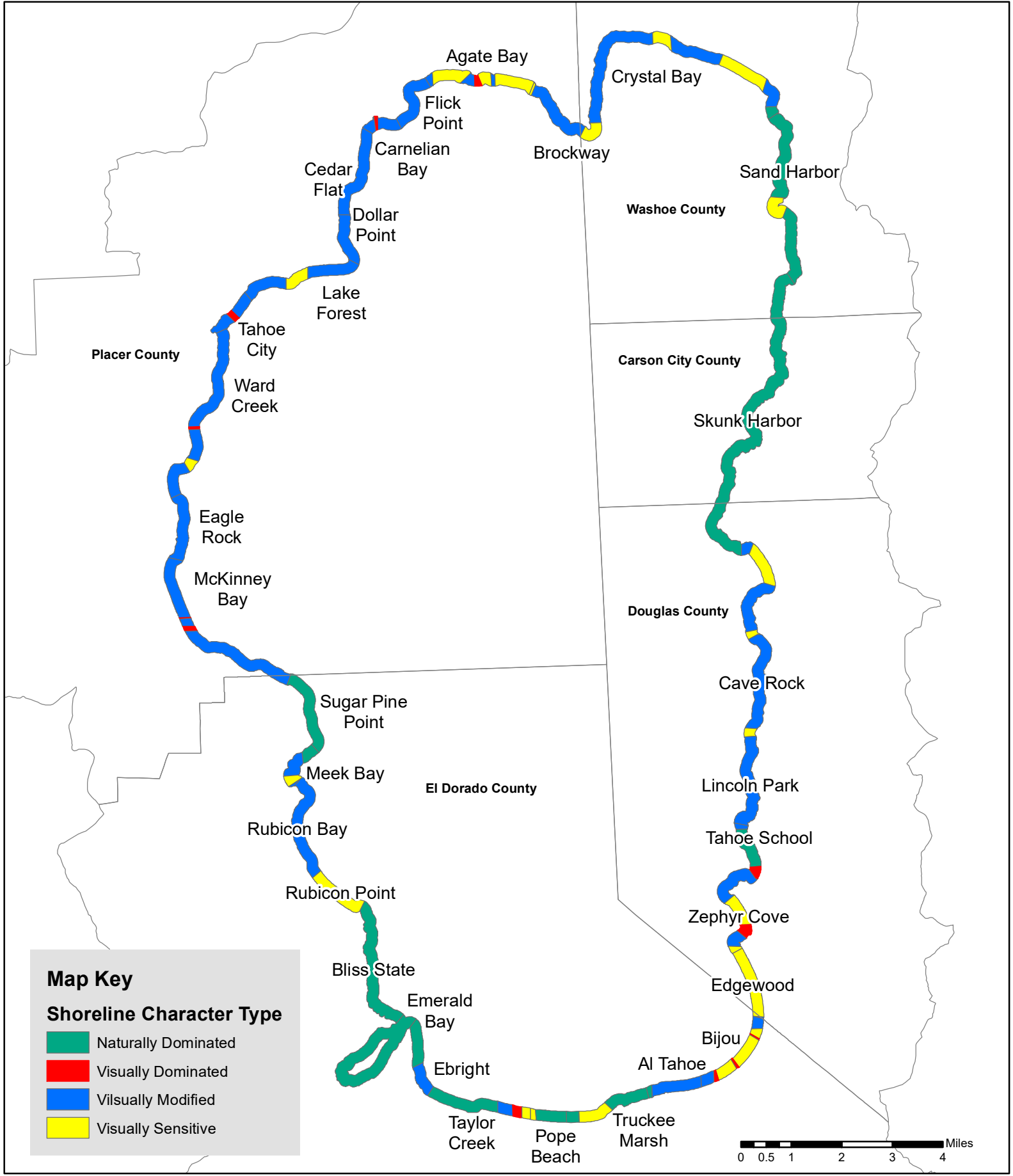
The Steering Committee has explored the option of combining the density criteria along with limiting new piers in areas of scenic non-attainment. This limitation would allow multiple-use piers, not single-use piers, within areas of scenic non-attainment. The following table lists the number of parcels eligible for new piers based on this combined criteria.

Table 5: Option 3 – potential new piers applying pier density and scenic attainment limits

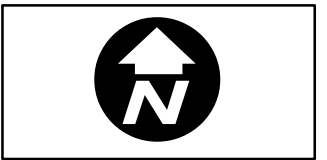
Decision Criteria	Density Criteria	# of parcels eligible for a new pier based on density AND scenic attainment	
<u>Option 3A</u> : Total after limiting parcels with new piers based on 2008 density criteria	VM/VD: 1/100ft VS: 1/300ft ND: 0	284	Attainment: 80
			Non-attainment: 205
<u>Option 3B</u> : Total after increasing allowed pier density within VM and VD areas to 1 pier/75 feet	VM/VD: 1/75ft	377	Attainment: 109
			Non-attainment: 268
<u>Option 3C</u> : Total after increasing allowed pier density within VM and VD areas to 1 pier/50 feet	VM/VD: 1/50ft	538	Attainment: 176
			Non-attainment: 362

Additional limitations to pier eligibility may apply to the remaining parcels. The following acknowledgements should be considered by the Steering Committee:

- The above analysis of pier eligibility does not include limitations on parcels that have access to a multiple-use facility.
- Other dimensional restrictions may apply to littoral parcels, including:
 - Minimum shoreline lot width. The current code requires a 20-foot side setback in order to place a pier structure.
 - Distance from neighboring pier structures. The current code requires a 40-foot structure setback from adjacent piers, as measured from the pierhead.



SHORELINE CHARACTER TYPES



TRPA MAP DISCLAIMER: This map was developed and produced by the TRPA GIS department. It is provided for reference only and is not intended to show map scale accuracy or all inclusive map features.
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