## Summary of the May 9<sup>th</sup> Tahoe Basin Community Plan Update Community Workshop

Crystal Jacobsen, project manager for the Tahoe Basin Community Plan Update (TBCPU), gave an overview of why Placer County is embarking upon updating the Community Plan, the overall planning process and the roll workshop participants will play informing that process. Marta Miller with Dyett & Bhatia presented a summary of the revised zoning and form-based code approach the County is taking as part of the TBCPU process, including detailed discussion regarding transects, the purposes of zoning, form-based codes with the focus on physical form, addressing mix of uses, as well as other aspects of the Community Plan's revised development standards and design guidelines.

Two workshop exercises were conducted on May 9<sup>th</sup>, where each team focused on developing an overall vision or community identity statement for their Plan Area, and a visual preference survey where the teams worked to identify collective design themes or characteristics which will help to guide future development within their Plan Areas. Visioning is a process by which a community defines the future it wants. Through the Community Workshop, the stakeholders representing the four plan areas engaged in an open dialogue identifying the purpose, core values, and vision of the future for their respective communities. A **visual preference survey** is a tool that allows citizens to rate visual concepts of existing and non-existing types of building designs, landscape characteristics, community fabric, architectural styles, signs, growth patterns, etc. Visual preference surveys assist communities in determining which components of a policy, plan, or project contributes positively to a community's overall image, sense of place, historic character, and surrounding environment. Stakeholders from each of the four area teams rated what their preferences are for features depicted in poster board visual representations.

As a result if these two exercises, Placer County and its consulting team will be preparing draft vision statements and overall community/design themes for each Plan Area and distributing to the Plan Area Teams for review prior to the next workshop; vision statements and community/design themes will be used to help establish draft development standards throughout each Plan Area. The purpose of Community Workshops forums is to facilitate meaningful public participation in the Community Planning process, where the each area team works to update zoning, development standards and design guidelines for their respective Plan Area.