



Date: June 9, 2026

Honorable Mayor and Council Members:

Author and title: Laura Dabe, Senior Planner

Title: **Public Hearing: 2040 General Plan Implementation—Ordinance 2026-09, Development Code General Plan Amendments (Noise) and Development Code Clean-Up Amendments; and Ordinance 2026-10, Development Code Clean-Up Amendments (Accessory Dwelling Units)**

Jen Callaway, Town Manager

Recommended Action: That the Town Council conduct a public hearing and: (1) introduce Ordinance 2026-09, adopting amendments in support of 2040 General Plan implementation to the Truckee Municipal Code, Title 18 Development Code for Noise (Chapter 18.44) and Development Code Clean-Up Amendments; (2) introduce Ordinance 2026-10, adopting clean-up amendments to the Truckee Municipal Code, Title 18 Development Code for Accessory Dwelling Units (Section 18.58.025); and (3) determine the amendments to be exempt from the California Environmental Quality Act (CEQA) because the adoption of this ordinance is not a “project” pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations; because under Section 15061(b)(3) of the State CEQA Guidelines, the amendments are exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment; and because the ADU amendments are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.17.



Council Role: In reviewing the recommendations from staff and the Planning Commission provided in this staff report, staff requests that the Town Council consider whether the proposed amendments support implementation of the 2040 General Plan as envisioned by the Council. In proposing amendments for the purpose of General Plan implementation, staff’s primary consideration was consistency with the adopted General Plan. The proposed amendments are intended to ensure that the goals and vision that were established through adoption of the General Plan are achieved, as discussed further below.

Discussion: The Town of Truckee is proposing to amend the Development Code to ensure consistency with the 2040 General Plan, which was adopted on May 9, 2023. This is the third round of amendments proposed as part of the 2040 General Plan implementation process.

The following sections include applicable General Plan goals, policies and action items; staff and Planning Commission recommendations; and proposed language amendments. The complete Draft Ordinance 2026-09 is provided as Attachment #1 and Ordinance 2026-10 is provided as Attachment #2. The topics contained in this staff report were reviewed by the Planning Commission as part of the April 21, 2026, public hearing, and are included in this staff report for the Town Council’s consideration.

The proposed amendments for General Plan implementation include one discussion topic; 26 Development Code clean-up amendments not related to General Plan implementation are also proposed, as summarized below:

Development Code Discussion Topics:

1. Noise (Chapter 18.44)

Development Code Clean-Up Amendments

1. Exemptions from Land Use Permit Requirements (Section 18.02.030)
2. Zoning District Regulations (18.06.040)
3. Allowed Uses and Permit Requirements for Residential Zoning Districts (Section 18.08.030, Table 2-2) and Allowed Uses and Permit Requirements for Downtown Residential Zoning Districts (Section 18.08.030, Table 2-3)
4. Purposes of Commercial and Manufacturing Districts (Section 18.12.020)
5. Allowed Uses and Permit Requirements for Commercial and Manufacturing Districts (Section 18.12.030, Table 2-7) and Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Districts (Section 18.12.030, Table 2-8)
6. Allowed Uses and Permit Requirements for Mixed Use Districts (Section 18.14.030, Table 2-10)
7. Allowed Uses and Permit Requirements for Special Purpose Districts (Section 18.16.030, Table 2-12)
8. River Protection Overlay District (Section 18.20.050)
9. Maximum Site Disturbance (Section 18.30.080)
10. Setback Requirements and Exceptions (Section 18.30.120, Table 3-3)
11. Wetlands (Section 18.46.040)
12. Parking and Loading Standards (Chapter 18.48)
13. Signs (Chapter 18.54)
14. Accessory Dwelling Units (Section 18.58.025)
15. Agricultural Accessory Structures (New Section 18.58.055)
16. Animal Raising and Keeping (Section 18.58.060, Table 3-13)
17. Community Centers, Membership Organizations, and Public Assembly Uses (Section 18.58.090)
18. Mixed Use Development (Section 18.58.140)
19. Residential Accessory Uses and Structures (Section 18.58.220)
20. Zoning Clearances (Chapter 18.72)
21. Development Permits (Chapter 18.74)
22. Minor Use Permits (Section 18.76.020)
23. Eligibility for Bonus, Concessions and/or Incentives (Section 18.212.050)
24. Definitions/Glossary (Chapter 18.220)
25. Throughout Code (*Downtown Truckee Plan* references, *Government Code* and *Public Resources Code* references, Accessory Dwelling Unit subsection references, and land use table references)

The Planning Commission staff report, minutes and resolution are provided as links within the attachments at the end of this staff report. The amendments were supported by the Commission as proposed by staff.

Background

In May 2023, the Town Council adopted the 2040 General Plan (“General Plan”) to guide development and establish a policy basis for decision-making for Truckee over the next 20 years. (See Attachment #6 for a link to the plan.) The General Plan provides the legal foundation for the Town’s Development

Code. Implementation of the General Plan includes actions to update the Development Code to reflect the policies contained in the General Plan.

On April 21, 2026, the Planning Commission reviewed proposed amendments to the Development Code as part of the second round of 2040 General Plan implementation, including updates to Noise (Chapter 18.44) to implement the General Plan policies related to sound walls and vibration-sensitive uses. The Commission forwarded a recommendation of approval to the Town Council. (See Attachments 3 to 5 for links to the Commission meeting staff report, minutes and resolution).

In proposing amendments for the purpose of General Plan implementation, staff considered the vision, community priorities, and goals that were established through the General Plan, the policies and standards that were adopted for the purpose of implementing those goals, and the intent behind the specific policy language that was adopted by the Town Council. Staff's recommendations were based on both the adopted language in the plan and on staff understanding of the discussions that led to the adoption of that policy language.

Development Code Discussion Topics

The following discussion topic was reviewed by the Planning Commission as proposed by staff:

1. Noise (Chapter 18.44)

The 2040 General Plan includes policies related to noise in the Safety and Noise Element. Policy SN-8.4 (Noise Reduction Techniques) prohibits the construction of sound walls and requires new development projects to evaluate site design techniques, building setbacks, earthen berms, alternative architectural layouts, and other means to meet noise reduction requirements. Policy SN-8.7 (ground-borne Vibration) requires preparation of a vibration assessment for new development of vibration-sensitive uses or buildings within 200 feet from the centerline of the railroad tracks. The assessment is required to be conducted consistent with Federal Transit Administration vibration standards and to include all feasible measures to reduce potential impacts from ground-borne vibration.

Safety and Noise
Element Actions
SN-8.A & SN-8.B

Safety and Noise Action 8.A provide direction to amend the Development Code to ensure all vibration-sensitive uses and buildings are sited at least 200 feet from the centerline of the railroad tracks. Action 8.B directs staff to amend the Development Code to prohibit installation of sound walls. The amendments related to this discussion topic include updating Development Code Chapter 18.44 (Noise).

To implement these actions, Development Code Chapter 18.44 (Noise) has been amended to include a requirement that new vibration-sensitive land uses (defined as any church, hospital, hotel, public library, residence, school, doctors office, and offices and manufacturing uses that have vibration-sensitive equipment) proposed within 200 feet of the centerline of the Union Pacific Railroad tracks are required to submit a vibration assessment with measures to reduce ground-borne vibration impacts. If the vibration cannot be reduced to acceptable levels, then all sensitive land uses are required to be located at least 200 feet from the centerline of the railroad tracks. Existing sensitive uses, such as residences downtown, would be allowed to remain.

The Planning Commission recommended approval of the amendments to Chapter 18.44 (Noise) as proposed by staff.

Development Code Clean-up Amendments

Staff propose the following Development Code clean-up amendments that are not related to General Plan implementation:

1. Exemptions from Land Use Permit Requirements (Section 18.02.030)
 - Update exemption language for small structures to defer to building code for exemptions.
2. Zoning District Regulations (18.06.040)
 - Update language for consistency with Chapters 18.72 (Zoning Clearances) and 18.74 (Development Permits)
3. Allowed Uses and Permit Requirements for Residential Zoning Districts (Section 18.08.030, Table 2-2) and Allowed Uses and Permit Requirements for Downtown Residential Zoning Districts (Section 18.08.030, Table 2-3)
 - Remove “Animal raising and keeping” and “Detached living areas” from use tables and update the footnotes to reference the appropriate accessory uses section instead (Sections 18.58.220, 18.58.120 and 18.58.060).
 - Update “Key to Permit Requirements” to refer to Chapter 18.72 for Zoning Clearance procedures.
4. Purposes of Commercial and Manufacturing Districts (Section 18.12.020)
 - Update language for CN zoning district to clarify that multifamily housing is allowed to address a project’s workforce housing requirements.
 - Add a maximum density of four dwelling units per acre for the DC zoning district, which allows housing but with no density currently identified.
5. Allowed Uses and Permit Requirements for Commercial and Manufacturing Districts (Section 18.12.030, Table 2-7) and Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Districts (Section 18.12.030, Table 2-8)
 - Update “Veterinary clinic, animal hospitals and kennels” for consistency with definitions.
 - Remove “Animal raising and keeping” and “Detached living areas” from use tables and update the footnotes to reference the appropriate accessory uses section instead (Sections 18.58.220, 18.58.120 and 18.58.060).
 - Remove footnotes related to ADUs and standalone residential that are no longer applicable.
 - Update “Key to Permit Requirements” to refer to Chapter 18.72 for Zoning Clearance procedures.
6. Allowed Uses and Permit Requirements for Mixed Use Districts (Section 18.14.030, Table 2-10)
 - Remove “Animal raising and keeping” and “Detached living areas” from use tables and update the footnotes to reference the appropriate accessory uses section instead (Sections 18.58.220, 18.58.120 and 18.58.060).
 - Update “Veterinary clinic, animal hospitals and kennels” for consistency with definitions.
 - Update “Key to Permit Requirements” to refer to Chapter 18.72 for Zoning Clearance procedures.
7. Allowed Uses and Permit Requirements for Special Purpose Districts (Section 18.16.030, Table 2-12)
 - Add ADUs to the OS and PF zoning district allowed uses.
 - Remove “Animal raising and keeping” and “Detached living areas” from use tables and update the footnotes to reference the appropriate accessory uses section instead (Sections 18.58.220, 18.58.120 and 18.58.060).
 - Update “Key to Permit Requirements” to refer to Chapter 18.72 for Zoning Clearance procedures.

8. River Protection Overlay District (Section 18.20.050)
 - Update reference from “Downtown Study Area” to reference the river protection area shown on the adopted zoning map.
 - Remove language related to Truckee Springs property that is no longer applicable.
9. Maximum Site Disturbance (Section 18.30.080)
 - Clarify that the exemptions from the Development Permit process apply to single-family residential uses; commercial uses are subject to the Development Permit requirements.
 - Update the formatting for clarity.
10. Setback Requirements and Exceptions (Section 18.30.120, Table 3-3)
 - Clarify setback allowances for structures that are 120 square feet in size and 10 feet in height.
11. Wetlands (Section 18.46.040)
 - Require Use Permit approval for disturbance within a wetland, consistent with Use Permit requirements in Section 18.30.050 for disturbance within proximity of a wetland.
12. Parking and Loading Standards (Chapter 18.48)
 - Remove mixed-use projects from Table 3-8 (already covered by Section 18.48.040.C).
 - Add Parking Management Plan requirements to Section 18.48.030 (General Parking and Loading Regulations) for projects with multifamily dwellings.
 - Remove reference in Section 18.48.050 (Adjustments to Off-Street Parking Requirements) to parking reductions in Section 18.58.140 that no longer exist.
13. Signs (Chapter 18.54)
 - Remove requirement that sign deviations are only allowed for a single sign/business in Sign Plan Review Requirements (Section 18.54.030)
 - Add exemption for “Sierra Sun Best of” banners in Temporary Sign Permit Requirements (Section 18.54.050).
14. Accessory Dwelling Units (Section 18.58.025)
 - Rewrite section to comply with current State ADU legislation.
 - Following the 4/21/26 Planning Commission review of the draft amendments, staff identified an additional recommended amendment to ADU Section 18.58.025.E.10.e (Design standards for ADUs in the –HP Overlay District, Windows) to allow vinyl windows on non-historic structures. This will maintain consistency with recently approved changes to Section 18.25.105.C.2.c (New construction or modifications to non-historic structures and sites), which is not ADU-specific. This change is highlighted in yellow in Draft Ordinance 2026-10, Exhibit “B.”
15. Agricultural Accessory Structures (New Section 18.58.055)
 - Move standards from residential accessory structure section to new section.
16. Animal Raising and Keeping (Section 18.58.060)
 - Reorganize section for clarity and update for consistency with the Definitions chapter.
17. Community Centers, Membership Organizations, and Public Assembly Uses (Section 18.58.090)
 - Update for consistency with definitions.
18. Mixed Use Development (Section 18.58.140)
 - Add DC and DM to zoning districts where mixed-use projects are allowed with 50% non-residential floor area.
19. Residential Accessory Uses and Structures (Section 18.58.220)
 - Clarify that detached living areas are subject to same permit requirements as the main structure.
 - Move agricultural accessory structure standards to new Section 18.58.055.
20. Zoning Clearances (Chapter 18.72)
 - Update language for consistency with Section 18.06.040 and Chapter 18.74.

21. Development Permits (Chapter 18.74)
 - Update language for consistency with Section 18.06.040 and Chapter 18.72.
22. Minor Use Permits (Section 18.76.020)
 - Remove Minor Use Permit language related to single-family residences.
23. Eligibility for Bonus, Concessions and/or Incentives (Section 18.212.050)
 - Update language to include other types of for-sale units.
24. Definitions/Glossary (Chapter 18.220)
 - Update “Accessory Dwelling Unit” definition for consistency with Government Code Section 66313.
 - Update "Animal and Raising and Keeping," “Backyard Chickens,” “Fowl,” "Household Pets" and “Livestock” definitions for consistency with Section 18.58.060.
 - Update “Floor Area Ratio” definition to clarify that same standard applies to all FAR calculations.
 - Update “Health/Fitness Facilities” definition to differentiate public and private facilities.
 - Update “Junior Accessory Dwelling Unit” definition for consistency with Government Code Section 66313.
 - Update “Kitchen or Cooking Facilities, Residential” definition for consistency with the Residential Accessory Uses section.
 - Remove “Membership Organization Facilities” definition as it is part of other definitions.
 - Update “Private Residential Recreation and Community Facilities” definition to clarify public/private facility uses.
 - Update “Public Assembly Use” definition to include civic, social and fraternal organizations.
 - Update "Veterinary Clinics, Animal Hospitals, Kennels, Boarding" definition to remove boarding and add commercial kennels.
25. Throughout Code (*Downtown Truckee Plan* references, *Government Code* and *Public Resources Code* references, Accessory Dwelling Unit subsection references, and land use table references)
 - Change “Downtown Specific Plan” references to “Downtown Truckee Plan.”
 - Update Government Code and Public Resource Code references for housing laws.
 - Update Accessory Dwelling Unit subsection references.
 - Fix table number references for land use tables.

The Planning Commission recommended approval of the Development Code clean-up amendments as proposed by staff.

Additional Development Code Clean-Up Amendment – Section 18.213.050

Development Code amendments recently went into effect that added a new section to the Code: Section 18.213.050 (Deed-Restricted Housing Project Incentives). This section includes a “Calculations and Locations” subsection for density bonus units that was erroneously left in when edits were made to address Council’s direction on the program. Since the Town is no longer doing a density bonus as part of this program, so this item is no longer relevant. Staff propose to delete this language as part of the current round of clean-up amendments.

Amendments proposed by staff are shown in Draft Ordinance 2026-09 (Attachment #1) and Draft Ordinance 2026-10 (Attachment #2).

Priority:

<input type="checkbox"/>	Enhanced Communication	<input checked="" type="checkbox"/>	Climate and Greenhouse Gas Reduction	<input checked="" type="checkbox"/>	Housing
<input type="checkbox"/>	Infrastructure Investment	<input type="checkbox"/>	Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/>	Core Service

Fiscal Impact: As proposed, there will be minimal fiscal impact to the Town in administering the amendments related to 2025 General Plan Implementation. The cost to apply the Ordinance and Resolution to individual projects would be paid for by each project proponent as part of the land use application.

Public Communication: In addition to the standard noticing requirement for Council agendas, a display notice was published in the *Sierra Sun* on Friday, May 29, 2026. The hearing date with a link to the staff report was also provided on the Town website five days prior to the Council hearing.

Attachments:

1. Draft Ordinance 2026-09 – 2026 Development Code Amendments (Noise and Clean-Up Amendments)
2. Draft Ordinance 2026-10 – 2026 Development Code Amendments (Accessory Dwelling Units)
3. Link: [April 21, Planning Commission Staff Report](#)
4. Link: [April 21, 2026 Planning Commission Minutes](#)
5. Link: [Planning Commission Resolution 2026-07](#)
6. Link: [2040 General Plan](#)