

**Town of Truckee  
California**

**ORDINANCE 2025-06**

**AN ORDINANCE OF THE TOWN OF TRUCKEE  
AMENDING ZONING MAP SHEET 12 FOR APPLICATION 2024-00000155/ZMA-LLA  
(MARKS ZONING MAP AMENDMENT AND LOT LINE ADJUSTMENT)**

**WHEREAS**, the Glenshire No. 2 subdivision created Lot A for use by the Glenshire Mutual Water Company to provide water to the subdivision; and

**WHEREAS**, Lot A was zoned PF (Public Facilities); and

**WHEREAS**, in 2002, the Glenshire Mutual Water Company was acquired by the Truckee Donner Public Utility District and the well on Lot A was decommissioned; and

**WHEREAS**, Lot A was sold to an adjacent property owner; and

**WHEREAS**, the current owners of Lot A (APN 040-120-028-000) also own the adjacent lot (APN 040-120-027-000); and

**WHEREAS**, APN 040-120-027-000 is zoned RL-X (Low Density Residential, No Further Subdivision) and is developed with a single-family residence; and

**WHEREAS**, the owners of APN 040-120-027-000 and APN 040-120-028-000 have requested approval of a Lot Line Adjustment to merge the two lots; and

**WHEREAS**, Lot Line Adjustments cannot create split-zoned parcels; and

**WHEREAS**, the Town has received an application requesting approval of Zoning Map Amendment to rezone APN 040-120-028-000 from PF to RL-X and a Lot Line Adjustment to merge APN 040-120-027-000 and APN 040-120-028-000; and

**WHEREAS**, the Planning Commission is an advisory body to the Town Council on matters concerning land use regulation and the Development Code; and

**WHEREAS**, the Planning Commission held a public hearing on June 17, 2025 on the requested Zoning Map Amendment, and adopted Resolution 2025-08, recommending approval of the Zoning Map Amendment;

**WHEREAS**, the Town Council held a public hearing on August 12, 2025 on the requested Zoning Map Amendment, and considered all public comment, testimony and evidence; and

**WHEREAS**, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and

**WHEREAS**, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time, and location of the public hearing for consideration of the Zoning Map Amendment; and

*The Town Council of the Town of Truckee Does Ordain as Follows:*

**Section 1. Enactment.** Zoning Map Sheet 12 is hereby amended as designated in Exhibit A attached hereto and incorporated by reference.

**Section 2. Findings.** The Council hereby adopts the following findings in support of adoption of this ordinance. The June 17, 2025, Planning Commission staff report and Resolution 2025-08 are hereby incorporated herein by reference and provide a factual basis for the findings.

- a. The proposed amendment is consistent with the General Plan
- b. The proposed amendment is not detrimental to public health or safety
- c. The proposed amendment does not result in a loss of residential density
- d. The proposed amendment can be supported by adequate sewer and water system capacity
- e. The proposed amendment is on a site that is physically suitable for the proposed zoning designation

**Section 3. CEQA Exemption.** The proposed amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines.

**Section 4. Summary Publication.** The Town Clerk is hereby directed to publish this ordinance in accordance with the law.

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The foregoing ordinance was introduced at a regular meeting of the Truckee Town Council held on the 12<sup>th</sup> day of August 2025, and adopted at a regular meeting of the Truckee Town Council on the \_\_\_\_ day of \_\_\_\_\_; \_\_\_\_\_ moved for the adoption, the motion was seconded by \_\_\_\_\_ and was carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
Jan Zabriskie, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Kelly Carpenter, Town Clerk

\_\_\_\_\_  
Andy Morris, Town Attorney

Attachments:  
Exhibit A – Amended Zoning Map Sheet 12

ORDINANCE 2025-06

EXHIBIT A

AN ORDINANCE OF THE TOWN OF TRUCKEE  
AMENDING ZONING MAP SHEET 12 FOR APPLICATION 2024-0000155/ZMA-LLA  
(MARKS ZONING MAP AMENDMENT AND LOT LINE ADJUSTMENT)

