



**TOWN OF TRUCKEE
PLANNING COMMISSION**

**DRAFT REGULAR MEETING MINUTES
September 21, 2021 5:00 PM**

**Town Hall - Council Chambers
10183 Truckee Airport Road, Truckee, CA**

1. CALL TO ORDER

2. ROLL CALL. Vice Chair Tarnay, Commissioner Fraiman, Commissioner Miller, Commissioner Riley.

Absent: Chair Gove

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

This is an opportunity for members of the public to address the Planning Commission on items which are not on this agenda. Please state your name for the record. Comments are limited to three minutes.

Vice Chair Tarnay opened public comment. Seeing none, closed public comment.

5. APPROVAL OF MINUTES - None.

6. PUBLIC HEARINGS (Minor Review) – None.

7. PUBLIC HEARING (Major Review)

7.1 Application 2021-00000032/DP (12885 Zurich Place Offices); Owner/Applicant: Dan Mellon; Agent: Rebecca Thayer, MWA; 12885 Zurich Place; APN 045-200-005-000; Chantal Birnberg, Assistant Planner

RECOMMENDATION

That the Planning Commission open the public hearing, receive public comment and continue the hearing to date and time uncertain. Staff is working with the applicant team to resolve Development Code, Municipal Code and Public Improvement and Engineering Standard inconsistencies.

DISCLOSURES

Commissioner

Fraiman

I know the applicant and has looked at this property years ago.

PUBLIC COMMENT

Vice Chair Tarnay opened public comment, seeing none, closed public comment

A motion was made by Commissioner Miller, seconded by Commissioner Fraiman to continue the hearing to a date and time uncertain.

The motion carried the following vote:

Ayes: Vice Chair Tarnay, Commissioners Fraiman, Miller & Riley
Noes: None
Absent: Chair Gove
Motion passed 4-0.

7.2 Application 2021-0000055/AMD (Trout Creek Recreation Center Project Amendment - Snowplay/Snowmaking); Owner/ Applicant: Tahoe Donner Association; Agent: Kate Gray, Stantec; 12790 Northwoods Boulevard; APN 044-660-001; Chantal Birnberg, Assistant Planner

The applicant is requesting approval of a Project Amendment to amend the Trout Creek Recreation Center project (Town of Truckee Application #2018-0000051/AMD; Planning Commission Resolution 2018-08), to include "outdoor commercial recreation" as a conditionally permitted use for the operation of the existing winter snow play area and the addition of two snowmaking fan guns.

RECOMMENDATION

That the Planning Commission adopt Resolution 2021-08, approving the Project Amendment, determining the project exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301 (Existing Facilities).

DISCLOSURES

Commissioner Miller

I worked for a company Stantec bought in 2008.

PRESENTATION

Assistant Planner Chantal Birnberg made a presentation based on the staff report (on file with the Town Clerk).

Applicants Kate Grey (Stantec) and Jon Mitchell (Tahoe Donner) were available for questions.

Response to Commission questions from Applicant and Town Staff:

- TDPUD's water supply has been studied extensively and sustainable yield is 22,000 Acre Feet per Year (AFY). Only one-third of the water supply is used yearly and ample underground storage is available, so the water supply is not impacted by drought. In addition, the water used during snowmaking is limited to evaporation and the rest is returned to the water system. The Truckee River Operating Agreement (TROA), which governs water use in the Truckee River Basin, says snowmaking returns 84% back to the water supply. TDPUD has approved the water use for the project.
- The capacity for the Snowplay area will ultimately be decided on by Truckee Fire and Tahoe Donner
- Staff does not have a comparison of snow making vs. golf course water usage, however the intent of the snowmaking guns is to prepare a base. It will not be used daily.
- Reclaimed water is not used for snowmaking.
- A permit would be required regardless if use was not fee-based.
- Staff believes snowmaking is a negligible expansion of use when compared to Trout Creek Recreation Center as a whole.
- The snow guns operate at 120 gallons per minute. Snowmaking guns are only on pre-season.

PUBLIC COMMENT

Vice Chair Tarnay opened public comment, seeing none, closed public comment

COMMISSION DELIBERATION

- Concern about noise impacts, appreciate the 14-day test and Condition of Approval #13.
- Commission feels good overall about the project
- Appreciate the redirection of recreation away from sensitive areas

A motion was made by Commissioner Miller, seconded by Commissioner Riley, to adopt Resolution No. adopt Resolution 2021-08, approving the Project Amendment, determining the project exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301 (Existing Facilities).

The motion carried the following vote:

Ayes: Vice Chair Tarnay, Commissioners Fraiman, Miller & Riley

Noes: None

Absent: Chair Gove

Motion passed 4-0.

8. PRESENTATIONS

8.1 Innovate Gateway; Jaime LaChance, Senior Planner & Yumie Dahn, Senior Planner

Staff noted that the Planning Commission will be reviewing the following items in the next few meetings 10/14 Innovate Gateway, 10/19 will be LUA discussion and Estates Drive affordable housing

Senior Planner Jaime LaChance gave a presentation on the Innovate Gateway project.

Commissioner Riley:

I was copied on a public comment form Eric Larson at the villager and made public. We want to elevate the voices of the community.

Staff: He asked to hold off on the comments to the public record until the draft element is available for review.

Commissioner Miller:

Can we comment on this project if it's within 500 feet of the home.

Staff: You are safe on this project. This is a strategy not an application.

Next steps slide. How is PC is involved in this.

Staff: This is a strategy not a regulatory document. The town 'should consider x,y,z.' It's not a shall or a must. All steps described will be further fleshed out in next stages like general plan update, development code updates. Finalizing streetscape is usually outside PC purview.

Council wants your input before they adopt the document.

At the October 14th meeting, the expectation is that no resolution to be adopted. We'll be collecting comments to forward to council.

Commissioner Fraiman:

The concepts were based on specific properties? This was a litmus test?

Staff: For the economic analysis. One example was highly dense 5 or 6 story buildings. Not well received. Determined not feasible. These were concepts.

Vice Chair Tarnay:

Have you compiled public input? First two workshops were virtual.

Staff: Yes, there is a separate attachment that goes in to details.

How is staff coming to recommendations?

Staff: Based on the workshops and survey results as well as the General Plan outreach.

And consistency with the Caltrans grant requirements. The draft was focused to ensure grant requirements are met.

Vice Chair Tarnay opened public comment. Seeing none, closed public comment.

9. INFORMATION ITEMS

9.1 Upcoming Commission meetings and agenda items.

10/14 Innovate Gateway, 10/19 will be LUA discussion and Estates Drive affordable housing

10. COMMISSION MEMBER REPORTS

Commissioner Miller:

Attended GPAC

Canvassed for Measure T

It's national roundabout week

Commissioner Riley:

Attended GPAC

Vice Chair Tarnay:

Attended GPAC

Attended the August 25th MHC presentation on housing needs

11. ADJOURNMENT. To the next meeting of the Planning Commission, Tuesday, October 14, 2021, 5:00 p.m. at 10183 Truckee Airport Road, Truckee, CA 96161.

Respectfully submitted,

Carissa Binkley

**Carissa Binkley,
Administrative Technician**