



River Revitalization Steering Committee Minutes

September 03, 2024, 5:15 PM

Town Hall – Administrative Center | 10183 Truckee Airport Road, Truckee, CA

1. **Call to Order – 5:15pm**

2. **Roll Call** - Chair Joan Jones, Committee Members Jan Holan, Alicia Barr, Travis Pribble, Tim Ruppert, Cory Caldwell, Stephanie Olivieri, Pam Hobday, Richard Pallante, Jeffrey Menasco, Lisa Wallace, Rolf Godon, and Councilmember Lindsay Romack.

Absent: Vice Chair Jan Zabriskie, Jessica Penman, Brian Wright,

Members of the public present: Gregg Henrikson, Katie Schaffer, Kristin Krone, Jack Guzman, Edgar Stratton, Morgan Hargrave

3. **Public Comment**

None

4. **Consent**

Vice Chair Zabriskie joined the meeting at 5:19pm

4.1 August 6, 2024 Minutes

Vice Chair Zabriskie requested to pull the minutes.

Discussion was held:

- Because we're operating in the spirit of public outreach and communication, the minutes should include summaries of what occurred.
- Meetings are recorded for those who want to dive deeper.
- Action minutes are taken, not verbatim minutes.
- It is not recommended to have this committee's minutes take a different style than Town Council.
- If links to the material that was presented could be added to minutes, it would be helpful.
- Staff agreed to add more detail to the minutes and bring the minutes back.

Public Comment

Kristin Krone: I concur with Mr. Zabriskie. More information is helpful. That's part of why I come to the meetings in person. There isn't always enough information in the packet or minutes.

5. **Presentations**

5.1 **Staff Update**

The last Truckee Thursday staff had an R2SC booth for public outreach.

6. **Discussion Items**

6.1 **Draft Plan Concept Consolidation Attachment and Process Overview**

Recommended Action: That the River Revitalization Steering Committee receive a presentation from Design Workshop to review consolidated draft plan concept and then participate in facilitated discussion.

- Staff report can be found here:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/truckeeca-meet-5c10ec08f12d414f801eb2efe1ee5592/ITEM-Attachment-001-b530a5274cd34913bf2da7f72c08c419.pdf>

- Presentation by Design Workshop can be found here:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=59737873&repo=r-6a91ddbc>

- BAE findings from interviews can be found here:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/truckeeca-meet-5c10ec08f12d414f801eb2efe1ee5592/ITEM-Attachment-001-de2bb43c841b4596a36acf7666edaa98.pdf>

Presentation was shared by Design Workshop, followed by facilitated discussion via MentiMeter.

Mentimeter results can be found here:

<https://portal.laserfiche.com/Portal/ElectronicFile.aspx?docid=59774942&repo=r-6a91ddbc>

Discussion:

- Legal non-conforming is an important tool for the plan to be successful.
- It starts with the property owners. We shouldn't be making decisions for the private property owners.
- Choose key beta sites, collaborate with property owners and move forward!
- Flexibility will be important for success.
- A near-term goal can be to work with property owners who are interested in change and help facilitate that change.
- Maps and drawings provided should have more landmarks labeled for context.
- Historic designations can be limiting and should be looked at further.
- Inflexible zoning can hinder development and revitalization.
- Yet zoning can be a tool to promote the uses the community wants to move forward with.
- There is a strong theme for river health. This conflicts with the theme of increasing buildings. This conflict should be addressed.

Public Comment

Gregg Henrikson:

- I've been in touch with the economic consultant and Design Workshop. I felt we were on the same page. I then received a drawing of my property with a short turnaround to respond. A lot of pressure on me to come up with a response. Everything we had discussed was not reflected on paper and that is why I didn't give my permission to use the design drawing of my property.
- Every bike trail is coming from my property – it would become public access and stolen from me. Nobody seems to be concerned about that at all. Realigning the road also takes my land away from me. These little extras add up to millions in extra costs for a property owner.
- Over the years our family has been crippled by planning with the weaponization of planning. Industrial land used to be flexible in California. Anything we've proposed we've been told 'no'. We've been told we can't compete with the downtown. We've been stuck in a box and that's why

it's undeveloped, rough, ugly, falling down. We didn't neglect or refuse to change. The town put us in a box.

- Pioneer Commerce Center was treated better than my industrial land with the same zoning.

Continued Discussion:

- Compensation should be provided to property owners for any 'takings'
- 75' setback on a 100' floodplain is a significant impediment to redevelopment.
- To build in today's environment would be a very high rent for the tenants.
- Pioneer Center is an example of industrial that works. Yet, there isn't that much industrial there. It could be an example to learn from.
- Our plan is like putting together a General Plan. This is a step for the community's growth.
- It's great hearing from Gregg Henrikson directly.
- We need a better understanding of industrial, light industrial, etc. The term industrial could be struck from our vocabulary. We should focus on allowed uses.
- Recommend another meeting as we're making grandiose slide deck that we haven't been able to study.
- **Staff:** To clarify, we aren't going to be taking anything from property owners. We will be working with willing property owners. Additionally, we did not include any drawings of Mr. Henrikson's property. We do not want to rush any decisions, and we are happy to continue conversations until we are on the same page.
- If we aren't careful with our decisions we could end up with no local-oriented services. Tahoe City has no tire shops because it's unaffordable. That could be Truckee in 20 years if our choices make it too expensive to operate a business. Increased rents will affect all locals that walk through the door – not just the business itself. We're already competing with Reno businesses.
- This committee needs time to review and digest the presentations before the meeting.
- Should we have more meetings before December, or extend this committee's scope beyond December? The Chair, staff and consultant will consider these options.
- Could we have a meeting with all the property owners to bring them together to hear them directly? The Chair, staff and consultant will consider this as well.

6.2 Action Team Updates

Recommended Action: That the River Revitalization Steering Committee receive updates from:

- River Health & Access Action Team:
 - Continuing to meet.
 - A preliminary set of ideas and feedback has been compiled.
 - The maps that we saw today generally reflect a lot of the site-specific considerations that the Action Team has been going over.
 - We have another category of feedback for stormwater management.
- Community Economic Vitality Action Team:
 - Our next meeting will look at the opportunity of working with willing landowners for Catalyst Projects to take concrete actions to move forward.

Discussion:

- If the Town is looking in to expanding the road or bike paths on private property it seems like the more you can subdivide larger pieces of property would increase the value of it. It needs to benefit the property owner.
- Receiver sites could become a trade with public agencies without costing tax payers money.
- Moving the road 30-60' north could make some properties no longer valuable.

Public Comment

Gregg Henrikson:

- The vitality is related to a property's ability to make money. Bike trails and parks are in direct opposition to the ability to financially develop property. This group's plans have a lot of conflicts. Economic vitality conflicts with your connectivity goal.

6.3 Sub-Committee Updates

Recommended Action: That the River Revitalization Steering Committee receive updates from:

- Receiver Site Sub-Committee Updates
 - First meeting held including all public agencies from R2SC plus Stefanie and Jessica.
 - Reviewed public agency perspective and potential available land.
- Engagement and Outreach Sub-Committee
 - Looking forward to another round of community engagement.
 - We will review what the purpose of community engagement would be.

Public Comment

None.

6.4 Committee Member Updates

None.

7. **Adjournment.** To the next regular meeting of the River Revitalization Steering Committee, October 1, 2024 5:15 p.m. at Town Hall, 10183 Truckee Airport Road, Truckee, CA.