

Town Council

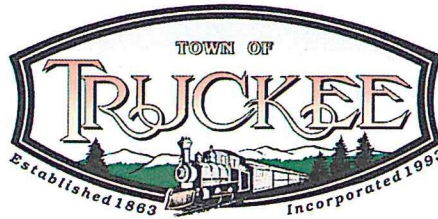
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Daniel Wilkins, Public Works Director/Town Engineer

November 10, 2014

Tahoe Donner Association
Attn: Mr. Robert McClendon
11509 Northwoods Blvd.
Truckee, CA 96161

Dear Mr. McClendon,

Thank you for your September 2, 2014 submittal of a Temporary Use Permit for weddings and special events at the Tahoe Donner Association Downhill Ski Hill. After reviewing the initial submittal, the revised submittal made in response to the comments received from the Ski Bowl Condominium Association and additional comments from that Association, the Community Development Director has determined that a Temporary Use Permit cannot be approved for the proposed uses. Rather, the Director has determined that the appropriate pathway to potentially allow the proposed uses is through consideration of an Amendment to the underlying Use Permit for the Ski Hill.

Due to the nature of comments received on the proposal in addition to the requested conditions of approval, the Director has determined that the amount of discretion required to approve this temporary use falls outside staff's authority in approving this type of permit. Further, the adjacent property owners have raised a number of concerns related to impacts of the special events which cannot adequately be addressed through approval of a staff-level Temporary Use Permit. Town staff recognizes that the Tahoe Donner Association has made a number of modifications to the original proposal in an effort to address the Condominium Associations' concerns. However, based on recent correspondence received from the Condominium Association, it appears there are significant concerns related to time limits, security and parking concerns, number and timing of events, and noise impacts from outdoor amplified music and event guests.

As proposed, the Director has determined that weddings and special events at this facility are not allowed uses under the current approval and a more thorough process would need to occur to allow Town decision makers and the surrounding property owners an opportunity to fully understand the impacts to the neighborhood from non-ski related events. Given this determination, Town staff recommends that the Tahoe Donner Association consider withdrawing the application rather than the Director issuing a formal denial of the Association's request. If the Association wishes to appeal the Director's final decision on the request, Town staff will issue a formal denial letter. Please contact me at your earliest convenience with an update on how the Association wishes to proceed. If the Association is interested in pursuing a Use Permit

Tahoe/Truckee



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Administration: 530-582-7700 / Fax: 530-582-7710 / email: truckee@townoftruckee.com

Community Development: 530-582-7820 / Fax: 530-582-7889 / email: cdd@townoftruckee.com

Animal Services/Vehicle Abatement: 530-582-7830 / Fax: 530-582-7889 / email: animalservices@townoftruckee.com

Police Department: 530-550-2328 / Fax: 530-550-2326 / email: policedepartment@townoftruckee.com

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Amendment to modify the allowed uses at the Ski Hill, please contact me and I will walk you through this process.

If you have any questions on this letter or any of the outlined processes, please feel free to contact me at (530) 582-2922 or by email at jendres@townoftruckee.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jenna Endres", with a stylized flourish at the end.

Jenna Endres
Senior Planner