



River Revitalization Steering Committee Minutes

November 05, 2024, 5:15 PM

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

1. Call to Order 5:15 PM

2. Roll Call – Chair Joan Jones, Vice Chair Jan Zabriskie, Committee Members: Jan Holan, Travis Pribble, Tim Ruppert, Cory Caldwell, Jessica Penman, Stephanie Olivieri, Pam Hobday, Brian Wright, Jeffery Menasco, Rolf Godon, Lisa Wallace and Councilmember Lindsay Romack. Alicia Barr and Richard Pallante were noted absent.

Staff Present Jen Callaway, Town Manager; Hilary Hobbs, Assistant to the Town Manager and Kayley Metroka, Administrative Technician.

Consultants Present Stephanie Grigsby, Design Workshop and Madison Pong, Design Workshop.

3. Public Comment

Greg Henrickson, property owner on river corridor: Feels like his previous comments have been ignored. Hopes going forward, this committee takes the time to discuss the zoning of the properties for the property owners in this corridor.

4. Consent

4.1 Social Media Recap

Recommended Action: That the River Revitalization Steering Committee receive a report from East River PR regarding the reach of an R2SC video recently shared by the Town on Facebook and Instagram.

A motion was made by Committee Member Lisa Wallace and seconded by Committee Member Jan Holan to approve the Consent Calendar. The motion passed and carried the following vote:

Ayes: Chair Joan Jones, Vice Chair Jan Zabriskie, Committee Members: Jan Holan, Travis Pribble, Tim Ruppert, Cory Caldwell, Jessica Penman, Stephanie Olivieri, Pam Hobday, Brian Wright, Jeffery Menasco, Rolf Godon, Lisa Wallace and Councilmember Lindsay Romack.

Noes: None

Absent: Alicia Barr, Richard Pallante

Abstain: None

5. Presentations

5.1 Staff Updates

- The last agenda item is the review and feedback of the RFI, please take the time to decide if you would like to recuse yourself.

6. Discussion Items

6.1 River Corridor Mixed Use Designation

Recommended Action: That the River Revitalization Steering Committee receive a presentation from Design Workshop including a summary of the homework responses received and participate in a facilitated discussion around River Corridor Mixed Use Designation.

- Maybe we should be looking at form-based zoning rather than use-based.
- Where would Sierra Stone or the AT&T building belong?
- Utilities? Those are essential services.
- Main concern is creating a situation where we exacerbate a legal non-conforming zone.
- We need to have a flexible approach.
- Consideration of utility masterplans as we expand on electrifications to make sure we conserve that corridor. As an example- we may need additional transformer locations.
- Single family dwellings – they seem to be something communities are phasing out of. Should we be looking at that concept of them not being in the urban core of the town?
- The minor use process through the town is a lot of work. We need more flexible guidelines.
- Where do the essential services go?
- I want us to look at what we already have downtown and not repeat what we already have. I want to add things that compliment downtown like small manufacturing businesses whose goods are sold by merchants downtown.
- Is there a way to acknowledge “river” but not “riverfront”?
- Flexibility and encouraging innovation and creativity in how we utilize the space.
- What does that mean if a property owner wants to revitalize their property?
- I wouldn’t see offices as being included, but to be flexible, maybe we do allow them.
- Both sides of the road are the river corridor and shouldn’t be overlooked.
- There is an opportunity for having multifamily housing, especially for the workforce. I think we should steer away from industrial uses, especially industrial with outdoor storage.
- I think outdoor storage is a broad category. Where is the line? For example, if someone wanted to open a kayak shop, would that be outdoor storage having their kayaks outside?
- I like the idea of form-based vs use-base.
- The form-based sounds great but, if we took this on, how equitable is this to do it in one area of Truckee and not other parts of Truckee? I can just feel the calls we are going to get from property owners and businesses feeling this is unfair to
- Wants to focus on best, most profitable and advantageous over time.
- Can incentivizing relocation have a financial offset?

Public Comment:

Greg Henrickson: Maybe a “builder-based idea” would be helpful. It is difficult to see if this is going to help or hurt. Maybe having some guidelines that help us know what will work. We need flexibility to what we can build or create in the spaces we own.

6.2 Revised River Health and Access Action Team Memo and Recommendations

Recommended Action: That the River Revitalization Steering Committee receive a presentation from Design Workshop summarizing the updated River Health and Access Team memo and recommendations and provide feedback.

Item 6.2 was deferred to the next meeting due to time.

6.3 Receiver Site Subcommittee Update

Recommended Action: That the River Revitalization Steering Committee receive a presentation summarizing the Receiver Site Subcommittee Meeting progress.

Item 6.2 was deferred to the next meeting due to time.

6.4 Draft RFI Review

Recommended Action: That the River Revitalization Steering Committee provide input on the draft RFI for Catalyst Projects.

Committee Members Jan Holan and Travis Pribble recused themselves from Item 6.4 Draft RFI Review

- I think we should say one of the goals is to comply with the General Plan.
- I would want limits on staff time and cost from the town.
- Regarding not enforcing the code- if it is a health and safety issue; I am going to want enforcement and not sure if we can waive that.

Staff responses:

- If we add in the requirement to comply with the general plan, that will take away the flexibility this committee is asking for.
- River health principles and goals – maybe we can work that into the “partnership agreement”.
- Staff cost limits- this is another place we might be able to work into the “partnership agreement.”
- Does the Development Code address any Health and Safety issues?
 - In the Code Compliance section, it talks about nuisances and things that are not compliant with the building code. Things do not get resolved immediately, but we do create a plan of approach on how to respond to each code violation. The code gives us the flexibility to identify if it is a life and safety issue.

Committee Members Feedback

- Consistency issue with the General Plan and Development Code.
- Ensuring this isn't an endless process and has a clear timeline and resources we are committing to.
- I think it should be open to everybody but cap the time and dollar amount spent based on the size of the property.
- Yumie in the Town of Truckee Planning Division was very helpful by offering alternative options instead of just saying no.
- Properties that would lead to workforce housing. (add it on page 63 under potential project types)
- Town and property owners would come to an agreement and acknowledge working through that with the partnership agreement.

Public Comment:

Greg Henrickson: I think the discussion regarding what is going to be proposed is good and to me, is done already. To me, there needs to be trust and I would apply right now if I could trust that my application wouldn't be looked over for something more profitable.

Committee Member Pam Hobday departed at 6:55 PM

Proposed RFI Amendments:

- **Page 61: Add specifics to the Partnership Agreement.**
- **Under "Eligibility" add "all eligible properties per below will be interviewed."**
- **River Health Principles and Goals – reference what has been provided and include a link.**
- **Acknowledgement of the partnership agreement – outline the limits on time and cost that will be allocated to each project site.**
- **Regarding Life and Safety – if there are significant health and safety concerns those are exempt, and we can try to work those questions into the interview process.**
- **Under "Eligibility," Vacant Properties and Unhabitable Housing is eligible**
- **Add "workforce housing" to the potential project types.**
- **Add what Council is approving on the January 28th meeting.**
- **Town Support, incentives and existing town programs and being eligible to use those. Clarify the specifics of each property will be agreed upon in Partnership Agreements.**

A motion was made by Councilmember Lindsay Romack that was seconded by Committee Member Jessica Penman to approve the RFI as amended above. The motion passed and carried the following vote:

Ayes: Chair Joan Jones, Vice Chair Jan Zabriskie, Committee Members: Cory Caldwell, Jessica Penman, Stephanie Olivieri, Brian Wright, Jeffery Menasco, Rolf Godon, Lisa Wallace and Councilmember Lindsay Romack.

Noes: Tim Ruppert

Absent: Alicia Barr, Richard Pallante, Pam Hobday

Abstain: None

Recused: Jan Holan, Travis Pribble

6.5 Committee Member Updates

- 7. Adjournment** 7:24 PM To the next regular meeting of the River Revitalization Steering Committee, December 3, 2024, 5:15 p.m. at Town Hall, 10183 Truckee Airport Road, Truckee, CA.

Kayley Metroka, Administrative Technician
Commission Secretary