

**TOWN OF TRUCKEE**  
**California**

**RESOLUTION 2025-11**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ADOPTING A  
MAP IDENTIFYING ELIGIBLE BY RIGHT HOUSING SITES PER DEVELOPMENT CODE  
CHAPTER 18.217**

**WHEREAS**, on August 13, 2019, the Town Council adopted the 2019-2027 Housing Element, thereby establishing goals, policies, and programs to further State and local housing goals; and

**WHEREAS**, a number of actions and programs in the Housing Element are to be implemented through the Development Code and will require amendments to the Development Code; and

**WHEREAS**, as part of the Housing Element, the State required that the Town include a program that allows, by right, housing in which at least 20% of the units are affordable to lower-income households on certain properties that were identified in previous Housing Elements (Government Code 65583.2); and

**WHEREAS**, the adoption of ordinances including Development Code amendments requires action by the Town Council and the Planning Commission is charged with responsibility of reviewing the draft amendments and forwarding a recommendation to the Town Council on the adoption of the amendments; and

**WHEREAS**, the Town of Truckee Planning Commission, at a duly noticed public hearing on December 17, 2024, adopted Resolution No. 2024-13 recommending approval of the incorporation of Development Code Chapter 18.217 (By Right Housing) in Title 18, Development Code, of the Truckee Municipal Code and adoption of the Map of Eligible By Right Housing Sites by resolution, and adopting findings in support of said actions; and

**WHEREAS**, on or about January 17, 2025, an 1/8<sup>th</sup> page public notice was published in the *Sierra Sun* and forward to all other interested persons, including the property owners of the identified eligible sites, informing the public of the date, time, and location of the public hearing for the Council's consideration of the adoption of an eligible by right housing sites map; and

**WHEREAS**, the Town Council held a public hearing on the matter at its regularly scheduled Town Council meeting beginning and ending on January 28, 2025 and considered all information, and public comment related thereto; and

**WHEREAS**, to meet this State requirement, the Town Council amended the Development Code to allow, by right, housing units that are consistent with Government Code Section 65583.2 on eligible sites by adopting Ordinance 2025-01, which included a new By Right Housing Ordinance under Development Code Chapter 18.217 (By Right Housing); and

**WHEREAS**, the new By Right Housing Ordinance references a Town Council resolution to identify the eligible sites; and

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**NOW THEREFORE BE IT RESOLVED**, the Town Council of the Town of Truckee hereby adopts the Eligible By Right Housing Sites Map referenced in Title 18, Development Code, of the Truckee Municipal Code, Chapter 18.217 (By Right Housing), as set forth in Exhibit "A", attached hereto and incorporated herein; and

**BE IT FURTHER RESOLVED**, this resolution and actions contained herein shall not become effective unless and until Ordinance No. 2025-01 becomes effective in accordance with the Town Municipal Code and State Law; and

**BE IT FURTHER RESOLVED**, the Council hereby adopts the findings set forth in Exhibit "B", attached hereto and incorporated herein, in support of the adoption of the Eligible By Right Housing Sites Map:

The foregoing resolution was introduced by \_\_\_\_\_, seconded by \_\_\_\_\_, at a regular meeting of the Truckee Town Council, held on the 28th day of January, 2025 and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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

**ATTEST:**

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

**Attachment:**

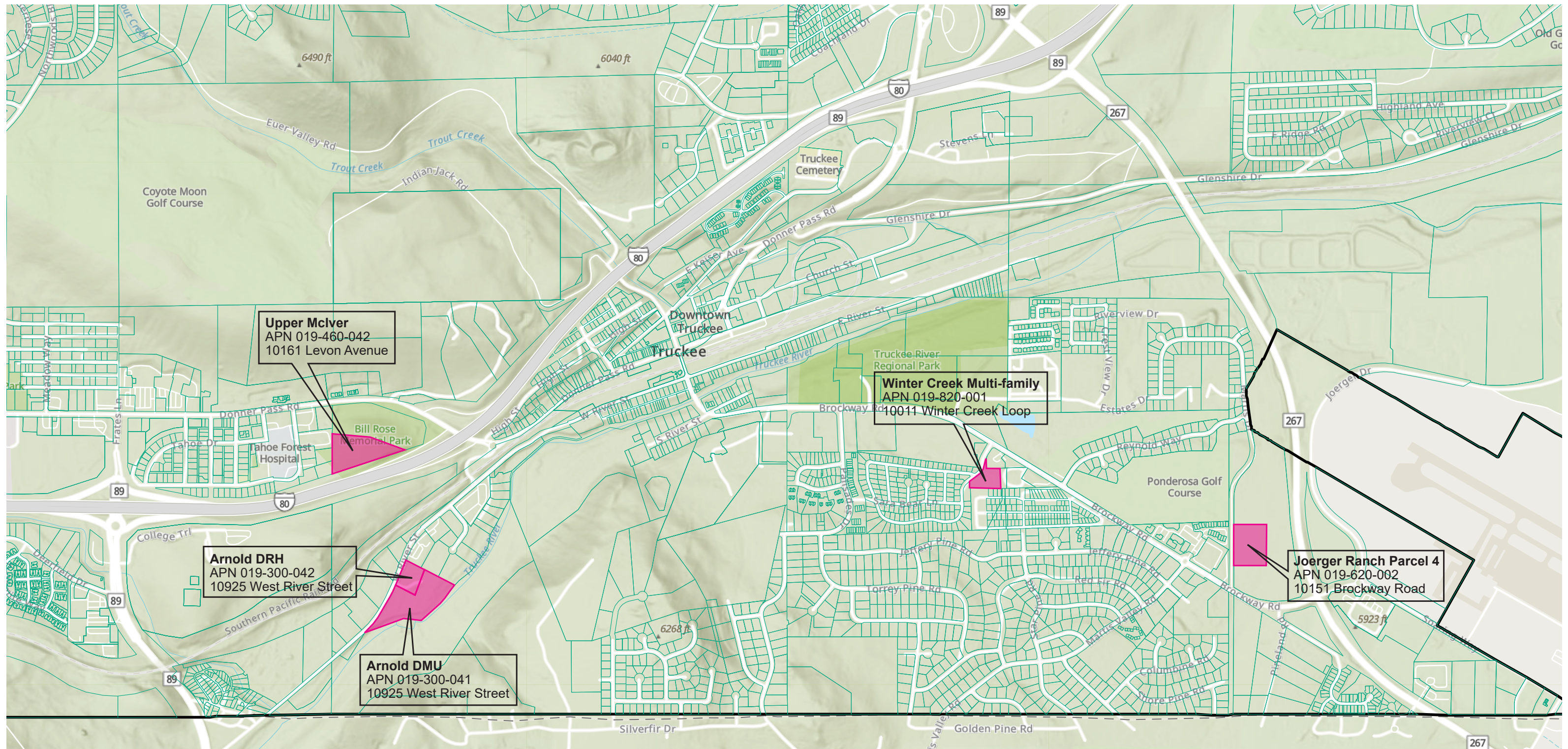
Exhibit A – Eligible By Right Housing Sites Map  
Exhibit B – Findings

**RESOLUTION 2025-11**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ADOPTING AN  
ELIGIBLE BY RIGHT HOUSING SITES MAP PER DEVELOPMENT CODE CHAPTER 18.217**

**EXHIBIT "A"**

**ELIGIBLE BY RIGHT HOUSING SITES MAP**



**Locations of the By Right Housing Sites Identified in the 2019-2027 Housing Element**

## **RESOLUTION 2025-11**

### **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ADOPTING AN ELIGIBLE BY RIGHT HOUSING SITES MAP PER DEVELOPMENT CODE CHAPTER 18.217**

#### **EXHIBIT “B”**

#### **FINDINGS**

The Council hereby adopts the following findings in support of adoption of this resolution. The January 28, 2025 Town Council staff report and meeting minutes, and the October 29, 2024 and December 17, 2024 Planning Commission staff reports and meeting minutes are hereby incorporated herein by reference and provide a factual basis for the findings.

1. The proposed by right housing sites map directly implements and is internally consistent with the goals, policies, and actions of the 2019-2027 Housing Element, the 2040 General Plan, the Downtown Truckee Plan, and the Joerger Ranch Specific Plan; and
2. The proposed by right housing sites map would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
3. The proposed by right housing sites map ensures consistency with the State of California Government Code Section 65583.2 and Development Code Chapter 18.217, By Right Housing.