REGULAR MEETING MINUTES - FINAL
6:00 PM, Thursday, March 14, 2019
Tahoe City Public Utility District
221 Fairway Drive
Tahoe City, CA 96145

1. Call to Order
ROEDER called the meeting to order at 6:00 PM. A quorum was established.
MEMBERS PRESENT: Roeder, Fulda, Chillemi, McFadden, Steakley, Lyans, Lutkemuller, and Hill
MEMBERS ABSENT: None
STAFF PRESENT: Romack and Friedman
PUBLIC: 3

2. MAC Member Introductions

3. Approval of Agenda for March 14, 2019
CHILLEMI/LUTKEMULLER/UNANIMOUS

4. Approval of Minutes of November 8, 2018
CHILLEMI/ROEDER/Carried with abstentions from Hill, Steakley, and Lyans

5. Reports
   A. Supervisor/Tahoe Field Representative Reports
Supervisor Montgomery sent her regrets through Romack for not being able to be here tonight. Governor Newsom appointed Montgomery to head a Forest Management Task Force beginning April 2, 2019. The Board of Supervisors will appoint her replacement. Applications are available on the County’s website and due by March 29, 2019. Romack reviewed the policy regarding RAC member appointments with a new Supervisor.

The Capital Projects Advisory (CAP) Committee is accepting applications for Transient Occupancy Tax funding. This year there are approximately $3.1 million to be granted and applications are due April 2, 2019.

The Placer County Charter is being reviewed this year. Each Supervisorial District selects one committee member to join community members for the once-every-five-year review. Applications to serve are due April 21, 2019.

The special election for the State Senate seat vacated by Ted Gaines is on March 26. Romack announced NTRAC member John Jewett has resigned, leaving a vacancy on the Council.
B. Community Reports
North Tahoe Fire Protection District PIO Erin Holland reported the District has responded to three structure fires in a 10-day span. Mutual response from other districts has made a big difference and insures the community is fully protected. The unmanned aerial system is being expanded.

Allyson Pero from the Placer County Sheriff’s Office reported the last couple of weekends have been busy. PCSO participated in Snowfest.

Stacie Lyans introduced herself as the new PIO/Community Relations Analyst for Tahoe City Public Utility District. The Winter Sports Park is closing soon for the transition to golf.

C. NTRAC Member Reports
Fulda said the County has been good about sending out notifications when the Gasex exploders will be used. There will be a community meeting on March 26 about the system. Fulda heard from an Alpine resident who was disappointed Fulda is voting to support the Alpine Sierra project.

Chillemi reported there was a good turnout of residents and visitors at the meeting regarding the Eastern Gateway Redevelopment. That project will establish the future of Kings Beach for the next 15-20 years and could bring up to 2000 people to the town center during high season. Chillemi described some of the discussions held at the meeting, including what percentage of the project is residential versus retail. This project has more residential on the lakeside, which was not called for in the Area Plan Update. The balance does not meet the vision of the community.

Steakley said the Kings Beach grid had a lot of challenges with the snow and rain. There were a lot of issues with standing water and ice dams in drainage areas. She feels it would be good for NTRAC members to understand standard snow removal procedures.

Lutkemuller feels traffic has been worse than ever on weekends this winter. She heard stories of it taking hours to get around. Lutkemuller announced the Historical Society is hiring a full-time events coordinator.

Hill noted the Open House on March 18 to consider the Nahas project. Tickets are on sale for the Tahoe City Food and Wine Classic, scheduled for June.

6. Public Comment
There were no comments on items not on today’s agenda.

7. Council Action to Be Taken
A. Selection of 2019 Chair and Vice Chair
Motion to appoint Lyans as Chair and Fulda as Vice-Chair of NTRAC for 2019.
LUTKEMULLER/HILL/UNANIMOUS
8. Information Items
   A. Tahoe City Firehouse Properties Update
      County staff will provide an update on the Tahoe City Firehouse Properties including the status of the feasibility study being conducted by HSP Consultants. Presenter: Suzy Vose, Real Estate Services, Placer County
      Vose provided history of the project. The County has contracted with a consultant to evaluate the feasibility of the Siren Arts and Commonwell proposals, the two considered to be the most viable. Vose explained the scope of work of the consultant, which includes consideration of the highest and best use of the property. There were meetings held last week with the Tahoe City Downtown Association, the North Lake Tahoe Resort Association, Placer County, and the two applicants. The final report should be out this summer.

      Discussion followed as the Council asked questions clarifying the presentation. Fulda asked if there will be public meetings at the end of the financial analysis. Vose said no, but that would be a good idea. Chillemi suggested public meetings are essential to the long term success of the project. McFadden and Hill agreed.

      The topic was open to public comment. Bob White from Tahoe Marina Lakefront said the Association is supportive of developing west Commons Beach in a way that supports the community and Commons Beach. The Parks Master Plan focuses on alignment of the bike trail between Commons and the wye. He asked that the area be considered as a whole and not in pieces.

   B. Eastern Placer County Housing
      Placer County Executive Office will provide an update from the Housing Workshop held with the Board of Supervisors in January as well as other actions Placer County is taking to increase housing options in Eastern Placer County. Presenter: Jennifer Merchant, Deputy CEO, Placer County
      Merchant reported the January Workshop with the Board of Supervisors included an update on the Housing Work Plan, which was approved in September 2018. She reviewed the components and tasks identified in the Plan, specifically those that impact this area, including funding, resources available, and legislative advocacy.

      Merchant updated the group on the plans for the 11.4 acre Nahas property the County is purchasing. The goal is to address the regional need for local achievable housing by creating a mix of housing to serve a variety of needs and income levels. A developer was selected who proposed 192 apartments and 14 “affordable by design” single family residences. Merchant described the formula used to calculate the housing mix with incomes. The final design will depend on a number of components, including financial feasibility.

      Merchant showed the group the presentation given to the Board of Supervisors regarding the Mountain Housing Council, the priorities the group is charged with and strategies to achieve a
housing to serve a variety of community demographics. MHC is comprised of 29 partners representing public agencies, ski areas, and other community members. Included in their meetings is consideration of long-term funding and combining regional efforts. The MHC is in the second of a three year effort. Merchant described the Deed Restriction Acquisition Program being utilized in the Town of Vail and how it can be used in this area.

Merchant answered questions clarifying the development of the Nahas project, the Mountain Housing Council, code enforcement and requirements of secondary units, and a possible deed restriction program. During a lengthy discussion, McFadden voiced concern that she has heard the Nahas proposal is not what was discussed last summer. She suggested an opportunity for ownership of units such as condominiums or townhomes would be more in keeping with earlier discussion to serve the “missing middle” who may want to become homeowners.

The topic was open to public comment. Jack Venable asked for clarification of the deed restriction.

9. Action Item
   A. Countywide Park and Trail Master Plan
      NTRAC is being asked to make a recommendation to the Placer County Planning Commission on the draft Countywide Park and Trail Master Plan. Staff will provide an overview of the final draft of the proposed Countywide Park and Trail Master Plan, which is anticipated to be presented to the Placer County Planning Commission for action in the spring and to the Placer County Board of Supervisors for final action in the summer. Staff’s presentation will also include a discussion of revisions made to the plan based on previous input from NTRAC and community members.

      Presenter: Andy Fisher, Placer County Parks Division
      Fisher presented the draft Plan and said that tonight he is asking for feedback. More information and an opportunity for further comment can be found at placerparksplan.com.

      Fisher reviewed the key principles identified in the Plan, including working with partners to deliver amenities and initiatives for mapping, communication, programming and coordinating volunteers. He noted challenges with funding on-going and long-term maintenance of facilities. The projects identified in the Plan were developed into Tier 1, Tier 2, and Aspiration. Projects identified proponents and anticipated costs. Project recommendations specific to Tahoe include a connected, paved trail system, snow removal on paved trails, improved beach access and dog parks.

      Discussion followed as the Council and public clarified components of the Plan and offered comment.

      There was comment, including from NTFPD PIO Holland and Battalion Chief Simons, cautioning of the tipping point between providing more and more amenities and exhausting resources and emergency response.
Motion to recommend approval and adoption of the Countywide Park and Trail Master Plan, noting comments made this evening. ROEDER/HILL/UNANIMOUS

10. Future Agenda Items
   - Short term rentals
   - TOT
   - Base to base gondola
   - Placer County TDM Strategies Project Update

11. Adjournment at 9:03 PM to the next regular meeting on April 11, 2019 at the North Tahoe Event Center, 8318 N Lake Blvd, Kings Beach, 96143

Respectfully submitted,
Judy Friedman
Recording Secretary