



COUNTY OF PLACER  
NORTH TAHOE  
REGIONAL ADVISORY COUNCIL  
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**MINUTES OF THE REGULAR MEETING OF  
NORTH TAHOE REGIONAL ADVISORY COUNCIL  
July 14, 2016  
Tahoe City Public Utility District Board Room  
221 Fairway Drive in Tahoe City, California**

**1. Call to Order**

DRAKE called the meeting to order at 6:01 PM. A quorum was established.

MEMBERS PRESENT: Roeder, Lutkemuller, McFadden, Drake, Jewett, and Fulda

MEMBERS ABSENT: Hill, Chillemi, and Kupec

STAFF PRESENT: Montgomery, Kastan and Friedman

**2. MAC Member Introductions**

Everyone introduced himself or herself.

**3. Approval of July 14, 2016 Agenda**

**ROEDER/LUTKEMULLER/UNANIMOUS**

**4. Approval of Minutes of June 9, 2016**

**ROEDER/MCFADDEN/UNANIMOUS**

**5. Supervisor / Tahoe Field Representative Reports**

SUPERVISOR MONTGOMERY noted the Bastille Day Celebration in Nice, France today that killed at least 70 people and the recent killings of five Dallas Police Officers and members of black communities around the country. She asked for a moment of silence in remembrance of the lives lost.

**A. Speak Your Peace**

MONTGOMERY reminded the group of the Speak Your Peace initiative and reviewed the nine "rules of civility." She asked everyone to be mindful of them when working with each other.

MONTGOMERY reported on recent actions taken by the Board of Supervisors. The Board voted 3:2 to prohibit all outdoor marijuana medical and private grows. The Board heard a presentation from the University of Warwick, which is moving forward with building a campus in western Placer County. The campus should be open in two years and will offer two graduate programs. The County is initiating a Flash Vote so the public can weigh in on issues. The Board approved putting the proposed County transit sales tax measure on the November ballot. The 3% of revenue anticipated to be realized from the Basin will be used on projects in the Basin.

At its recent meeting, the Placer County Planning Commission recommended denying the proposed Martis Valley West project. The Board of Supervisors will consider the issue at its September 13 meeting.

## 6. Community Reports

MELINDA MAHLER of Placer County Sheriff's Office reported there were fewer than 12 arrests over the 4<sup>th</sup> of July weekend, which is down quite a bit from previous years. There was a small Blue and Black Lives Matter march recently that went well.

## 7. NTRAC Member Reports

ROEDER reported there was solid traffic on Highway 267 from Kings Beach to Northstar on July 3. MCFADDEN added that the traffic went all the way to Truckee on July 5.

JEWETT announced the Wanderlust event at Squaw this weekend.

FULDA recently attended a meeting of the Granite Chief Wilderness Protection League. There was a good presentation about the proposed Base-to-Base Gondola. There were a lot of questions about the alignment options and economic viability of only operating it in the winter. People wondered if the expenditure could only be justified by eventually adding summertime use.

## 8. Public Comment

ELLIE WALLER reported the Planning Commission will hear the Village at Squaw Valley project on August 11. She noted a recent opinion in the newspaper about VRBO rentals in the area. Rental companies generally advise guests about issues such as trash and bears, but VRBO and other on-line rental site probably do not. Also, WALLER wondered if those properties pay TOT. She suggests an ordinance to govern on-line rentals. MONTGOMERY said she has a meeting coming up about that issue.

ERIN CASEY from the Placer County CEO's office introduced herself. She is an analyst and will be focusing on tourism, visitor services, and capital investment in North Tahoe.

## 9. Action Item

- A. Recommendation on a request for 100K in Park Dedication Fees for the Tahoe City Community Ice Rink – the proposed ice rink will be located at the Tahoe City Winter Sports Park (Tahoe City Golf Course) adding a non-snow dependent recreation amenity to the existing sledding hill and cross country skiing operation. The rink will be 80' x 50' of a modular construction. It can be constructed and de-constructed seasonably, as well as expanded as needed/desired. The project budget includes the rink, chiller, utility infrastructure and other equipment for a complete skating operation – Andy Fisher, Senior Planner, Placer County Parks and Grounds and Bob Bolton, Director of Parks and Recreation, Tahoe City Public Utility District**

ANDY FISCHER introduced MIKE HELLMAN, new to the Parks department. FISCHER gave a presentation about Park Dedication Fees, reminding the group how the Fees are funded and recent expenditures. There is currently \$153,585 in the Area 2 fund.

BOB BOLTON from Tahoe City Public Utility District said there is a plan to add a modular 50'x80' ice rink to the Winter Sports Park at the Tahoe City Golf Course. Current winter activities at the Park include cross-country and snow shoeing trails and a small sledding hill. An ice rink will add a non-snowfall dependent activity for residents and visitors. The \$100,000 request will help leverage fund raising efforts. BOLTON's presentation included illustrations of the proposed rink, funding raised to date, and potential uses for the rink. TCPUD is committed to ongoing maintenance and operations. Tonight's request is for construction and installation.

BOLTON answered questions clarifying the size of the rink, saying the floor is modular and will be removed in the spring. The ice is produced through a closed system using food grade brine on a sand like base that can be re-sodded in the spring for golf. The rink will be not be large enough for regulation hockey but can be used for broom ball and lessons. TCPUD hopes to recoup operational costs through fees and rentals. The project has gone through the required CEQA process.

The topic was open to public comment.

SAM RUDNICK asked about parking and ingress and egress. BOLTON said the County is reviewing a proposed parking plan. The ingress and egress would be in the same paved area as currently used for Golf Course access.

ELLIE WALLER asked about a Capital Replacement Plan for the project. She asked questions clarifying the lifespan for the equipment and if there have been other public meetings. BOLTON said there is no CRP at this point. He noted the many public meetings that have been held.

SAM RUDNICK asked if this is a project of TCPUD or the Golf Course partners. BOLTON said this is a project of TCPUD, however the Tahoe City Downtown Association was a joint-applicant in the TOT funding request, which was approved.

JAN BRISCO asked if coverage is required for this project. BOLTON replied the rink is not permanent so no coverage is required. The project is currently being reviewed by TRPA.

SAMIR TUMA said this project offers another service to allow Tahoe City to compete with Squaw and Northstar. It will be a fantastic amenity for the community and bring vitality to town. He supports the request.

CAROL WHITE asked how it compares with the Squaw rink. The Squaw rink is Olympic sized.

Public comment was closed. The Council considered the request and asked questions clarifying Park Dedication Fees in general and this project specifically. There were some concerns regarding maintenance costs. FULDA stated that because TCPUD is behind the project, he is less concerned because of the strength of that organization.

**Motion to recommend allocating \$100,000 from Area 2 Park Dedication Fees for the Tahoe City Community Ice Rink. ROEDER/JEWETT/UNANIMOUS**

## **10. Information Non-Action Items**

### **A. North Lake Tahoe Area Services, Programs and Projects – an update about delivery of services and programs and project development and implementation in the North Lake Tahoe portion of Placer County – Jennifer Merchant, Deputy CEO – Lake Tahoe, Placer County Executive Office**

JENNIFER MERCHANT presented an update of the Tahoe Budget Analysis using FY 2013-2014 data on revenues and expenses for the east side of Placer County. According to the 2010 census, permanent population has decreased, but visitation to the area has increased. Although the numbers are not yet finalized, anticipated TOT collections are expected to much higher for FY 2015-2016 because of the good winter.

MERCHANT'S presentation gave information regarding County employees and services in the area compared with the County's overall employees and services. She reported that the partnership with the Town of Truckee for the animal shelter is going well, with personnel having more time to spend in the field and a savings of over \$75,000 six months into the program.

MERCHANT said the bottom line is the County is increasing services to meet changing population needs while achieving environmental goals. She answered questions from the Council and the public clarifying the presentation.

**B. The North Lake Tahoe Economic Incentive Program Guidelines and Procedures – an introduction to the new Economic Incentive Program which incentivizes mixed-use lodging development in the Tahoe City and Kings Beach town centers - Chris Perry, Special Projects Manager – Lake Tahoe, Placer County Executive Office**

CHRIS PERRY said the Economic Incentive Program has been in production since a February 2015 report on Economic Development Incentives for North Lake Tahoe Town Centers came out. Town Centers are defined as Kings Beach and Tahoe City. Challenges to development in those areas include a confusing permitting system and high development costs. When the 2015 report was issued, the Board of Supervisors adopted five recommendations to incentivize economic development, which led to the Guidelines and Procedures approved in April 2016. PERRY reviewed the incentives and the application submitted by developers to see if they qualify for them. The applications are scored based on a sliding scale. Catalyst projects are those requiring at least 40 Transient Accommodation Units (TAUs), which are a function of TRPA in the basin only. Discussion followed regarding application requirements, fees, and available TAUs.

The topic was open to public comment and additional clarifying questions were answered.

**11. Future Agenda Items**

- Tahoe Basin Area Plan draft EIR

**12. Adjournment at 8:27 PM to next regular meeting on August 11, 2016 at the North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, California.**

Respectfully submitted,  
Judy Friedman, Recording Secretary