



April 24, 2018

The Honorable Carolyn Wallace Dee, Mayor
The Honorable David Tirman, Vice Mayor
The Honorable Jessica Abrams
The Honorable Patrick Flora
The Honorable Morgan Goodwin

Truckee Town Council
10183 Truckee Airport Road
Truckee CA 96161

RE: Agenda Item 7.4 - Direction on Land Use Application Processing During General Plan Update – Consideration of a “House Truckee First Strategy”

Mayor Wallace Dee and Council Members:

Thanks and praise to Town staff for the time and thought given to finding an alternative to a moratorium. Town staff tried to be responsive to our concerns and we appreciate that very much.

We respectfully request more information be provided between now and the May 8 meeting where a final decision is made. This will allow the community more time to understand the issue and options and also allow all Council members to be present. We consider this decision to be one of the most important decisions the Council has made in the last five years.

OPTION 1

Staff report description: planning staff would continue to process all land use applications independent of the General Plan Update process. Building permits are issued status quo.

CATT: We support Option 1

We can defend the existing process when followed correctly. It allows community concerns to be heard and has resulted in project changes. Truckee’s public engagement process has features specifically included to engage the community (500 foot noticing radius, billboard notice, website posting of public comment, etc). The recent actions challenging grocery stores is an example of how the process can address community concerns. And when we are done with the GPU, the existing process will still be used to address community concerns.

OPTION 2

Staff report description: Council adopts an urgency ordinance (moratorium) to pause the review of certain land use permit types with a very limited / defined scope. Building permits are issued status quo.

CATT: We strongly oppose Option 2

In our opinion, there is no emergency or crisis that warrants such extreme action. Cherry picking certain land use permit types appears arbitrary and capricious.

OPTION 3

Staff report description: "House Truckee First Strategy" whereby the dialogue on community housing opportunities occurs first in the General Plan Update timeline/process. Housing moves to the "front of the line" in the General Plan Update and housing proposals are considered and prioritized. Non-residential projects are processed status quo. Building permits are issued status quo.

CATT: We can support the concept of Option 3 with CATT SUGGESTIONS/COMMENTS

We strongly agree that housing should be the focus on the GPU. It is definitely needed. The land use assessment and community workshops will take considerable time and energy. This focus on housing should not be delayed.

However, going down this path (Option 3) is raising trust issues and generating controversy and fear. It's hard enough to get through the Truckee planning process as it is. We are concerned that Option 3 becomes a tool to stop a project.

Our goal is to prevent a unilateral change to any land use designations, densities, etc. for a "pending" application. "Pending" means submittal of a pre-application.

SUGGESTIONS/COMMENTS on Option 3

- 1) Need a filter or screen to decide which areas, parcels, or projects should be included
 - o Major Housing only (need to define what major means, what about mixed use?)
 - o Conceptual projects are exactly the type of projects which should be included because upfront costs/risk are minimal and the potential benefit to the town and the owner are significant
 - o Is there a distinction between "major" vs. "minor" GP amendment or zoning change (if yes, need to clarify)
 - o No pending project, even those with a GP amendment or zoning change, should be in Option 3 unless the owner agrees because the owner has already invested time and money in land purchase, planning, and design and has submitted an application in good faith (make voluntary, don't change the rules in mid-stream – insure fairness – avoid "popularity zoning")
 - o What if the Town receives 50 requests from owners or community members for areas/parcels/projects to be reviewed through Option 3? (need a way to evaluate requests, be proactive, everyone should know ahead of time how this will be handled)
 - o What if the owner does not want to participate in Option 3 but the Option 3 analysis and community dialogue produces a different project for the same parcel? (need to define how a decision is made and who are the decision makers, is the Town willing to purchase the parcel to resolve the difference, also present a timeline for this scenario, does owner have to wait longer to get a decision?)

- 2) Need a six month check-in to Town Council on identified areas/parcels/projects and owner response

Thank you for this opportunity to share our thoughts on various options for processing of land use applications during the General Plan Update. Please do not hesitate to contact me (530.550.9999 or pat@ca-tt.com) if you have any questions.

Sincerely,
CONTRACTORS ASSOCIATION OF TRUCKEE TAHOE



Pat Davison
Government Affairs Manager