



# TRUCKEE TAHOE AIRPORT LAND USE COMMISSION

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DANIEL B. LANDON, Executive Director  
Nevada County Transportation Commission  
Truckee Tahoe Airport Land Use Commission

Files: 40.2.1

## MEMORANDUM

TO: Truckee Tahoe Airport Land Use Commission

FROM: Daniel B. Landon, Executive Director 

SUBJECT: Executive Director's Report

DATE: October 14, 2016

Staff has reviewed the following projects since the previous Executive Director's Report presented at the March 31, 2016 Truckee Tahoe Airport Land Use Commission (TTALUC) meeting:

### LIBERTY UTILITIES 650 LINE UPGRADE

This project proposed to install four utility poles approximately two miles southeast of the airport within the "Height Review Overlay Zone" in Compatibility Zone E. The project was reviewed, it was determined that it did not have any characteristics that are likely to result in inconsistencies with the compatibility criteria in the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP), and it was approved by the TTALUC Executive Director.

### TOWN OF TRUCKEE DEVELOPMENT CODE AMENDMENT

The Town of Truckee planned to modify its Development Code to allow high-density multi-family dwellings within the Downtown Visitor Lodging (DVL) zoning district. The DVL zoning district is located within Compatibility Zone D. TTALUCP Policy 3.1.3(b)(2) provides two options for residential densities within Compatibility Zone D. The high density option requires densities greater than five units per acre. The amendment called for a minimum of 16 units per acre. Therefore the density was consistent with TTALUCP policy. The project did not have any characteristics that are likely to result in inconsistencies with the compatibility criteria and it was approved by the Executive Director.

### TRIUMPH DEVELOPMENT HOTEL AND RESIDENTIAL PROJECT

The applicant for this project (Triumph Development) proposes to construct a mixed use project on East Jibboom Street that includes a 76,500 square foot three story hotel with 127 rooms and five three-story apartment buildings with 138 rental units in the Truckee's Downtown Visitor Lodging zoning district and within Compatibility Zone D. The project was reviewed and it was determined that it did not have any characteristics that are likely to result in inconsistencies with the compatibility criteria in the TTALUCP and was approved by the TTALUC Executive Director.

### PALISADES MULTI-FAMILY PROJECT

The applicant (Capital Palisades, LLC) proposes to construct two multi-dwelling buildings, with two attached units, for a total of four 3-bedroom residential units on Palisades Drive in Truckee. The project is located within Compatibility Zone D. The project was reviewed and it was determined that it did not have any characteristics that are likely to result in inconsistencies with the compatibility criteria in the TTALUCP and was approved by the TTALUC Executive Director.

### FUTURE PROJECTS

We have received notice that the following projects are in the “pipeline”, but are not ready for TTALUC review at this time:

- Sutton Residential Properties, East River Street, Town of Truckee.
- Raley’s Center, Joerger Ranch Specific Plan, Town of Truckee.