TOWN HALL MEETING NOTES 10-17-12

Q: How did you pick the team members and do they represent the team areas?

A: Solicited application and receive 67 applications. The County vetted the applications and sent to them to various organizations throughout the basin for input. The intent was to get a cross section of the community and to create balanced teams. The teams were ultimately confirmed by the Planning Director.

Q: It is my understanding that stakeholder standards were changed after the fact and community was not advised.

A: I am not aware of standards being changed. The stakeholder teams were based on business ownership and residency. I am aware of one person who moved and may have returned and was chosen. Currently, two vacancies exist. Now that the teams are through the land use work and will move into new topics in January, we will be able to fill the vacancies.

Q: Who will fill the vacant positions?

A: The County will review eligible list at later date.

Q: There's a lot of money going into this. I'm not clear that any standards will be maintained since TRPA standards have not yet been set.

A: The County found value in launching this program and much funding has been through grant funds which offset County costs. The County continues ongoing coordination with TRPA to ensure consistency, and involvement of consultants shared by TRPA will ensure that the standards we are drafting will be consistent with the RPU. While there may be areas where changes must occur, they must also be approved by BOS. Those changes may or may not result in TRPA support and could provide opportunity for changes.

Q: Do you consider nonresident property owners a stakeholder?

A: Yes, we have one right now. First priority was resident as directed by our Board.BOS also directed us to consider nonresident property owners. County values second home owners.

Q: Were nonresident property owners second class? No.

Q: How can the planning process be trusted after numerous public forums and the communities outcry of negative opinion about prior projects that the County ended up approving anyway?

A: The County values your input and participation and wants your trust.

Q: I've been going to meetings for years. It can be discouraging when you go and comment and make no progress or get any pay off. It just keeps dragging on. Is there a limit, will we actually get sidewalks Kings Beach?

A: This is policy work and required by the State and this program needs to move forward and we have enthusiastic teams doing good work. Kings Beach standards will be folded in.

Q: How do you integrate transportation standards and circulation standards into plan?

A: County engineers will be brought into process in the future. Transportation, circulation, parking, access issues, will be considered as part of the process. Economic market analysis will also be incorporated into the process.

Q: Is the Tahoe Conservancy part of the plan.

A: The Conservancy is on the TAC.

Q: The community endorses free parking rather than paid parking. There are plenty of parking spaces in Kings Beach.

Q: Did I hear you say that if you're not a property owner (IE: renter), then you're not allowed to be a stakeholder?

A: Tenants were also considered.

Q: What if the plan team does not reach consensus?

A: If we don't have consensus, will put it to a vote and take it to the Planning Commission for decision/direction. Members of the public are encouraged to participate and comment to the Planning Commission. Staff will weigh in with Commission regularly.

Q: Community members come to the workshop but cannot talk. Why? A: Workshops are a time for the Plan Area Teams to work on the plans. I am available at the end of the workshops and community can ask questions at that time. Teams are creating a draft plan and community will have opportunity to weigh in throughout the process.

Q: Are our working maps on the website?

A: Yes. The messy maps were rewritten in order to make more legible.

Q: We encourage "Height and Feet" standards rather than "story" standards in all four areas.

Q: Originally, the list of stakeholder applicants was sent to someone, who? A: They were sent to Placer County to be vetted and selection was based on area of self-designation, and whether the individual was a resident or owned a business in the Basin. (See list, footnote)

Q: For these larger workshops like tonight, are you going to take these comments to the Community Plan Team?

A: The notes will be posted to our website and could be taken to the Plan Area Team as well.

Q: Do you have the authority to put bike paths / walking paths in to serve communities?

A: The Board can approve a "project". This work program is more visioning for the future. The County will look for funding opportunities and determine logical alignment. "Projects" can propose such paths and request Board approval. There are already conceptual and proposed trail alignments within TRPA's Bicycle-Pedestrian Plan and the County's Bicycle Master Plan.

Q: Who initiates {trail} projects?

A: Could be Public Utility District, could be Department of Public Works, could be Parks Division, and could be Planning Division that looks for ways to fund a portion of a trail project. This Tahoe Community Plan Update work puts a "plan" in place. Later, specific projects will seek Board approval.

Q: I feel a lot of people are for redevelopment rather than new construction. If redevelopment happens and a business is struggling, how does that business redevelop?

A: That business can find funding or partner for redevelopment. However, the County does not require the redevelopment funding for a project to move forward.

Q: Is there consideration for density bonus or height increase for projects that are not envisioned at this time?

A: TRPA Answer: The program would need to be consistent with the overall plan. I am not aware of any current bonuses, but future proposals would need to be consistent with the TRPA RPU.

Guest Announcement: Board of Supervisors will discuss the benefit assessment district at their October 23, 2012 meeting at Sugar Bowl. Good opportunity to attend and comment.