

Tahoe Donner General Plan Committee November 4, 2019 Meeting Minutes - Draft 1

Time and Location

2:30 PM in the Northwoods Clubhouse Mezzanine Room on the first non-holiday Monday of each month.

1. Call to order:

The meeting was called to order by the Chair at 2:30 PM.

2. Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association	
Nan Meek	Rob McCray	Laura Lindgren	Jim Roth	Robb Etnyre	Miguel Sloane
Michael Sullivan	John McGregor	ALTERNATES	Jeff Conners	Brian Yohn	Robin Bennett
Jim Beckmeyer	George Rohrbaek	Steve Miller	John Dundas, Fin. Com.	Mike Salmon	
John Maciejewski	Jeff Shellito	Courtney Murrell		John Mitchell	

Subcommittee Leaders: Michael Fajans, Benjamin Levine, John Stubbs

Guests: Jim Stang

3. Approval of Minutes

John Maciejewski made a motion to approve the minutes of the last meeting. Jim Beckmeyer seconded the motion. There were no additions or corrections from the members and the minutes were adopted unanimously.

4. Member Input - -

5. New Business

1. Meeting time - Several members have requested that we go back to the earlier meeting time of 1:30. After brief discussion, it was agreed that the meeting time will be changed to 1:30 until further notice.
2. Committee Code of Conduct - The Board adopted a Principles of Conduct for Committees and Task Forces in 2018. This can be found at <http://www.tahoedonner.com/wp-content/uploads/2018/12/2018-7-Committees-Task-Forces-of-the-Board-of-Directors-Principles-of-Conduct-Resolution-signed.pdf>. The GPC discussed the following, and agreed that this Resolution applied to the GPC and it's members.
 - *“Members will review material provided ... in preparation for (Committee) meetings*
 - *Work collaboratively with Association Staff*
 - *Work collaboratively with fellow Members... respect and listen the opinions of others...*
 - *Act with proper decorum.”*
3. NOTICE of Terms ending - The following members terms will end on December 31: McCray, Meek, Miller, Murrell and Sullivan. Those wishing to continue on the GPC must re-apply with Robin.
4. NOTICE of Board Committee Charter discussion - The charters of all committees will be reviewed at the November 23 Board meeting. GPC members who are interested should attend this meeting or send the Board their suggestions. The current Committee Policy was adopted in 2008 and can be found at <http://www.tahoedonner.com/wp-content/uploads/2017/07/2008-2-Committee-Policy-Resolution.pdf>. There was a brief discussion. Members wishing to suggest changes to the GPC charter are invited to submit their suggestions.

6. Sub Committee progress reports: *Note: Subcommittee members are listed and leader names are underlined.*

A. Communications— Meek, Murrell, Levine, Sullivan

At its October 7, 2019, meeting, the GPC Communications Subcommittee meeting considered:

1) Eblasts: No dedicated eblasts are planned at this time.

2) TD News: Staff provided an update on editorial content and plans for October through December. Trout Creek project info will be in the October issue. An article about the Downhill Ski Subcommittee project status was moved from the November to the December issue.

3) Surveys:

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- Two charts of open-ended responses from the 2019 Member Survey were reviewed. One asked for “Suggestions for Enhancing Amenities”, to which 24% of respondents (largest group) answered “Improve downhill ski lodge”, 17% answered “Update current amenities/buildings”, and 15% answered “Trails: expand/maintain, maps/signage”. The second asked “What New Amenities to Build”, to which 14% of respondents (largest group) answered “Update current facilities”. The next largest responses were 11% each for “More dining options” and “Pools/water play”.
- Benjamin Levine provided an update on the Trails and Open Space Survey, which is still being coded, and discussed the need for a standard battery of demographic questions, in part as a result of the discrepancy between the 86% part-time/14% full-time split currently in use and the 20-25% full-time data points from voter stats.
- Timing for a proposed Downhill Ski survey is still being evaluated at this time, and should be considered in the context of overall communications for the next phase of that project.

4) Website: An audit of capital projects content was raised, which will be discussed further at the next meeting. The Trails and Open Space meeting schedule needs to be updated, as do the other GPC subcommittees with regularly scheduled meetings.

At its November 4, 2019, meeting, the GPC Communications Subcommittee meeting considered:

1. Tahoe Donner News: A Downhill Ski Lodge article is in development for the December issue, with about a week and a half to complete. It will be a 2-page story and a blog post on the web site. Committee members and Board liaisons provided input on content. Board members will be provided with a review copy for their comments prior to publication, as will Annie Rosenfeld. Staff is planning content outlines for 2020, so space reservations for GPC topics should be identified asap. A Trails and Open Space article is probable in the first quarter.

2. Capital Projects Update Eblasts: None are planned at this time.

3. Surveys: The Board is providing input to Lindsay on their requirements for a capital projects survey. A Downhill Ski survey will be scheduled as needed in the future.

4. Website: GPC subcommittee content will be updated this month.

NOTE: Per committee charter discussion at the GPC meeting which followed, the GPC Communications Subcommittee will post its agenda with call-in information 3 days prior to the meeting. Subcommittee minutes will continue to be included in the GPC Minutes for distribution, and will be posted on the website.

- B. Trout Creek Recreation Center (TCRC) - Stubbs, Winther, Huisman, Levine, Sloane, Meagan Hanbury. John Maciejewski, Debbie Meyer, Alan Pontius.
See attached report
- C. Trails & Open Space – Levine, Rosenfeld, Bonnard, Bothwell, Casper, Cohen, Crum, Dana, Englar, Etnyre, Hahin, Jennings, Joaquin, Lindsay, Mahoney, Meek, Miller, Nicol, Phelps, Phillips, Powell, Quan, Simmons, Sullivan, Terrell, Thayer, Thornton, Yohn, Young
At its October meeting, the TOS: 1) Discussed forming a joint subcommittee task force to formally collect and catalog a variety of potential mountain biking capital project proposal ideas that have been in casual circulation within and beyond the TOS. These ideas include but are not limited to downhill mountain biking, a mountain bike skills course, and a pump track. 2) Reviewed the Development Fund Wish List, making several edits. 3) Concluded the TOS survey discussion that began at the September TOS meeting
- D. Golf Course – McGregor, Huisman, Jim Stang, Jim Beckmeyer, Corey Leibow, Brian Gauney, Pat Gemma, Kevin Kuehne, James Murtagh. Denise Rebar, Keith Williams
- E. Downhill Ski Resort– Beckmeyer, Aldridge, McClendon, McGregor, Meek, Miller, Murrell, O’Neil, Rohrback, Huisman, Salmon, Sloan, McCray, Etnyre, Sullivan
Snow Making and Mile Run Update – Brian Yohn reported

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Snow making design and engineering are complete. Truckee PUD well water source pricing agreement is yet to be finalized. Need to launch permitting process for 2020 installation. Mile Run cost proposals are submitted. All studies due in the next few weeks. Permitting planned for this winter. All good for 2020 season.

Subcommittee Discussion with Board President

Our Stage 3-4 Decision Paper is on the November 23rd agenda as a discussion item. Two ideas are being discussed:

- Create a Task Force to dive deeper in to the lodge remodel topic.
- Hold the Board Discussion Group in December to get the Board's questions out on the table, talk them through and create a platform of knowledge for future direction.

F. Northwoods Activity Center – Murrell, Lindgren

No report

G. The Lodge - Murrell

No report

H. Marina Recreation Center – Fajans.

Michael Fajans gave a brief history and update of this project.

- The previous staff proposal for expansion was shelved over a year ago
- This amenity is open for 17 weeks of which 7 are busy. It has the highest proportion of guests at 37% of users.
- Parking remains a problem. This summer the staff closed the gate to the State Park, which seemed to help a bit.

I. Employee Housing - Fajans

Michael Fajans gave an update of this project.

- Squaw is building a 320-bed dorm for employees.
- Two community housing projects are under construction: 138 units on Donner Pass Road for Full-time residents and a project in Cold Stream Canyon for low income tenants.
- TD uses houses leased from TD Members for it's seasonal employees. The staff is working on a proposal for ADU (Accessory Dwelling Units) housing in order to meet the new State law.

J. Alder Creek Adventure Center (ACAC) – McCray, Laura Lindgren, John Maciejewski

No report

K. Demographics– McCray, Maciejewski, Sullivan.

No report

L. Association Master Plan/Capital Projects Process – Sullivan, Meek,

No report.

7. Finance Committee report - Reported by John Dundas

The Member Annual Assessment will go up by \$100 next year for a total of \$2065. The "5501" subcommittee meets on Nov. 22 at 1 PM. The meeting is open to all members and is very instructive in the financial details of the Association. The next Finance Committee meeting is Dec. 14 at 3 PM

8. New Business:

None

Updated list of Potential Capital Projects:

The Sort Team project list is at: TahoeDonner.com/Members/CapitalProjects/PotentialProjects.

FUTURE ISSUES TO BE ADDRESSED

None were discussed

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Adjournment:

The meeting was adjourned at 3:57 PM

Next Meeting:

The next meeting will be held on December 2, 2019 at 1:30 PM at NWCH Mezzanine. The meeting will be chaired by Nan Meek. Michael Sullivan will be traveling and will not attend the meeting.

Note, the following committees are not yet active or are on-hold

- i. Cluster Mailboxes – Rohrback, Fajans, McGregor **Text**
Subcommittee deactivated. Awaiting direction by the Board

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Trout Creek Recreation Center Subcommittee

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At this meeting the Trout Creek Recreation Center Subcommittee (TCRC-SC) took the following actions:

1. A TCRC member survey is tentatively scheduled for the first half of 2020. The TCRC-SC agreed to serve as principal author for that survey. Work on the survey will commence a minimum of four months before the anticipated survey launch date.
2. The remainder of the meeting served as a workshop focused on various TCRC parking and parking lot issues.

Background : As a condition to permit the TCRC construction currently underway, the town required that the ~190 space Trout Creek parking lot be restored to the 221 spaces originally permitted for the 2005 expansion. This led to a significant increase in the number of compact sized spaces, which are suboptimally sized for most vehicles in Tahoe Donner. Approximately 30 additional spaces are required to restore the TCRC parking lot to its previous ~190 space configuration.

Additionally, once the current TCRC renovation and expansion is complete, TCRC will have zero excess parking capacity. Hence, the facility's offerings likely cannot be increased without first adding more parking capacity. This is certainly true for expanding interior conditioned space, and according to the former Director of Capital Projects it is likely also true for significant expansion of outdoor recreational offerings. As such, the TCRC-SC's predecessor, the Trout Creek Renovation and Expansion Task Force, recommended researching options for additional TCRC parking, either on or adjacent to the TCRC property.

- *Short Term Intention* : Supply the ~30 spaces needed to restore the ~190 space main lot status quo ante.
- *Mid/Long Term Intention* : Expand parking capacity to meet future TCRC needs, including potential aquatics additions and deck space expansion.

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3. Reconfiguring The TCRC Parking Lot Entrance To Mitigate Safety Hazards.

The narrow, sharply curved TCRC parking lot entrance can be hazardous for vehicles entering and exiting the lot during icy winter conditions. In icy winter conditions, cars turning right onto Northwoods Boulevard at unsafe speed for the conditions can tend to drift toward oncoming traffic. For vehicles exiting in either direction, poor visibility can pose an added hazard

Vehicles entering the lot in winter conditions frequently skid while trying to navigate the entrance's sharp turn, with some cars skidding off over the edge, requiring a tow. Fender benders have occurred.

Due to the traffic congestion at this pinch point and possible sliding of vehicles, Snowplay staff blocks off some spaces to prevent people from entering areas deemed potentially hazardous, which reduces overall parking capacity.

Sometime in the past, Tahoe Donner asked the town to consider a left turn pocket feeding into the TCRC parking lot entrance. The resulting traffic study suggested that a left turn pocket may be warranted.

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To create the safest configuration, and because it is preferable to have an integrated, single-stage, holistically engineered project, it would be preferable to align construction of a left turn pocket road improvement on Northwoods Boulevard with TCRC parking lot entrance improvements.

In such a joint project, Tahoe Donner would be expected to pay for the entrance improvements, with the town funding the pocket turn improvement. A left turn pocket improvement would appear to be TSSA-1 eligible, but the concept has not yet been designated as a TSSA-1 project. Tahoe Donner would need to lobby the town to designate this concept for TSSA-1 funding.

Reconfiguring the lot entrance would likely result in the loss of a handful of spaces.

Next Step : Forrest Huisman reportedly created a conceptual drawing for a reconfigured TCRC parking lot entrance. This drawing should be located so that it might serve as a basis for future TCRC-SC discussion and consideration.

4. Northwoods Boulevard Streetside Parking.

According to Annie Rosenfeld, Tahoe Donner's Director of Risk Management and Real Property, adding street parking along Northwoods Boulevard would involve obtaining a special use permit (SUP) from the town. It is questionable whether the town would be disposed to add on-street parking in this location. If a SUP is sought, the town would designate what it is willing to permit for on-street parking, meaning the design would be out of Tahoe Donner's control. Additionally, under the SUP the town would require that Tahoe Donner own the liability in total, while also stipulating a higher duty of care than Tahoe Donner owes even on its private property. This higher duty, which would fall to staff to implement, would include the responsibility to

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enforce, regulate, and sign within the permitted zone. From a risk management perspective, Annie strongly recommends against the concept at this location.

5. New Alternative: Behind The Gym-Side Locker Rooms (Figure 1)

Because other locations are more favorable, TCRC is not expected to expand its interior space into the area behind the gym-side locker rooms. This area may be useful for off-street parking. This concept, which might be able to provide in the range of 24 spaces, would likely require its own entrance and exit. However, it is unclear whether this area is either attractive or viable for additional parking. First, the location may impinge on the town's right of way, which extends 30 feet from the Northwoods Boulevard centerline. Second, snow storage, both from the conceptual lot and from the road, may be a problem.

6. New Alternative: Narrow The Driving Range (Figure 2)

Though it would require considerable fill to make up for the substantial elevation change, it would be possible to narrow the driving range without reducing the number of tee boxes. This newly filled area could be used to expand the existing TCRC parking lot, while also providing space for Snowplay check-in and a new Snowplay restroom. Additionally, it might be possible to extend this concept toward the existing drainage pond, both to expand parking and to reconfigure the TCRC parking lot entrance to address safety hazards.

This concept would require moving the telephone poles, but that cost is not unique to this concept. (It was also noted that some poles are no longer straight, and may need replacement sooner or later.)

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Though narrowing the driving range may compromise concert seating, this concept may actually be more attractive to golfers who appear to be more concerned about the length of the driving range than its width.

From a Trout Creek operational perspective, this concept represents the ideal outcome: Snowplay check-in would remain close to its current location, space could be provided for a new sewer-line connected Snowplay restroom, and the expanded parking lot could be reconfigured to improve safety.

7. The Trout Creek Trailhead And Connector Path (Figure 3)

Background : For several years there has been concern about people crossing Northwoods to access the Nature Trail from the Clubhouse. Various solutions have been proposed, but none were satisfactory or expected to prove effective. One potential solution is to move the Nature Trail Trailhead to the other side of Northwoods at a location near the tip of the Driving Range. Christina Thayer (TD Trail Manager) has already obtained wetland delineation and archaeological studies for the area. This concept is not in the existing trails 5-Year Implementation Plan (2016) or the existing Trails Master Plan (2013), but it is expected to be recommended in the upcoming Trails Master Plan update.

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A paved Trout Creek Trailhead located near the tip of the driving range could count for TCRC parking if the trailhead parking lot is connected to the TCRC main parking lot via a paved, plowed, ADA compliant walkway. The envisioned ADA path would likely pass along the edge of the driving range, presumably requiring poles to be moved to narrow the range slightly in that area. The Downhill Ski Resort (DSR) is the model for this approach. The DSR has virtually no parking capacity on its parcel. Instead, it makes use of adjacent parcels to reach its parking capacity quota.

8. Notes, Outlook, Next Steps

- Although not discussed above, adding an additional parking lot at the tip of the driving range remains an option. (Figure 4)
- It may not be possible to resolve the parking problems at TCRC with any single option. A mix-and-match approach may be necessary to arrive at the most effective and economical solution.
- Square footage benchmarks from the new DSR parking lots: 60 feet wide, 18 foot spaces, with 24 feet of circulation between the spaces.
- Open Question: How much parking capacity is needed at TCRC long term? •••

Next TCRC-SC Meeting

Regular Meeting : October 21, 2019, 3:00 PM at The Northwoods Clubhouse.

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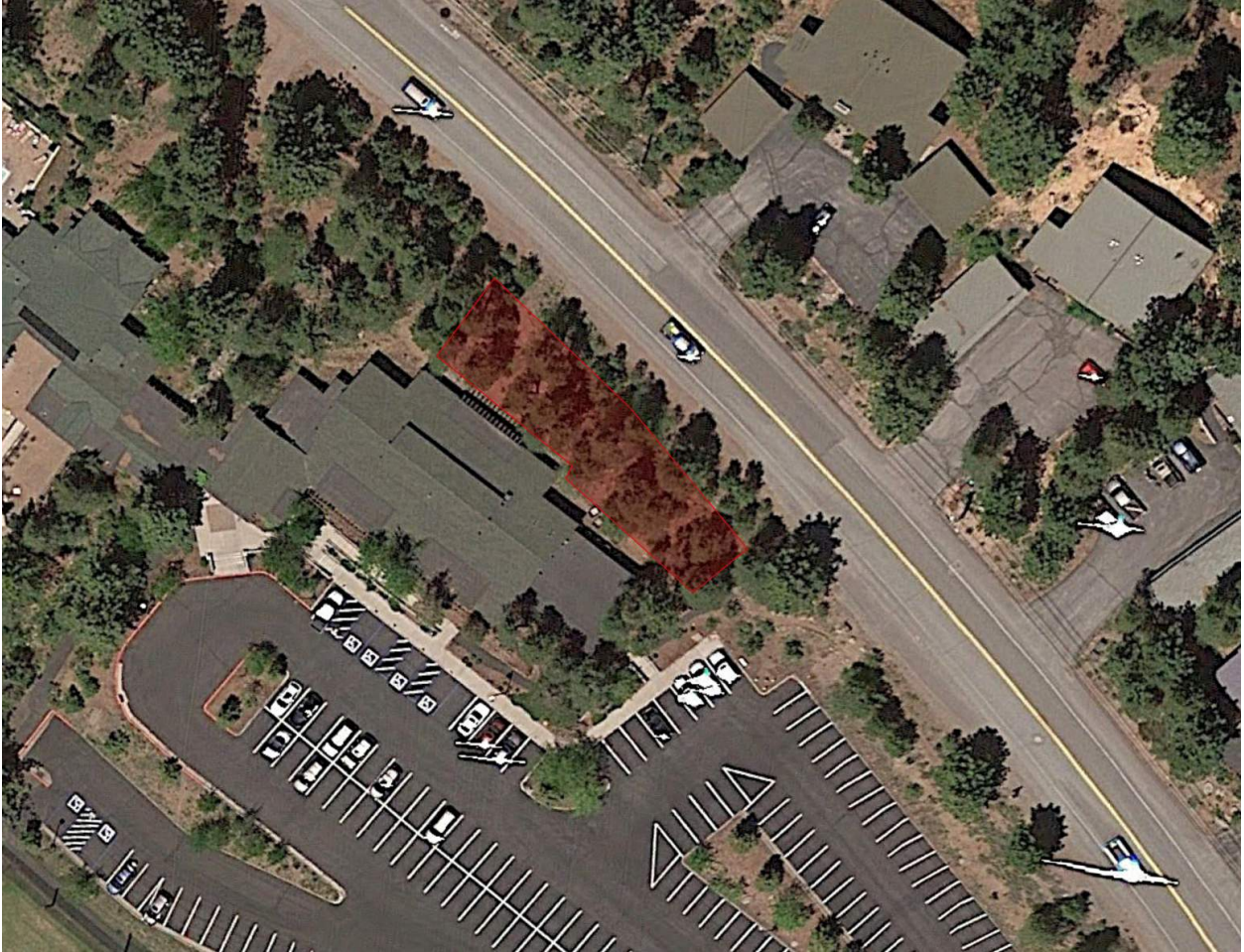


Figure 1

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Figure 2



ADA Walkway
Archaeological Site, Stormwater Basin Trout Creek Trailhead

Figure 3



Figure 4

ADA Walkway
Driving Range Tip Option Feature 1