

# **Architectural Standards Committee Meeting**

## **In Person/Teleconference**

### **Minutes for March 20, 2024**

Members Present: Rod Whitten (Chair), Nick Sonder, Mitch Clarin

Alternates Present: Joe Veni, Graham Reid

Board Liaison Present: Courtney Murrell (arrived at 9:30 am)

TDA Staff Present: Annie Rosenfeld (arrived at 11:58 am), Lisa Purchard, Kevin Finnen, Stacey Fite

Others Present: Austin Brown, Michael Lee, Kevin O'Neil, Ron Mooiweer, Kyle and Carolyn Rasmusen, MJ Gordon, Patrick Dowd, Jen Trombetta, Brian Renehan, Amy Hardina, Sheena and Mike Brownell, Eric Park, Jing Wang, Fred Stoenner, Ken Brennan

Meeting called to order: 9:00 am

Member Comments: Austin Brown, a member, commented that if a structure is outside the setbacks, it's burdensome to require that applicants provide dimensions from the eaves to the property line, and it clouds the plans. The committee responded that it is part of the ASC Rules.

## **CONSENT CALENDAR**

**Discussion/Action Item:** APPROVAL OF FEBRUARY 21, 2024, ASC MEETING MINUTES

The committee reviewed the minutes from the February 21, 2024, ASC meeting. Mitch Clarin moved to approve the meeting minutes as drafted. Nick Sonder seconded the motion (Passed 3:0 Whitten, Clarin, Sonder)

## **SUBMITTALS, PRELIMS + HEARINGS**

**14486 Copenhagen**

**12101 Brookstone**

**13466 Northwoods**

**11610 Oslo**

**12056 Lausanne**

**11062 Bolzano**

**11896 Rhineland**

## **DISCUSSION/ACTION ITEMS**

Committee/staff discussion regarding a proposed 20-year legacy variance policy. Staff explained the need to determine procedures regarding setback encroachments that were constructed more than 20 years ago without going through the variance process. Staff advised that, on advice from counsel, as long as we can show that the encroachment was reviewed and documented, it can be approved by the ASC without going through the formal variance process. The exception would be when it is not an easily approvable encroachment, such something that crosses property lines. The committee discussed the need to draft a written policy for publication and Joe Veni offered to draft the policy and send it to the CSO Manager for the committee to review during the April 17, 2024, ASC meeting.

***Mitch Clarin recused himself at 12:25 PM before the discussion on workforce housing had commenced.***

Title: Workforce Housing Action Plan Strategy - Commercial Development / Workforce Housing Projects

Staff presented a briefing on the Workforce Housing Study and Action Plan strategic initiative and discussed a potential workforce housing project coming forward to the association. The owner of the potential workforce housing project was present to discuss. The committee reviewed the proposal on a privately-owned commercial lot, and raised the issue of which set of rules would apply, commercial or multifamily. Other issues raised were how to handle assessments once multifamily housing was constructed. The committee asked what would happen after the 20-year leasing agreement was up and the applicant advised that Tahoe Donner would have the option to renew. Staff discussed potential outreach to neighbors before a formal submittal. The committee advised that the applicant may submit a preliminary application for review after his preliminary meeting with the Town of Truckee. Staff will be

presenting a report to the Board of Directors in April, and the committee was advised to email any further thoughts directly to Annie Rosenfeld, Tahoe Donner General Manager.

Rod Whitten moved to adjourn. Nick Sonder seconded the motion. (Passed 3:0 Whitten, Clarin, Sonder)

Meeting Adjourned at 1:14 PM. The next meeting is scheduled for April 17, 2024, at 9:00 AM, via teleconference and in person in the Mezzanine at Northwoods Clubhouse.

ASC Minutes Approved by Committee Chair:

\_\_\_\_\_/\_\_\_\_\_  
Rod Whitten                  Date