

Meyers Advisory Council

March 16, 2021; 4:00 pm – 6:00 pm

Virtual Meeting
Member and Public Access via Zoom

<https://www.edcgov.us/meyers>

Members:
Leon Abravanel
Joseph V. Cardinale
Trevor Coolidge, Secretary
Greg Daum
Carl Fair
Josh Marianelli
Amanda Ross, Chair
Judith Wood, Vice Chair

1. Call Meeting to Order and Establish Quorum

Abravanel welcomed online attendees and called the meeting to order. Mr. Ferry took roll call. Wood, Cardinale, Fair, Ross, Marinalli, Abravanel, Coolidge were present. Daum was absent.

2. Approve Agenda

Abravanel requested, Ross moved, cardinale seconded to approve the agenda.

There were no objections and the agenda was approved.

3. Correspondence

There was no correspondence reported for non-agenda items.

4. Minutes from December 15, 2020

Ross moved and Abravanel seconded adopting the minutes from December 15, 2020. Minutes were unanimously approved.

5. Public Matters: Informational items and persons wishing to address the Council regarding non-agenda items

No members of the MAC or public sought to speak on non-agenda items.

6. Agenda Items:

A. Meyers Advisory Council (MAC) Purpose Discussion

Mr. Ferry opened the discussion, highlighting that the MAC had now existed for two years and sought input from members on their goals for the year ahead. Mr. Ferry suggested committing to regular quarterly meetings and to identify strategic goals for the year ahead. Wood commented that the MAC meetings have become a focal point for the public topics that the MAC has limited influence on, such as the current cannabis licensing process, while it had not heard from or had comments on the recent VHR

ordinance. Ross noted that one of the goals identified for the MAC was to “serve as a conduit between the Meyers Community and the County government” and that she shared a similar feeling. Ross also noted that being a place for the community to get together and discuss issues has been very valuable. Ross reflected that while issues may come up outside of identified priorities, having strategic goals is critical. Mr. Ferry shared the EDC resolution for the formation of the MAC (including the requirement to have seven members of Meyers on the MAC) and implementation of the MAP for reference. Ross asked if meetings are recorded in order to share the meetings with BOS members and the planning commission; the meetings are not recorded.

Ferry continued with review of the history and formation of MAC; the MAP was adopted in 2018 and formed the MAC. The purpose of the MAC includes to provide for the review of projects, design standards, the area plan, to provide recommendations to the Planning Commission, and to serve as a conduit for the Meyers community and County government.

Ferry noted that progress on the MAP by the MAC has faced challenges with funding related to COVID over the past year.

Cardinale expressed concern that there isn't a budget for the MAC. Cardinale asked about funds to advance the MAC, such as comment/request cards for the public to provide ideas. Mr. Ferry indicated that he would review the concern and request with the BOS.

Trevor noted that maybe we should focus on key items such as cleaning of the Meyers Corridor, safe crosswalks, and economic development.

Wood asked about how the MAC can get critical data from the County to help inform the MAC, such as the transfer of vacation rentals, primary house sales, population changes, or the number of residents that have lost insurance, that impact decisions.

Fair noted that he could ask the Board of Realtors about real estate transaction information. Wood is interested in learning about how many new home buyers are new primary residents in comparison to how many are transferring to VHRs.

No action was taken.

B. Priority Setting & Review of Meyers Area Plan

Mr. Ferry presented several documents related to the MAC, beginning with the Meyers Community Vision, then provided an overview of the original Meyers Advisory Council, noting that Greg Daum was the only remaining member, followed by the current Meyers Area Plan (MAP), that focuses on the commercial core area of Meyers while covering elements ranging from recreation to land use to transportation.

Josh noted that he appreciated the review of the projects and was interested in reviewing what projects had occurred and which projects were coming. He thought it might be critical to review what the MAC's priorities are and set project priorities to organize our focus.

Ross asked if there could be an opportunity to review the prioritization of projects again, while noting that the plan wasn't very old. Ross also noted that other elements, such as the VHR clustering topics hadn't been before the MAC, but it had been in front of other entities.

Abravanel commented on seeking safe crosswalks and expressed a desire to lead the crosswalk issue. Abravanel asked about having a single issue for each member. Ross noted that it might be better to have partners to have more backing. Abravanel initially commented on having Ross and Wood on VHRs, Ross and Coolidge on Meyers Welcome Signs, Abravanel and Cardinale on Crosswalks, Cardinale and Josh on bike paths. Coolidge commented that appointing leads was a good idea, but to be cautious as to how many people might be contacting a single EDC county on behalf of the MAC.

Ross suggested polling the community on priorities, with wide support from other members.

A number of items were discussed for possible priority with VHRs, crosswalks, beautification, economic development, and bike trails as leading issues.

There were no comments from the audience and no action was taken.

C. Firewise Presentation

Leona Allen was present as a community member representing the Firewise USA community effort.

NFPA established the Firewise program to assist homeowners defend their homes against fire and promote community wide efforts against fire. Leona is working with her neighborhood to get Firewise recognition. She reviewed the key steps for a neighborhood to pursue Firewise recognition, which include:

- 1) Identify neighborhood*
- 2) Form a committee*
- 3) Conduct a risk assessment*
- 4) Develop a plan*
- 5) Have work program/days*
- 6) Keep records and apply for certification by NFPA*

Golden Bear and Cold Creek Trail have previously achieved the Firewise designation and have received either discounts or reinstatements of insurance. The Tahoe Resource Conservation District has partnered to help with fuels reduction and reporting.

Leona noted that the outreach effort is currently underway and that she was seeking support from the MAC. Her neighborhood involves the Mewuk to Winton area along North Upper Truckee Road.

Leona encouraged others to review how to form a Firewise community online, or contact Tahoe Resource Conservation District, or LVFPD for additional information.

D. Tahoe Paradise Park Update

Cardinale provided an update that the Park has been closed for filming an HBO special.

Cardinale has been looking for a grant writing assistant, and encouraged anyone to contact Park or Park Board staff if interested. The position would be working to help seek out funding for facility upgrades at the park.

There is a Board meeting the last Thursday of March and a park cleanup day in May. The Park's website is the best way to learn about what is going on with the park regarding closures and events.

6. E. Meyers Crosswalks Discussion

Abravanel welcomed Donaldo Palaroan with EDC DOT. Palaroan indicated that Pioneer Trail and Apache are the next major projects in the Meyers corridor for the DOT.

Donaldo suggested the R1-6 Sign used in Tahoe City by Caltrans as a crosswalk upgrade. He suggested they might be an opportunity to use them in Meyers to address vehicles that speed up after the roundabout.

Cardinale asked about a pedestrian signal and Palaroan noted that it is in a Caltrans highway and outside of the County's influence. Cardinale asked about funding from 15 or 20 years ago. Donaldo noted that the County evaluated an intersection around 2007 and was found to not require a traffic signal.

Palaroan shared that a road safety audit was completed as recently as 2015/2016, but Caltrans does not currently appear to have implementation plans. Ross asked about using TOT funds dedicated to tourism impacts, such as improving pedestrian safety. Palaroan indicated that it would require review of how the funds are used and would then require review by the County and Caltrans.

Ross asked if a letter would help move things forward. Palaroan suggested that the MAC submit a request. Ross asked Trevor to work with Palaroan to draft a letter to request that Caltrans work with EDC DOT to review the crossings for Abravanel to sign.

6.F. Bike Paths Discussion

Mr. Ferry provided an overview of the current state of bike paths in the County. Ferry noted that the USFS had recently held a workshop opening trails to Class-1 e-bikes. Ferry shared that Measure S and Measure R funding constructed Pat Lowe Bike Bath, Sawmill Bike Path, Lake Tahoe Bike Path. Upcoming key projects include Apache Avenue for summer 2022 or 2023 that will include a sidewalk and Class 1 bike path. EDC sought ATP funding for the San Bernardino path, but was unsuccessful. EDC has taken over responsibility from the CTC to implement the greenway project, with segments being constructed in phases. Currently completing College to Sierra Boulevard. A future segment will go to the Y, and an additional segment to Meyers.

G. Meyers Commercial Cannabis Scores Announcement

Mr. Ferry provided an overview of the EDC cannabis process and stressed that the MAC had no part in determining the scores, selecting the locations, or reviewing the applications. EDC is considering one retail license in Meyers and seven retail licenses in the rest of the County. Applicants had 30 days to submit an application for the lone retail location. On March 5, 2021, scores were sent to applicants, in addition to being sent out as a press release. The scores were based on five categories - Distance to a Residence, Security Plan, Odor-Control Plan, Background Check, Plan to Prevent Theft and Access. As part of the Conditional Use Permit (CUP) process, the item will likely be initially subject to MAC review, followed by the Planning Commission approval, with the potential to appeal to the Board of Supervisors. Ferry indicated that it would be several months to go through the process.

Mr. Ferry indicated that there will be a MAC meeting to debate the merits of the application and make a recommendation to the County Planning Commission, where it will be heard in a public hearing.

Wood asked if the permits were assigned to one location, or could they be moved? Ferry indicated they are tied to the location.

The selection process can be found here:

<https://www.edcgov.us/Government/planning/Cannabis/Pages/Meyers-Commercial-Cannabis-Retail-Selection.aspx>

Following questions from the MAC members, the public was invited to speak.

David Orr, indicated that he was on the City's review board of 20 cannabis locations, and that Embarc had a history of success in SLT.

Trena Cerasoli - asked if the MAP was considered in the scores. Ferry indicated that the area plan is silent on cannabis, but it is an allowed use within the uses.

Dustin Moore - spoke on behalf of Embarc and looked forward to future review. He indicated that he had been in contact with the proposed gym location through the application process

Timothy Anderson asked about noise as a factor in evaluating applications. Ferry indicated that noise was not, but odor was. Anderson asked for clarification on how that was determined. Ferry indicated that it was scored by the EDC Air Quality District Manager. Ferry referred to the linked cannabis selection for the criteria. Anderson questioned if Embarc was local or if they were corporate, and noted how close the scores were. He noted the value of the gym and the investment in the gym and the value of the gym for kids and athletic classes.

"Monique" (no last name given) asked about a conflict of interest on the MAC. Ferry and Ross noted that Daum would likely have to recuse himself in the future.

Walter Morris was pleased to see that scoring is complete and was pleased to see that Embarc was selected.

"Joe" (no last name given) made a comment that Embarc had disparaged the gym and questioned the background check process.

“Monique” (no last name given) - made a comment that there is a conflict with MAC member Daum. Ferry confirmed that he could not vote or discuss the item.

Beata Domjan Jarvis thanked others for their comments and wished to speak on behalf the gym. Sought to emphasize the value of the gym to the community as a family oriented business. She indicated that she did not see a cannabis business as being appropriate for Meyers.

“Monique” (no last name given) - owned the gym for a year, then taught kids and found it to be of great value to many families. She asked who to contact to protest the selected location. Ferry offered the MAC council address and Novasel offered her address. Ross also noted that comments could be submitted to the County Clerk.

Several attendees raised questions and concerns regarding a setback to a busy school bus stop in close proximity to the selected location.

Christy Wilson, owner of Embarc, noted their other location at Stateline and identified as a parent who looked forward to engaging the community.

Charles Willet with Tahoe Honey Co. raised a number of questions and indicated that his company had filed an apparel. Willet indicated he felt two members of the MAC have Daum & Wood have close connections to Embarc. He stated a number of grievances with the scoring processes and other applications, ranging from the background process to odor control and consideration of location. Wood indicated that she was part of the community board that steers that City-mandated donor funds from Embarc. Wood indicated that she had no prior knowledge about who would be an applicant in the future in Meyers other than Mr. Willet.

“Lynda” (no last name given) - Indicated that she thought Embarc would work smoothly with the community.

Several additional other members of the public gave comments via the call or over chat expressing concern over the gym location, the proximity to a bus stop, and raised concerns that Mr. Daum had previously voted as a member of the MAC to allow cannabis in Meyers and is now the potential property owner for the location of the highest scoring application.

Mr. Ferry concluded public comments and encouraged members of the public to look for any announcements for future meetings.

No action was taken.

7. Adjourn

The meeting was adjourned.