

Public Comment TRPA RPIC Meeting February 22, 2023 re Item # 4 referencing proposed zoning code change for SA1 Incline Village, NV in Tahoe Area Plan to allow single family residences (air space condominiums) in this Commercial Town Center Area *Submitted by Carole Black, Incline Village Resident*

Who's Kidding Who? Notwithstanding all of the accompanying rhetoric in provided documentation as well as on the developer's website, at its core this proposed zoning code change is being driven by a single proposed project which is not needed in the community for any reason other than: 1) supporting wealthy purchasers at the expense of other urgently needed residential development, 2) enhancing Washoe County tax rolls and 3) placating the developer who unfortunately apparently didn't research zoning code sufficiently initially and was also not immediately corrected by staff.

That attached condominiums fall under the single family residence category is not new – it is a long-standing component of Washoe County and TRPA code. And their thoughtful exclusion in this zoning area was a well thought through component of the design of the Tahoe Area Plan recently adopted after years of discussion and review. The clear themes driving the conceptual framework of the current code included strategies, tactics and levers to address the current housing “crisis” in the Tahoe Basin with an interest in/focus on ... to quote Ms Regan ... “Housing Solutions to Make Tahoe More Liveable” including “identifying policy changes that make affordable housing options more feasible and give these projects an advantage over market rate homes.”

This proposed code change will do the exact opposite: create very expensive luxury rentals or condos on precious town center parcels adjacent to public transit. The starting price of \$2.5M for sale, or who knows what for rent, is beyond the reach of local employees and many/most residents. Indeed I remain perplexed that there was even allowed a permit for such expensive units as multi-family for rent and believe that this should be revoked because:

1. The units are clearly not in a “more affordable” category and developer declined suggestions to modify at least some units in this direction yet they are benefiting from already existing zoning exceptions to encourage building of more affordable units. Whether multi-family or condos, this development should be held to the prior design standards since building's intent doesn't qualify for the new ones.
2. The project website mis-represents studies suggesting that all types of housing need to be developed. Rather Tahoe Prosperity Center 2021 report said: “Homes priced over \$780,000 are oversupplied when compared to the proportion of local residents who can afford to purchase ... most residents are not seeking homes > \$1m.” And further that more rental than purchases are need as “the lack of workforce housing is having a significant impact on employers' ability to recruit ... [for] business expansion.”

<https://tahoeprosperity.org/wp-content/uploads/Washoe-Tahoe-Housing-Needs-final-9.30.21-Web.pdf>

3. Yet amazingly the permit for multi-use was approved by TRPA Consent Agenda ignoring public request to allow discussion & with comment that “it is one of those projects that they are trying to promote as it is housing in a designated area.” But this is not the housing that is needed in the designated area and that the Plan was designed to promote. And the allowing criterion was “multi-use” based on a <1000 sq ft isolated “office area” located on the side of the huge building with obscure entrance and no direct access to parking.

So, the existing multi-family permit appears based on a contrived house of cards and should be rescinded. And the proposed zoning changes designed to support an individual special interest do not address, but undermine, community needs and priorities as set forth in the various governing plans and should not be approved. And, as part of the “small group of alleged nay-sayers” referenced in numbers of “copy, cut and paste” comments that you received, I ask: please carefully consider the community as a whole listening to the voices of the workers and employers so essential to our community that have been heard in many forums.

From: [Doug Flaherty](#)
To: [Marja Ambler](#); [Alexis Hill](#); [Marja Ambler](#); [Alexis Hill](#); [Julie Regan](#); [Shelly Aldean](#); [Vince Hoenigman](#); [Wesley Rice](#); [TRPA](#); jdiss.trpa@gmail.com; [James Settlemeyer](#); [Cindy Gustafson](#)
Subject: Public Comment Agenda Item 4 TRPA RPIC Meeting 2-22-22
Date: Wednesday, February 22, 2023 8:22:22 AM

Dear TRPA RPIC Members:

Please make these comments part of the record and the minutes of the February 22, 2023 TRPA Regional Plan Implementation Committee Meeting Agenda Item 4.

I am in opposition to approval of the proposed amendments to Washoe County's Tahoe Area Plan to allow single family condominium uses in Special Area 1 of the Incline Village Commercial Regulatory Zone; for the following reasons:

The approval of the code amendment:

1. Greatly diminishes solution opportunities for workforce, achievable or affordable housing throughout the entire Incline Village Special Area 1.
2. Runs counter to the goals and policies of the Area Plan encouraging affordable, moderate, achievable and employee housing by removing one out of three "preferred" areas to achieve this "preferred" purpose.
3. Continues to provide a glide-path for increased numbers of Short Term Rentals, thereby:
 - adding to the already human and traffic over capacity of Incline Village and the Lake Tahoe Basin
 - continuing to degrade the safety and environment of Incline Village and the region by adding human and traffic capacity perils, especially during a wildfire evacuation. This peril being exacerbated by the fact Special Area 1 is dependent on a woefully dangerous traffic "F" rated intersection at Southwood and Highway 28 **and** it is self-evident that Highway 28 is already over capacity on a daily basis.
 - diminishing opportunity for achievable and affordable long term workforce rental property opportunities within Incline Village Special Area 1..

Sincerely,
Doug Flaherty
Incline Village, NV
TahoeBlue365@gmail.com