

**From:** [Bobbie Sperling](#)  
**To:** [Jacob Stock](#)  
**Subject:** Re: the condos development at Southwood and 28 in Incline Village  
**Date:** Wednesday, March 22, 2023 5:35:49 PM

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You have been assigned the job to protect the Tahoe Basin. You decided that it was more important to develop the old elementary school into a transportation hub rather than build affordable housing for people who work in the basin, air quality over affordability. None of the people on the Washoe County board care about the quality of life in the Tahoe basin, they are more concerned with the tax revenues that would be raised by their approval. Not one of them lives here, they don't even want to protect our safety, one of our own had to step to pay to maintain our sheriff's station and staffing. I think I heard that maybe one or two of you live in the basin, are you concerned about the effect of this condo development would have on the Tahoe basin?

They are planning to build 40 units, that means that at least 40 cars will be added to our streets every single day. I think that negates what you wanted to accomplish with your transportation center. Trust me at 2.5 million dollars and up a condo they are not taking public transportation.

We live full time in Incline but left at 7 am before the evacuation from South Shore during the fires. Believe me when I say it was nothing compared to leaving this year when, I-80, 267 and Mt Rose highway were closed simultaneously. There was bumper to bumper traffic coming up 50 to 28. Something happened ahead of us on 50 and the whole road stopped both ways for 20 minutes. Thankfully, we left only because of the snow storms but it could easily have been another fire with no viable exit routes from the lake. Yet you want to add not a small project but a very large one to our community that will put added burden on our resources and safety.

As elected public servants, we expect you to look out for protecting the Tahoe basin and the people who live in regards to their quality of life and safety. As we pay your salaries, we expect you to protect us not the developers.

Sincerely,  
Bobbie Sperling  
824 Northwood Blvd  
Incline Village, NV  
Sent from my iPad

**From:** [Charlie Dickinson](#)  
**To:** [Jacob Stock](#); [Marja Ambler](#)  
**Subject:** Proposed Washoe County Area Plan Amendment in Special Area 1 at Incline Village  
**Date:** Monday, March 27, 2023 4:35:00 PM

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I am very much against the proposed Washoe County Area Plan Amendment to allow luxury condominiums in Special Area 1 at Incline Village. This in no way helps the affordable housing situation in Washoe County and it goes against long term planning for Lake Tahoe.

Incline Village already suffers from a lack of affordable housing which is supposed to be a priority of Washoe County. The lack of affordable housing has reduced attendance in the Incline Village Schools due to lack of full time residents with children. There is very little affordable housing in Incline Village or anywhere else around the Lake.

Lake Tahoe and Incline Village doesn't need more multi-million dollar Condo developments. It instead needs workforce housing for those who work in the area.

This is a terrible plan amendment and should never have been proposed by the Washoe County Commissioners. This plan amendment should not be approved by TRPA.

Charlie

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Charles Dickinson  
Reno, NV  
(h) 775 853 7850 (c) 510 504 0908

**From:** [Derrick Sandberg](#)  
**To:** [Jacob Stock](#)  
**Subject:** New Development  
**Date:** Tuesday, March 21, 2023 7:59:19 PM

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Dear TRPA,

I have been an Incline Village resident since 2005.

We moved to Incline to enjoy the pristine lake and mountains. We understand that TRPA has been considering development proposals that may not meet the past standards of careful consideration of the environment.

Specifically,

1. A thorough Environmental Impact Study of the developments.
2. Study of the safety of fire evacuation for an increased population.
3. Restrictions to a reasonable Short Term rental pool.

Please take more care and consideration in any future development and abide by the integrity of why the TRPA was originally formed and exists today.

Thank you,

Derrick Sandberg

604 Dorothy Ct.

Incline Village, NV. 89451

**From:** [Kristi Hoffman](#)  
**To:** [Jacob Stock](#)  
**Date:** Friday, March 24, 2023 5:22:19 PM

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To Whom It May Concern,

This is not rocket science! We have over tourism problems, we have affordable housing problems for the people who live and work here, and we have emergency evacuations problems! We do not need the kind of development that is being proposed constantly! We have a one-of-a-kind natural beauty that requires protection. We should be treated as a National Park with a limited number of visitors on any given day. Every day I wonder how so many people can be this greedy and power hungry.

Sincerely,  
Kristi Hoffman  
Sent from my iPad

**From:** [Myra Hanish](#)  
**To:** [Jacob Stock](#)  
**Subject:** No amendment to TRPA Area Plan  
**Date:** Thursday, March 23, 2023 11:14:24 AM

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As an Incline Village resident for over 22 years, I have seen some alarming changes to our area in recent years.

Many of these changes are the result of ill thought out changes to the existing plan that would keep the area clean and safe. Please do not add to these problems by amending the existing plans.

Thank you for your concern.

Myra Hanish

**From:** [Lisa Marechal](#)  
**To:** [Jacob Stock](#)  
**Subject:** 947 project  
**Date:** Thursday, March 30, 2023 8:57:34 AM

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Hello:

Creating spot zoning on a parcel of land that has long been zoned for mixed - use commercial is about the worst idea I have heard in my decade of living here.

As a resident of Incline Village, I know that long term locals have approved and encouraged commercial uses with housing above. If there is one thing that our town does not need is a dismissal of previously agreed upon zoning by the agency that is supposed to protect the lake. The lack of affordable housing for people who work here on the lake was a crisis 10 years ago. There really isn't a term to describe what it is now. While it is not easy to navigate, workforce housing is being implemented in other resort communities around the country.

Please stop to consider that approval of this spot zoning will create a land rush of developers citing this one instance to develop and sell additional luxury housing on other parcels of land around the lake. We have people who work in this community living in RV parks at the bottom of the hill, a small but growing homeless population, J1's camping on fire roads and others driving 50 plus miles to get to work.

If other resort communities around the country are building needed workforce housing, we can find a way. Some mountain resort CEO's have stated that they consider this an advantage to attract and retain the best workforce. If we don't deal with this issue now, the day will arrive - much sooner than you may realize - when many employers around the lake will be unable to find staff. This would very likely lead to a portion of the business community giving up and closing their doors.

Please do not allow this 947 project to move forward. You will be throwing gasoline on an already out of control fire. Honor the wishes of our community.

Lisa Marechal  
Incline Village resident

**From:** [Ann Nichols](#)  
**To:** [Julie Regan](#); [John Marshall](#); [Marja Ambler](#)  
**Cc:** ["Karin Beaty"](#); [rbeaty7891@aol.com](mailto:rbeaty7891@aol.com); ["C Munch"](#); ["Tobi Tyler"](#); ["carolyn willette"](#); [alexis@mapf.org](mailto:alexis@mapf.org); [Gavin Feiger](#); ["Ron Grassi"](#)  
**Subject:** 947 Tahoe Blvd. Site is Surrounded by 6+ multi-million Dollar Properties  
**Date:** Friday, March 31, 2023 6:19:02 PM  
**Attachments:** [image001.png](#)

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Marja, Please distribute to Governing Board Members

Governing Board-

During the last Governing Board meeting when the proponents of the 947 Tahoe and Area SA1 rezoning spoke, they characterized Incline as urgently needing redevelopment. True there are some older properties, but there is lots of redevelopment.

The project advocates misrepresented Incline. Our town is constantly being improved. 800 Tahoe Blvd shopping area just had a complete facelift. Two new grocery stores are going in (Natural foods and a Grocery Outlet). The Bowling Alley just had a multi-million dollar renovation. 317 Village is new and 333 Village is a newer building

The 947 Tahoe site itself is bare and park-like. Across the street are the lovely Third Creek Condos, the Championship Golf Course and a skate park. Also, we've attached photos of the 6 surrounding multi-million dollar properties (described below):

937 Tahoe Blvd	office bldg.	17,600 sf built '96
940 Southwood	Title Co office bldg.	9,000 sf built '97
931 Tahoe Blvd	Alibi Restaurant	11,500 sf
925 Tahoe Blvd	Newspaper/Office	14,600 sf built 2002
917 Tahoe Blvd	Renovated Office	20,400 sf

These are all class A buildings. There are more we haven't mentioned.

The 947 Tahoe area already has pedestrian pathways and a beautiful stream zone.

Please don't allow project/rezoning advocates to incorrectly characterize our town. Take a drive or walk and check it out. What we need is affordable housing; not the dangerous precedent of multi-million dollar condos. Regular people need a nice area to live in too.

Thank you,

Ann Nichols



**North Tahoe Preservation Alliance**

P.O. Box 4

Crystal Bay, Nv. 89402

[preserve@ntpac.org](mailto:preserve@ntpac.org)

775-831-0625

[www.ntpac.org](http://www.ntpac.org)

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

TikTok Video: [https://www.tiktok.com/@northtahoepreservation?\\_t=8XCELbNFbSt&\\_r=1](https://www.tiktok.com/@northtahoepreservation?_t=8XCELbNFbSt&_r=1)

Instagram Video: <https://www.instagram.com/northtahoepreservation/>





947 Tahoe Blvd is a beautiful vacant site

Adjacent commercial/office buildings are multi-million dollar buildings-All class A

