

TO: Members of the TRPA Regional Plan Implementation Committee

FROM: Brooke Sampson, Incline Village Resident

RE: Amendment to Washoe County's Tahoe Area Plan

DATE: 3.21.23

Dear Committee Members,

As a resident of Incline Village, I urge you to vote against the proposed Tahoe Area Plan (TAP) Amendment on the March 22, 2023 Agenda.

The current Area Plan provides for affordable or work force housing in the Incline Village Commercial Regulatory Zone with increased height, density, and coverage allowances. This type of housing is needed throughout the Tahoe Basin, as articulated by Joanne S. Marchetta, former Executive Director of the Tahoe Regional Planning Agency:

*For the Tahoe Regional Planning Agency (TRPA), providing for more affordable and achievable housing is fundamental to the integrity, sustainability, and climate resilience of the region. Not only do long and costly commutes into the basin take a toll on workers and their families, they add to local greenhouse gas emissions and compound our traffic problems. More employees staying in the basin also provides greater local demand for transit, which ultimately supports a more connected and viable transportation system. And when businesses and organizations are able to attract and retain qualified staff, they are more likely to thrive and reinvest in Tahoe communities. That reinvestment underpins environmental redevelopment and much-needed water quality improvements. The integrity of the whole depends upon the healthy workings of all its parts. March 18, 2022*

I understand that after a proposed luxury condominium development was unable to proceed with their plans to build in the Incline Village Commercial Regulatory Zone as the Area Plan did not permit that use, the TAP Amendment was drafted to accommodate this new use and receive the height, density, and coverage increases allowed for affordable housing in this Zone.

While the TAP Amendment satisfied all the boxes on the checklists and was determined to be "exempt from the requirement of an Environmental Impact Statement (EIS)" [Finding 1.20], TRPA needs to decide if this type of development in the Incline Village Commercial Regulatory Zone furthers the *integrity, sustainability, and climate resilience of the region*. Affordable housing is still provided for, but it will be in competition with profitable luxury condominium developments.

Again, I urge you to vote against the proposed Tahoe Area Plan Amendment.

Sincerely,  
Brooke Sampson  
Incline Village, NV

**From:** [Mike Hess](#)  
**To:** [Marja Ambler](#)  
**Cc:** [Cindy Gustafson](#); [Shelly Aldean](#); [Belinda Faustinos](#); [jdiss.trpa@gmail.com](mailto:jdiss.trpa@gmail.com); [ashley@alumni.princeton.edu](mailto:ashley@alumni.princeton.edu); [Francisco Aguilar](#); [Hayley Williamson](#); [Vince Hoenigman](#); [Alexis Hill](#); [Julie Regan](#); [John Marshall](#)  
**Subject:** Washoe County Regional Plan Amendments public opinion  
**Date:** Tuesday, March 21, 2023 4:24:35 PM

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I find there are significant errors in the findings for the proposed amendments to the Washoe County Tahoe Area Plans. Specifically, the rationale states no significant environmental impacts have been identified. Unfortunately, the planning staff did not consider that a simple change to condominiums instead of affordable housing, suddenly opens an entire area up to new STR's, short term rentals, type of housing, with significant increases in VMT, (vehicle miles traveled) according to their own reporting.

This would significantly change the VMT calculations and put these amendments in violation of or inconsistent with 2012 Regional Plan Update (RPU), adopted TAP and regional Transportation Plan (RTP).

It is clear that the conclusion 'that the amendments will not have a significant impact on the environment' are too simplified. A finding of No Significant Effect without even considering the possibility of some conversion to STR's as allowed by Washoe County regulations would be a violation of the board's fiduciary duty to protect Lake Tahoe.

Mike Hess  
Resident Incline Village NV

**From:** [rondatycer@aol.com](mailto:rondatycer@aol.com)  
**To:** [Marja Ambler](#)  
**Subject:** Input for TRPA Agenda Item RPIC Re Washoe Tahoe Area Plan  
**Date:** Tuesday, March 21, 2023 5:25:07 PM

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TO: Regional Planning and implementation Committee Members

I'm Ronda Tycer, 32-year resident of Incline Village

You know, and I know that your decision today has very little to do with 947 Tahoe Boulevard and everything to do with preserving Incline Village's commercial core.

Many who speak today will focus on 947. But don't take the bait. You are not deciding *anything* about any specific *project*. Your decision today is whether or not to amend the Washoe Tahoe Area Plan.

A plan is an idea that is to be actualized in the future. So you're not just deciding whether the amendment is legal, or supports TRPA thresholds, or promotes TRPA housing goals. You're deciding if the proposed change to the *plan* is a good *idea* or not. You must consider possible future ramifications and decide whether they are good or bad.

I won't reiterate the particulars of the proposed plan change other than to point out that it might look insignificant to some of you. After all it's simply the addition of a few words to allow single-family-dwellings in Incline's Special Area 1 Commercial district.

But let's look at what that means in the big picture. SA1 encompasses 40 parcels along both sides of Highway 28 right in the thick of Incline's commercial district. Most of these parcels have buildings. Most of these buildings house public or commercial ventures. And most of the businesses are small businesses.

What would be the effect on these small business owners if a condo developer bought their building and told them to move? Or what if the current owner raised rents because expensive developments caused property values in the area to be reassessed?

As you cast your vote today, know that you are making a far-reaching decision about the future of Incline's prime commercial district that will affect many small businesses.

But if you're still concerned about 947, let's look at alternatives. If spot zoning or moving the zone line can't work, what about designating 947 as a pilot project to see the actual effect of single-family-dwelling condos in the commercial area? Are the economic impacts to the commercial zone positive or negative? Let's find out.

But that decision is for another day.

Today your decision is simply, purely, and completely about preserving Incline's area plan and commercial core and protecting our small businesses. Thank you for your well considered vote against this unnecessary and potentially harmful plan amendment.

**From:** [Susan Sandberg](#)  
**To:** [Marja Ambler](#)  
**Subject:** TRPA meeting 3/22/23  
**Date:** Tuesday, March 21, 2023 7:57:14 PM

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I am sending these comments in regards to the TRPA meeting on March 22, 2023.

It's hard to see development when you cherish the peace and beauty around your home. It's frustrating to try to run an errand or get your child to school on time in the Tahoe basin this winter when traffic has increased to the point of gridlock this winter like never seen before. Development and change can't be prevented - but it can be done in a responsible way. In the 17 years we lived here we have had confidence that TRPA was looking out for the best interest of preserving what is the most rare and cherished. Our view of TRPA is that it went overboard in protecting Lake Tahoe and the development around it.

"Tahoe's future hangs in the balance - again". What the heck? We all know Washoe County is not our protector. Development as well as unlimited STR's only brings more revenue for Washoe. But when did the integrity of TRPA become compromised?

What about the impact of this undeveloped land? Little impact? On what? The increased traffic and increased risk to residents who have few 2 lane roads to exit if there is a fire? The lake clarity? Little impact? And what is the percentage of affordable housing that will be built? And the height and density restrictions? Why is TRPA selling us all out for something like this so easily and without more regard or restrictions.

It's so disappointing. Irreversible. Will only lead to more of the same. TRPA, please consider what you are doing with this vote!

Regards,  
Susan Sandberg  
Incline Village Resident of 17 years

**From:** [kathie julian](#)  
**To:** [Cindy.Gustafson](#); [Hayley Williamson](#); [Shelly Aldean](#); [Francisco Aguilar](#); [Ashley Conrad-Saydah](#); [jdiss.trpa@gmail.com](#); [Belinda Faustinos](#); [John Friedrich](#); [Bud Hicks](#); [Alexis Hill](#); [Vince Hoenigman](#); [James Settelmeyer](#); [Brooke Laine](#); [Wesley Rice](#); [Julie Regan](#); [John Marshall](#); [Marja Ambler](#)  
**Subject:** Comment on Item 3, RPIC Mtg - Proposed Amendment to Washoe County Tahoe Area Plan  
**Date:** Tuesday, March 21, 2023 6:27:03 PM

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## **Re: Opposition to March 22, 2023 RPIC Meeting Agenda Item 3, Proposed Amendment to Washoe County Tahoe Area Plan**

**The 2021 Washoe County Tahoe Area Plan (TAP) reflected extensive community input prior to approval. This proposed code amendment to the TAP does not. Please return this application to Washoe County for broader community consultation and more informed discussion on the implications of the code amendment on Incline Village's town center, not simply on two parcels proposed for the 947 Tahoe project.**

Today the RPIC will consider a zoning change in Incline Village Special Area 1 to allow single family condo development. This comes in response to an application to Washoe County by the developer of 947 Tahoe Blvd who plans construction of 40 luxury condo units listing at \$2.5 million to more than \$5 million per unit. Washoe County and TRPA staff appears to have used this developer's application as a rationale to change the zoning for the other 40 developed and undeveloped parcels in Special Area 1 – the core area of Incline's commercial district- our town center. The objective as stated in the TRPA staff report is to encourage redevelopment of the older existing properties in this commercial area.

While certainly this stretch of Tahoe Blvd would benefit from some redevelopment, any redevelopment should be consistent with the 2021 TAP. And the 2021 TAP considered a Special Area 1 **a preferred area for affordable/employee housing.**

It is clear from the TRPA staff report that this amendment is not about one condo complex at 947 Tahoe. It is about incentivizing the owners of the other 40 parcels in Special Area 1 to develop or redevelop existing properties, but with no measures to ensure that such redevelopment promotes housing for the local workforce and no measures to ensure that existing businesses (the locksmith, nail salon, nursery, convenience store, and a multitude of modest restaurants) will have reasonably priced retail space in the future.

This proposed code amendment --- by incentivizing luxury condo development all along Tahoe Blvd---will establish barriers preventing affordable housing and will undoubtedly necessitate our existing local businesses to re-locate. The potential impacts of the zoning change on our town center have not been adequately assessed.

**The TAP code amendment appears not comply with the housing sub-element of the Threshold's Land Use Element which has as three goals: promoting employee housing; encouraging affordable and moderate income housing; and removing barriers preventing affordable housing.** Rather than approving this proposed amendment, return this application to Washoe County. Request that Washoe County initiate a more comprehensive review of the 2021 TAP in coordination with the Incline Village and Crystal Bay community -- residents and our small local businesses --- not simply developers, property managers and realtors who stand to financially benefit from redevelopment and high-end condo development in particular. Request Washoe County to devise ways that Special Area 1 may be redeveloped while leveraging existing zoning rules to encourage rental and affordable housing for our

workforce and retail space for our small businesses.

**On specific points:**

**Insufficient community consultation.** The August 2022 public consultation on the matter was not sufficient. At that juncture in 2022, the Incline community did not recognize the broad reaching implications of this change in Special Area 1 Zoning to allow single-family condos. The community saw this as a discussion of the 947 Tahoe condo development project, and discussion revolved around those concerns. Had the community recognized that this zoning change would incentivize the redevelopment of the entire stretch of Tahoe Blvd, there would have been more engagement. Again, redevelopment can be good, but the need for workforce/rental housing and affordable retail space for small businesses should be considered. **The 2021 TAP identified Special Area 1 as the preferred location for affordable employee housing. If you are conceding Special Area 1 to luxury condos, where are we going to locate our affordable/workforce rental housing? How can we leverage any change in zoning to incentivize rental housing and space for local businesses?**

**No definition of “mixed-use”.** Any redevelopment of our town center --- where the term “mixed use” is used as a requirement demands that TRPA and Washoe County define what is meant by “mixed use”. At present, the 947 Tahoe condo complex considers its 900 square foot administrative office evidence of its “mixed use”. Several APC members flagged this concern about the absence of minimum standards for “mixed use” development in their review of this proposed amendment. The TRPA report has not addressed this concern.

**No clear response to APC member concerns.** Similarly, the TRPA staff report does not address the APC members concerns that the findings did not adequately address the potential impact of condo development throughout Special Area 1 on housing affordability.

**Need to show why luxury condo development is critical for any redevelopment.** The TRPA staff claims that the code amendment will “incentivize residential mixed-use redevelopment in the Town Center” – and that without allowing condos, no property owner will redevelop the land. It appears that Washoe County and TRPA are simply ignoring the opportunity to adjust the TAP to encourage economically viable projects while supporting the community need for affordable housing and local businesses. If no economically viable redevelopment is possible without luxury condos anchoring such development, then Washoe County and TRPA should show the community the math ---- and come up with a plan for how our workforce and small businesses will be housed.

**Another avenue for rampant growth of short-term rentals.** Finally, the claim that this code amendment will incentivize residential housing is questionable. In the absence of a cap (not just a moratorium) on the number of short-term rentals in Incline Village, there is no assurance that these condos to be built on some of the 40 remaining parcels in Special Area 1 will not be used as short term rentals. The further proliferation of short-term rentals in Incline Village is certainly not “consistent with the desired community character and vision” as expressed by the community throughout the development of the 2020 TAP. **The APC members also raised this concern that there is need to mitigate the impact of increased short term rental potential from allowing condo development throughout Special Area 1.**

Thank you.

Kathie M. Julian  
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