

DATE: June 27, 2023
TO: TRPA Governing Board
FROM: Helen Neff, Incline Village Resident
RE: Amendments to the Washoe County Tahoe Area Plan

From the staff report:

“Mixed-use standards aim to promote the collocation of compatible uses combined with pedestrian-oriented design to support more walkable town centers and reduce vehicle miles traveled. Recognizing that affordability is crucial to the viability of mixed-use development and that there is a significant unmet demand for workforce housing in the basin, the standards also include requirements for deed-restricted housing.”

Comments:

- Enforcement is the key to deed-restricted affordable housing. How is this being addressed? Also, what is done when someone buys a deed-restricted property and then achieves income gains that dictate they should no longer reside in the property? Are they forced to sell? It is important to have enforcement methods in place and policies regarding income requirements that may change over time defined before the term “deed-restricted” is made part of any area plan.
- Parcels formerly identified as “deed-restricted” in Washoe County have fallen through the cracks due to non-enforcement and, if enforcement is not addressed, you are enabling that to happen again.
- Walkable town centers will not be created with this amendment to the Washoe County Tahoe Area Plan. In Incline Village, our town center is divided by SR28 – not a road, not a street, but a highway with speeding vehicles going way over the 35-mph speed limit. This has been proven in an NDOT speed analysis showing most drivers are traveling 42-mph or more. Just try being safe in that environment. Smart and safe street design such as policies adapted by “Complete Streets” is critical to creating a walkable town center.
- And, safety needs to start with the intersection on the east entry to the town center, an “F” rated intersection for vehicles and a dangerous intersection for pedestrians and cyclists. Which, by the way, is adjacent to the proposed Nine 47 condominium project.

From the staff report:

“No minimum parking requirement with parking and vehicle access designed to limit conflict with pedestrian circulation.”

Comments:

- Parking parameters require more thought before implementation. Although there are many plans for improved mass transit in the Lake Tahoe basin, the reality is that currently residents don't have ideal mass or micro transit options for every situation, especially trade workers who require a vehicle for their work. Nor does alternative municipal parking exist (or should be built!) for extra vehicles. Winter restrictions regarding street parking for snow clearance and storage hinder the availability of street parking and there is no real parking enforcement, summer or winter leading to widespread illegal parking.
- Removing parking requirements for affordable or achievable housing without taking current transit and parking conditions into account creates inequity. I hope TRPA recognizes this and does not penalize residents that need vehicles in order to work and earn a living in the Tahoe Basin.

Thank you.

From: [leah kaufman](#)
To: [Marja Ambler](#)
Subject: Incline PAS Amendment for SFD
Date: Tuesday, June 27, 2023 2:32:27 PM

Dear TRPA Governing Board members,

Allowing SFD luxury condos in a Incline commercial plan area where not currently allowed sets a horrible precedence for the lake.

Washoe County/ Inclines own housing study shows a need for the professional and workforce housing from what currently exists in Incline.

Since this is a discretionary request the board can set its own affordable requirement if they choose or simply say NO.

These are not affordable condos proposed at over \$2,000,000 price tag.

(You have multiple 40 year planning consultants agahst this bad idea is even being considered)

I agree whole heartedly with the comments provided by Kristina Hill who is also a past TRPA planner.

This amendment Simply should not be allowed.

Please don't be influenced by the greed.

Sincerely,

Leah Kaufman
Past TRPA employee and 40 year planning consultant
North Lake Tahoe

[Sent from AT&T Yahoo Mail on Android](#)

From: [Siobhan Fenton](#)
To: [Marja Ambler](#)
Cc: [Michael Fenton](#)
Subject: Concerns Regarding Consideration to Amend the Washoe County Tahoe Area Plan
Date: Tuesday, June 27, 2023 2:26:35 PM

To whom it may concern,

Tahoe's Regional Planning Agency (TRPA) governing board will meet this coming [Wed., June 28](#) to discuss whether to amend the Washoe County Tahoe Area Plan (TAP) to allow for the development of an "urban" corridor in rural North Lake Tahoe along Highway 28 starting in Incline Village. While the County in [its staff report](#) represents that this amendment is due to "a shortage of housing in Incline Village - most notably for the Region's workforce," the County's first queued project is for luxury condominiums starting at \$2.5M.

While staff reports represent that this proposed TAP amendment does not make any changes that could potentially adversely impact safe evacuation, this assertion fails to address the fact that this change would add more density to an already congested two-lane road – a road negatively impacted by extreme winter weather half the year. With this Area Plan change precedent, other local jurisdictions on the Lake will soon follow with their own high-density developments, further restricting evacuation time and access for residents, workers, and visitors in existing North Lake Tahoe communities (Incline Village, Crystal Bay, Brockway, Kings Beach, Tahoe Vista, etc.)

As residents of these geographically constrained RURAL Tahoe communities, we ask that BEFORE amending Area Plans to add or allow new Basin developments:

- 1) TRPA first **develop a comprehensive, executable Tahoe Basin-wide evacuation plan and strategy** with verifiable evacuation times and routes for peak summer visitation that also coordinates all relevant county and state public safety notification systems, first responder assets, decision chain of command, and transportation resources and responsibilities.
- 2) Further, to address the housing shortage for the region's workforce we ask TRPA to **amend its ordinances, guidelines and policies on permissible uses of existing housing inventory**(e.g. altering these to encourage long-term rental rather than short-term rental of existing housing units in the Tahoe Basin).

Thank you for your time and consideration.

Respectfully,
Shivawn Brady