

June 27, 2023

Dear TRPA Governing Board Members,

We understand you will meet 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.)

This is a major concern for residents of geographically constrained RURAL Tahoe communities. Accordingly, we Tahoe Basin residents – the undersigned -- 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. alter these to encourage long-term rental rather than short-term rental of existing housing units in the Tahoe Basin).

Thank you.

Tahoe Area Group Sierra Club (1,000 members)

Chair: Carolyn Willette, Tahoe City, CA
Erin Anderson, Incline Village, NV
Sheila Bowman-Meyer, Incline Village, NV
Chris King, Incline Village, NV
Trish Friedman, Incline Village, NV
Deborah Hager-Woodcock, Incline Village, NV
Paul Woodcock, Incline Village, NV
Barbara Richard, Incline Village, NV
Helen Neff, Incline Village, NV
William Neff, Incline Village, NV
Ray Tulloch, Incline Village, NV
Jane Lang, Incline Village, NV
Ronda Tyce, Incline Village, NV
Richard Miner, Incline Village, NV
Collin Harris, Incline Village, NV
Kathi Harris, Incline Village, NV
Joseph Shaefer, Incline Village, NV

Karen Wiel, Incline Village, NV
Stan Heirshberg, Incline Village, NV
Diane Becker, Incline Village, NV
Alex Tsigdinos, Incline Village, NV
Doug Flaherty, Incline Village, NV
Heather Williams, Incline Village, NV
Erin Connell, Incline Village, NV
Pamela M. Tsigdinos, Incline Village, NV
Beth Davidson, Incline Village, NV
Jon Davidson, Incline Village, NV
Mark Sasway, Incline Village, NV
Pam Straley, Incline Village, NV
Linda Pittman, Incline Village, NV
Kristina Hill, Incline Village, NV
D.A. Griscom, Incline Village, NV
Judith Michael Simons, Incline Village, NV
Helene Larson, Incline Village, NV
Ellie Waller, Douglas County, NV
Mark Alexander, Crystal Bay, NV
Carolyn Alexander, Crystal Bay, NV
Ann Nichols, Kings Beach, CA
Cheri Sugal, Kings Beach, CA
Siobhan, Fenton, Kings Beach, CA
Michael Fenton, Kings Beach, CA
Johanna Koch, Carnelian Bay, CA
Judith Tornese, Homewood, CA
Jerry Winters, Homewood, CA
Lorie Cress, Homewood, CA
Paul Cress, Homewood, CA
Muriel Harris, Homewood, CA
Sara Satinsky, Tahoma, CA
Jim Lyon, Tahoma, CA
Ron Grassi, Tahoe City, CA
Rocky Gunderson, Tahoe City, CA
Margo Forrar, Tahoe Pines, CA
Bob Forrar, Tahoe Pines, CA
Larry Schluer, Meeks Bay, CA
Dana Schneider, Meeks Bay, CA
Tobi Tyler, South Lake Tahoe, CA

FELDMAN
THIEL LLP

California and Nevada Lawyers

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Zephyr Cove, NV 89448

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Lewis S. Feldman
Kara L Thiel

Of Counsel
Catherine L DiCamillo

Email: kara@fmontahoe.com

June 27, 2023

Tahoe Regional Planning Agency Governing Board
128 Market Street
Stateline, NV 89448

Via Electronic Mail

Re: Amendment to the Washoe County Tahoe Area Plan, Special Area 1 of the
Incline Village Commercial Regulatory Zone
Agenda Item No. VI. B, June 28, 2023, Governing Board Meeting

Dear Honorable Governing Board Members:

We want to thank the APC, RPIC, staff and the public for the considerable input that has helped address the important issues concerning workforce housing and mixed-use development through this amendment process. The shortage of affordable and workforce housing is acute throughout the Basin. The proposed mitigation measures will accelerate workforce housing in Incline Village by creating real incentives to respond to the housing shortfall.

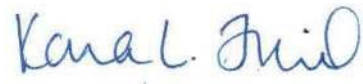
By way of example, TRPA has issued a development permit for the 40-unit multiple-family dwelling and commercial office space mixed-use project known as Nine 47 in Special Area 1. Nine 47 could be built and rented at market rate prices with no requirement to provide workforce housing. Under the proposed amendment mitigation measures, in order for the developer to subdivide Nine 47 into 40 single-family dwelling and commercial airspace condominiums, it must provide 10 percent, or four units, of onsite deed restricted achievable housing units AND deed restrict other parcel(s) in Special Area 1 as affordable housing. If the offsite parcel(s) is, in fact, developed with equal or greater square footage of affordable housing units, which could result in significantly more smaller units, the Nine 47 achievable units may be released from the deed restriction. This mitigation measure will incentivize the developer to swap the onsite achievable units for offsite affordable units.

The proposed amendment will advance inclusionary housing in the Tahoe Basin, resulting in private investment in workforce housing.

Thank you for your consideration of the foregoing. We respectfully request you to adopt the proposed amendment.

Sincerely,

FELDMAN THIEL LLP

A handwritten signature in blue ink that reads "Kara L. Thiel". The signature is written in a cursive style with a large initial 'K' and 'T'.

By:

Kara L. Thiel

KLT/ld

cc: Client

Attention All TRPA Staff, Advisory Planning Commission, RPIC and Governing Board Members,

Thank you for your leadership. I'm writing you to voice my strong support for the Nine47Tahoe project and the development code amendment to allow for the condominium form of ownership.

My name is Liron Petrushka and I have been a resident in Incline Village for many years. I hope you will consider my letter of support for the Nine47Tahoe project because our community has a lot of vacant commercial space and dormant areas with blight. It's about time that this area is redeveloped and importantly, it will improve Lake Tahoe's environment by creating walkable communities and reducing automobile dependency and emissions. In addition, this project and the form of ownership, will attract greatly needed investment to our town.

It is important to note that this project has already been approved for the rental (MFD) form of ownership by both TRPA and Washoe County, and this amendment to allow the condominium form of ownership is only a matter of ownership type. The amendment is needed to bring Incline Village up to speed with the rest of the basin where when MFDs are allowed, condominiums (SFDs) are also allowed. Also, please help us to bring part-and-full-time owners into our community vs. transiency with rentals.

The only decision here is whether the units are "for sale" or "for rent" and I'm advocating that it is a "for sale" project. This developer is a community resident and philanthropist. He's also in the planning process on an affordable housing project in another location for our community.

Incline Village needs this investment to help our local economy, environment, and community. For too long, more than 20 years, this site has been stagnant.

I've been an active member of this community for many years, and I'm voicing my strong support for the Nine47Tahoe project amendment to allow for the condominium form of ownership. It will directly deliver the greatly needed investment and environmental improvements to our community and is in alignment to the Tahoe Area Plan.

Liron Petrushka



**MENATH
INSURANCE**
AN ALERA GROUP COMPANY

**To: All TRPA Staff, Advisory Planning Commission, RPIC and Governing Board Members
Fr: Mike Menath, President Menath Insurance
Re: Nine47 Tahoe Blvd development**

I am a 42 year resident of Incline Village and a business owner who lives and works in Incline Village. I am a community leader who has served on boards and leadership of various organizations within the community of Incline Village.

The Nine47 project is a vital part of the progression of Incline Village. It is necessary for the following reasons and many others not described here.

- It provides quality housing. Since the Village is built out in term so additional lost it is necessary to provide additional housing.**
- It provides beauty to an existing lot that has been an eyesore for several years.**
- The location creates walking and biking as the primary source of transportation locally**
- It meets the regional plan.**
- It enhances community vibrancy and helps local businesses'**
- It helps reduce the dependency on tourism for local downtown business'**

There will always be a group of "naysayers". They do not represent the majority of the community. This project should move forward without question.

I strongly support and urge you to approve the Nine47Tahoe project development code amendment to allow for the condominium form of ownership

Attention TRPA, please approve the Nine47Tahoe project development code amendment.

Mike Menath

333 Village Blvd #203, Incline Village, NV 89450, 775-831-3132, mike@menath.com

Weiche, Courtney

From: Scott Dutcher <scottdutcher1@gmail.com>
Sent: Tuesday, October 4, 2022 2:04 PM
To: Weiche, Courtney; Hill, Alexis; Lloyd, Trevor; jself@trpa.gov; jstock@trpa.gov
Cc: rfeisher@hamiltonrf.com
Subject: 947 Tahoe Blvd, Incline Village

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: 947 Tahoe

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To Whom It May Concern:

Re: 941 and 947 Tahoe Blvd, Incline Village

My name is Scott Dutcher, General Manager of Tahoe Immo, LLC, owner of 926 Incline Way, an 18,000 sf office building adjacent to 947 and 941 Tahoe Blvd, Incline Village.

Tahoe Immo also owns and manages five other office buildings in Incline Village, in total over 65,000 sf of commercial and retail space within the core business district of the Northwood/Southwood Blvd loop.

As an adjacent property owner, I support the right of all property owners to develop their land in compliance with local zoning regulations, and of this particular owner to develop this land as high-density residential which seems to comply with the use and density aspects of the current zoning, allowing 25 family units per acre.

The Washoe County Tahoe Area Plan, Adopted May 26, 2021, ("the Plan") specifically states: "Higher-density residential development should continue to be focused within Town Centers" (Page 2-19), which this proposed development complies with.

The issue seems to be that the Plan makes a confusing distinction between Multiple Family Dwelling (15 units per acre minimum, 25 units per acre maximum), Multi-Person Dwelling (25 people per acre), and Single Family Dwelling (1 unit per parcel), which all seem to include a specific density component. It is the distinction of ownership between a 50-unit apartment building (with a single owner) and a 50-unit condominium (with 50 owners), both on the same 2 acre parcel, which is muddled into the Plan's stated goals and restrictions.

I am also a Nevada state licensed real estate agent and property manager, responsible for the management of the 15,000 sf office building at 937 Tahoe Blvd for its owners DGKids, which is also an adjacent property to 941 Tahoe Blvd.

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As a member of the National Association of Realtors, America's largest trade organization with over 1.5 million members, including over 20,000 members in Nevada, as well as the Reno Sparks Association of Realtors with its 3,000 members, and the Incline Village Board of Realtors with its 400 members, we have individually taken an oath to uphold a code of ethics and standard of practice which encourages and supports property ownership by all, not just a few. To quote:

"Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership. They require the creation of adequate housing, the building of functioning cities, the development of productive industries and farms, and the preservation of a healthful environment. Such interests impose obligations beyond those of ordinary commerce. They impose grave social responsibility and a patriotic duty to which REALTORS® should dedicate themselves, and for which they should be diligent in preparing themselves." CODE OF ETHICS AND STANDARDS OF PRACTICE OF THE NATIONAL ASSOCIATION OF REALTORS®, Effective January 1, 2022 (emphasis added)

"Condominium" or "Townhouse" is a distinction of the form of ownership, not the Allowable Land Use (Residential) or its density (#/acre). I, along with my 20,000 other Nevada Realtors, have an obligation to oppose any attempted restriction on property ownership, including condominium ownership.

To be clear, it should ONLY be the Plan's purpose (and therefore its administrators' duty) to encourage specific property uses and densities, NOT to restrict or discourage any particular form of property ownership.

The community has worked for many years to develop this version of the Plan (and several predecessor plans), our governing boards have approved the plans, and now a developer has stepped forward to begin implementing the plan. Please do not micromanage our community by getting in the way of individual preferences of development type, and especially our rights to private property ownership.

Sincerely,
Scott Dutcher
775-691-4334

From: Steve Reynolds <Steve@reynoldsfamilywinery.com>
Sent: Tuesday, August 30, 2022 9:21 AM
To: Lloyd, Trevor <TLloyd@washoecounty.gov>
Subject: Nine 47 Condo Proposal

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear County/TRPA,

My name is John Reynolds. I could not make the zoom call relating to the plan amendment on Monday, August 22nd but wanted to voice my support for the project and the plan amendment.

Incline is a beautiful place and a place we have invested in for our retirement and family home. As you have seen for the last 3 years (Covid) others have also found its beauty. This growth will not stop and the idea of guiding it the right direction is the reason for this letter. There are many in our area that are negatively protesting this when in 15-20 years there has not been a housing project on the books to start to offer solutions. This seems like an ideal one model for us to follow.

1. I support a well laid out Condo development over 40-60 multi-unit family homes. This nice Condo plan will invite permanent or part time owners that will add to our community vs a more transient population.
2. The location and proximity to the town center is good to support the local shops, business, and restaurants – in fact they have a multi-modal trail in the plan that further shows their forward thinking in keeping people on our trail systems (Possibly less local automobile traffic).
3. There are locals not supporting this using low-income housing as a reason. I feel that is a separate issue and this developer is not responsible for other needs that Incline has ignored. This project will generate local revenue to possibly help start projects like that and there for should be granted approval.
4. I noticed the STR's seem to be laid out to attract good homeowners and likeminded people that community needs as well.

Posted 10/31/22

Public Comment - 8D WDCA22-0002

1. I support a well laid out Condo development over 40-60 multi-unit family homes. This nice Condo plan will invite permanent or part time owners that will add to our community vs a more transient population.
2. The location and proximity to the town center is good to support the local shops, business, and restaurants – in fact they have a multi-modal trail in the plan that further shows their forward thinking in keeping people on our trail systems (Possibly less local automobile traffic).
3. There are locals not supporting this using low-income housing as a reason. I feel that is a separate issue and this developer is not responsible for other needs that Incline has ignored. This project will generate local revenue to possibly help start projects like that and there for should be granted approval.
4. I noticed the STR's seem to be laid out to attract good homeowners and likeminded people that community needs as well.

I hope this letter is taken in the right light. I have been a member of many communities over my 62 years. I have seen many fail by listening to a very small minority that frankly want to stay in the past. I know change happens – it is inevitable. As we grow and change, let's look at our new neighbors and those that have chosen to make Tahoe their home and look at the direction the majority want things to grow but with a good plan. This Condo proposal seems to be one of those steps.

Sincerely,

John Stephen Reynolds

--

Steve Reynolds

steve@reynoldfamilywinery.com

Reynolds Family Winery



Service Request Details

ID 127842
Date/Time 12/6/2022 2:06 PM
Type Comment on BCC Agenda Item
Address Reno
Origin Call Center
Comments Dear Washoe county commissioners.

I wanted to thank the commissioners for their work and efforts, you have many issues to deal with and often the issues have opposing sides, your diligence is appreciated. My name is James Novack, I own two parcels in Incline Village one is located at 933 NorthWood Blvd., and have been a property owner in Incline Village since 1999.

Currently the commissioners are evaluating the need for a zoning change to allow the 947 Tahoe project to get underway. Other than owning property in the vicinity of the project I don't have a dog in this fight. I have reviewed the 947 Tahoe proposals and investigated the environmental impacts. Secondly I understand that currently the plot of land is approved for a 40 unit apartment building, logic tells me that there should be no difference in environmental impact between a 40 unit condo and a 40 unit apartment building. Secondly the only proposal for use of the land currently is for the 40 unit condo

complex. The Lake Tahoe basin needs housing at all levels of the economic spectrum. The 947 Tahoe project appears to be well thought out and well planned, Plus it's my understanding that the developer of the project is willing to work with the community to build more affordable housing on a different plot of land.

My investigation of the project leads me to believe that the project brings needed housing units to the Tahoe area with little or no environmental impact.

Therefore it's logical for the commissioners to approve the project.

Thank you for your consideration.
James Novack

Submitter Novack, James
Washoe County, NV
novack77ja@gmail.com

Service Request Details

ID 127841
Date/Time 12/6/2022 2:01 PM
Type Comment on BCC Agenda Item
Address Reno
Origin Call Center
Comments Letter of Support for 947 Tahoe Blvd Incline Village

Please forward this to Commissioners and please include this in their packets. Thank you

Dear Washoe County Board of County Commissioners,

Thank you for your leadership. My name is Jim Kaplan and I'm voicing my strong support for the Nine47Tahoe project and the plan amendment to allow for condo ownership, because this form of ownership will benefit our local community to bring part-and-full-time owners into our community.

I am a 20 year resident with an office a few doors away from this location.

This project...
• is already approved for 40-multi family units for rent but it would be better for the community to

have condos toward more permanent ownership vs transiency
• implements the goals of the Tahoe Area Plan to concentrate development in Town Center and create walkable communities
• reduces trip generation by 1,500 daily vehicle trips and vehicle miles traveled
• contribute \$45 million across two years to local economy from annual taxes, jobs created, new economic activity
• reduces dependence on autos and parking demand with direct access to the bike and walking path trails
• helps address the housing shortage by adding 40 new living units at Town Center, research shows housing is needed at all income levels. This project is already approved for 40-multi family units for rent.
• upgrades storm water management controls
• enhances community vibrancy/connectivity

Incline Village needs...
• investment to help our local economy, environment, and community. For too long, more than 20 years, the site where this beautiful project can take place, Nine47Tahoe, has been dormant/stagnant. The amendment process will update the old and outdated development code by allowing the SFD form of ownership. It will help attract more investment and raise property values. The only issue here is whether the units are 'for sale' or 'for rent' and I'm advocating that it is a 'for sale' project.
• Economically, this project will bring millions of dollars to our community and region, from annual taxes, jobs created, and new economic activity during the construction period. The project will also improve surrounding property values. It will contribute \$45 million across two years to local economy from annual taxes, jobs created, new economic activity.

While some who are not in support of this greatly needed project are using low-income housing as a reason, the way I see it is this is a separate issue. This developer is a long-time community resident and philanthropist -- I understand he's also committed to doing an affordable housing project in another location for our community.

While there is a vocal minority who comes to all these meetings and has the time to protest essentially everything possible for our town, they

do not represent most of us. I hope you will listen to those of us who are working to improve our community as we raise our families and have full-time jobs.

I've been an active member of this community for many years and I encourage you to support allowing the zoning change to the Tahoe Area Plan in order to bring forward this condominium ownership project for our community. It is in alignment with the goals of the Area Plan and will directly deliver the greatly needed investment and environmental improvements to our community. We need this.

Without extensive tax credits and free land this site will never be a work force housing development.

Sincerely,
Jim Kaplan

Submitter Kaplan, Jim
Washoe County, NV
jim@kcorporation.com

Date/Time 12/9/2022 8:33 AM

Type Comment on BCC Agenda Item

Address Reno

Origin Call Center

Comments Dear County Commissioners,

Thank you for your leadership and all you do for our sacred area. My name is Rabbi Mordechai Richler, I have lived in beautiful Lake Tahoe for the past 9 years and have 5 children. I'm voicing my strong support for the Nine47Tahoe project and the plan amendment to allow for condo ownership, because this form of ownership will benefit our local community to bring part-and-full-time owners into our community.

This project...

is already approved for 40-multi family units for rent but it would be better for the community to have condos toward more permanent ownership vs transiency, implements the goals of the Tahoe Area Plan to concentrate development in Town Center and create walkable communities reduces trip generation and vehicle miles traveled

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Attachment G
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While some who are not in support of this greatly needed project are using low-income housing as a reason, the way I see it is this is a separate issue. This developer is a long-time community resident and philanthropist to our Jewish center and many other great causes around the Lake - I understand he's also committed to doing an affordable housing project in another location for our community.

While there is a vocal minority who comes to all these meetings and has the time to protest essentially everything possible for our town, they

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do not represent most of us. I hope you will listen to those of us who are working to improve our community as we raise our families and have full-time jobs.

I've been an active member of this community for more than 9 years and I encourage you to bring forward this project. It will directly deliver the greatly needed investment and environmental improvements to our community. The project is in alignment to the Tahoe Area Plan and we need this.

Sincerely,

Rabbi Mordey Richler

Rabbi Mordey Richler
Director of Chabad at Lake Tahoe
255 Kingsbury Grade, Stateline, NV 89449

Submitter Richler, Rabbi M
Washoe County, NV

Brendan Donovan
PO Box 5428
Incline Village Nv 89450

Dear County/TRPA,

Thank you for your leadership. My name is Brendan Donovan and I'm voicing my strong support for the Nine47Tahoe project and the plan amendment to allow for condo ownership, because this form of ownership will benefit our local community to bring part-and-full-time owners into our community.

This project....

- is already approved for 40-multi family units for rent but it would be better for the community to have condos toward more permanent ownership vs transiency.
- implements the goals of the Tahoe Area Plan to concentrate development in Town Center and create walkable communities
- reduces trip generation and vehicle miles traveled
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- upgrades storm water management controls
- enhances community vibrancy/connectivity

Incline Village needs...

- investment to help our local economy, environment, and community. For too long, more than 20 years, the site where this beautiful project can take place, Nine47Tahoe, has been dormant/stagnant. The amendment process will update the old and outdated development code by allowing the SFD form of ownership. It will help attract more investment and raise property values. The only issue here is whether the units are "for sale" or "for rent" and I'm advocating that it is a "for sale" project.
- Economically, this project will bring millions of dollars to our community and region, from annual taxes, jobs created, and new economic activity during the construction period. The project will also improve surrounding property values. It will contribute \$45 million across two years to local economy from annual taxes, jobs created, new economic activity.

While some who are not in support of this greatly needed project are using low-income housing as a reason, the way I see it is this is a separate issue. This developer is a long-time community

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resident and philanthropist -- I understand he's also committed to doing an affordable housing project in another location for our community.

While there is a vocal minority who comes to all these meetings and has the time to protest essentially everything possible for our town, they do not represent most of us. I hope you will listen to those of us who are working to improve our community as we raise our families and have full-time jobs.

I've been an active member of this community for more than 25 years and I encourage you to bring forward this project. It will directly deliver the greatly needed investment and environmental improvements to our community. The project is in alignment to the Tahoe Area Plan and we need this.

Sincerely,

Brendan Donovan
Real Estate agent
Mortgage Broker
Board Member , The Rotary Club of Incline Village/Crystal Bay
Incoming Vice President of the Veterans Club of Incline Village/Crystal Bay

Posted 10/31/22

Public Comment - 8D WDCA22-0002 **Page 108**

Dear County/TRPA,

My name is Suzie Reynolds. I was unable to attend the zoom call relating to the plan amendment on Monday, August 22nd but wanted to voice my support for the project and the plan amendment.

This project would be the first (housing project?) in over 20 years and provide a wonderful addition to our community. Many naysayers -do not want any change or reinvestment, but Incline needs to move on from this stagnation and this project represents the types of investment we need.

- I prefer 40 condos over 50 multi family units. The owners will be less transient and some will live here part-time.
- Greater density within town centers encourages walkability and biking. It will also support our local restaurants and other businesses.
- The 40-unit project incorporates a multi-modal trail along its frontage that will further pedestrian and bike mobility.
- The developer has included restrictions on STRs in its organization documents and used it to attract like minded owners to the project. I think this is pretty admirable and supportive of the community views.
- I know there were some concerns on why the plan amendment was brought late. Who cares....condos, apartments...single family....the project is what Incline needs and it is better than having another gas station or convenience store.
- I do not know why everyone is blaming the developer for affordable housing. This is a problem that the County and Incline need to address. It is a real issue, but denying this project will not solve that. It would just result in more houses being bought up and leveled hurting other housing options.
- I listened in to the meeting and am always disappointed that the negative minority are so vocal. There are many of us who do not want to be attacked but are supportive of growth in a responsible way. Incline needs to continue to redevelop and evolve. People are not going to stop coming so we need to support projects that helps manage where they live. I think this one does.

Service Request Details

ID 127728
Date/Time 12/5/2022 11:48 AM
Type Planning Commission/Board of Adjustment
Address Reno
Origin Call Center
Comments Nine47 Tahoe Project

Good morning TRPA and County,

My name is Chris Talbot and I am in support of the Nine47 Tahoe project.

We do need to have more affordable housing mean in our little town.

We are running out of solutions for those who work in the industries that makes the town go.

Also that spot has been sitting there for a long time. Would be nice to see it used and Everything seems to be in place to do what they need to do.

There seems to be no reason to hold this back.

I'm sure there will be some people against this, But they probably will Enjoy the continued services in town that are Result of having the housing.

Please don't let those who have a lot of time on their hand, just because they can attend the meetings, control what happens. Doesn't mean that's what the Village needs. A lot of us are out there working.

I have lived and worked and owned 2 companies in Incline Village for 46 years.

I encourage you to please Bring forward this project.

Hope you have a great day.

Sincerely
Chris Talbot

Submitter Talbot, Chris
Washoe County, NV
talbotimages.ct@gmail.com

Posted 10/31/22

Public Comment - 8D WDCA22-0002

From: [Debbie Castello](#)
To: [Weiche, Courtney](#); [Lloyd, Trevor](#); jself@trpa.gov; jstock@trpa.gov
Subject: Nine 47 Tahoe Boulevard
Date: Tuesday, August 30, 2022 9:17:22 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello All,

We are sorry to have missed the zoom call meeting regarding Nine 47 Tahoe Boulevard on August 22nd. We wish to express our support of the idea as it is being proposed for a 40 unit luxury condominium . We know the land has been approved for 50 apartments but firmly believe that apartments are the last thing we need in Incline. A modern luxury project offers much more to this community. We know the developer to be a person of integrity and firmly believe his intention is to build a project that will add to the community. We, also, believe that the concerns brought forward by many will be addressed and resolved by the developer in a way that will satisfy the concerns.

Thank you for your consideration.

Debbie and Vic Castello

Dear TRPA Governing Board Members,

I write to ask you to **oppose the proposed Washoe County Tahoe Area Plan amendment.**

I explained my opposition more fully in an op-ed in Sunday's *Reno Gazette Journal: A Wildfire Reality Check for Tahoe Development*, which I've asked to be entered into the public record (see attached).

Within 48 hours, I received support from the 1,000 member Tahoe Area Group, Sierra Club and more than 50 Nevada *and* California Tahoe residents. They gave permission to include their names in a letter (also attached) asking you, the governing board, not to approve any further development or Tahoe Area Plan changes until TRPA leads a comprehensive, executable Tahoe-Basin wide evacuation plan and strategy – complete with verifiable times and routes reflecting current resident population and peak visitor numbers.

The Tahoe Basin needs a plan and strategy that coordinates all relevant county and state public safety notification systems, first responder assets, chain of command, and transportation resources and responsibilities.

Your wildfire awareness campaign is a good start, but we'll need way more than slogans to get people safely out of the Basin.

As the federally funded bi-state Tahoe Basin authority, *you* hold power, funding, and responsibility to protect Tahoe's Lake, land, and people – residents and visitors alike.

What greater project priority is there than saving lives? Wildfire season is upon us. As representatives of the states of California and Nevada, Tahoe Basin Counties and the NV Department of Conservation and Natural Resources, both visitors and residents *like me* rely on *you* to do the right thing.

It's time to **stop focusing on how to pack more people into** the Tahoe Basin, and instead **focus on how to get them out.** Please prioritize public safety and save lives.

Further, to address the housing shortage for the region's workforce, I ask TRPA to amend policy on use of *existing* housing inventory (e.g. alter policies to encourage long-term rentals of existing housing units currently prioritized for tourist short-term rental use).

Please do not approve this Area Plan change. Thank you.

Pamela Mahoney Tsigdinos
Full-time Incline Village, NV resident

OPINION

A wildfire reality check for Tahoe development

Your Turn

Pamela Mahoney Tsigdinos
Guest columnist

More buildings and more people may work in a place with ample roads and infrastructure, situated far from deeply forested wildfire territory and with easily accessible year-round public transportation safe from extreme weather. But endless development is not practical in the geographically constrained, high elevation, towering tree-filled Tahoe Basin.

Yet public officials, as if divorced from reality, continue to advance expansive new development proposals calling for greater building heights and increased population density across the Tahoe Basin. These proposals purport to address long-term affordable housing problems. Ironically, the housing issues have been exacerbated by shortsighted or long-deferred governmental policy decisions that prioritized tourism over the needs of local residents, businesses and the environment.

The lack of affordable Tahoe housing, the new cudgel used to justify large, unsustainable development, isn't new. Finger-pointing between jurisdictions is a long-standing, well-documented problem. In 2001, for example, the Washoe County Commission earned criticism for "not doing its fair share" to provide affordable housing.

Twenty-two years on, Tahoe affordable housing is still in short supply. The scapegoat used today by county officials, developers and the Tahoe Regional Planning Authority to explain the lack of Tahoe's affordable housing is "NIM-BYs" — aka resident constituents. Yet, it is government officials who set and enforce policies, investors who buy up properties to market to tourists, and developers who decide what and where the greatest return on investment lies. The majority of policy-setting officials, investors and developers live elsewhere.

Final decision on condo zoning

Tahoe residents want safe and neighborly communities with thriving small businesses, schools, local health care and first responders. The desire for healthy communities drove more than a decade of resident input and local planning starting around the time TRPA abdicated its responsibility to act as an independent bi-state Tahoe Basin environmental steward and natural resource conservator. One of six area plans, Washoe County's Tahoe Area Plan involves some 31 square miles located along the east and north shores of Lake Tahoe. Incline Village and Crystal Bay are the sole communities within it.

Adopted in 2021, the plan (Community Character pp. 1-3) states "Washoe County worked with the Incline Village and Crystal Bay community for fourteen years to develop this plan." That's thousands of volunteered residents' hours and days. Among the conclusions: single-family condominiums in Special Area 1 of the Incline Village Town Center would *only* be permitted if part of a mixed-use development, or if they were



Lake Tahoe on the California Nevada border GETTY IMAGES

affordable housing.

At the end of 2022, with little warning, a significant proposed change surfaced. Alarmed that land earmarked for affordable housing now advertised condos starting at \$2.5 million, more than 40 residents participated on Jan. 3 at the Incline Village/Crystal Bay Citizens Advisory Board meeting (note: The Tahoe Area Plan item begins at minute 45:05). Not a single resident at the meeting expressed support to amend the plan. Still, on Jan. 17, Washoe County Commissioners blindly followed Commissioner Alexis Hill's recommendation to amend Special Area 1 zoning to allow for luxury condo development.

The TRPA governing board Regional Plan Implementation Committee, on which Hill also sits, heard many resident concerns in March 2023. The final TRPA governing board decision is due June 28. If approved, this plan amendment will set a precedent for more building height and increased density throughout the Tahoe Basin. The most enthusiastic support comes from, yes, developers.

Tahoe in a 'double hazard zone'

Residents of rural Kings Beach, Tahoe City and Tahoe Vista first voiced their disapproval of more congestion and high price points at a Placer County meeting. Rather than reverse problematic policies involving short-term rentals, which contributed to housing shortages, TRPA is on the precipice of doubling down on bad decision-making. It's considering an urban planning approach devised by a consulting firm with past projects in San Antonio, Austin and Sacramento. None of those cities lie within a pine forest or rely on an already-overburdened two-lane roadway that doubles as a lifeline evacuation path for tens of thousands of visitors and residents. Gridlock already exists.

Nightmarish wildfires are occurring with more frequency in the American West and in forested areas north across Canada. In 2022 a Stanford study made headlines when it called out the dangers of development into wildland "double hazard zones."

The authors noted, "people provide the vast majority of ignitions for fires that then torch the abundant vegetation and threaten human lives and structures. Simply having more people and homes nestled among flammable trees, chaparral and grasses add to wildfire risks." This transition zone is referred to as the wildland-urban interface.

Tahoe is uniquely at risk. It is home to some 57,000 people. Another 15 to 20 million visit each year, many unfamiliar with fire prevention and safety practices. Resort operator Alterra Mountain Company, in a revised draft environmental impact report, concedes it would take 11 hours to escape three miles from Palisades Tahoe to Highway 89. Those stuck in the valley would be told to "shelter in place" in a parking lot or on a golf course. Sierra Watch reports it is again fighting expansion plans first attempted in 2011.

Looking ahead, policymakers also must consider the fire risk associated with the proliferation of electric vehicles, including e-bikes, that rely on fire-prone lithium-ion batteries. This week AP reported there have been more than 100 fires and 13 deaths linked to battery explosions in New York City alone. Lithium-ion battery fires burn in a different way than a traditional gas fire, according to Autoweek, "with the blaze lasting longer and burning hotter than a gas fire."

Evacuation plans needed

At some point officials making policy for Tahoe must think about a comprehensive strategy to get people out, not just pack them in.

This public safety issue has been raised countless times by residents throughout the Tahoe Basin. Many have pleaded with county and TRPA officials for an updated comprehensive environmental impact analysis of the new development projects approved and in the pipeline, and asked for a comprehensive fire evacuation plan.

For example, at the May 2023 Incline Village/Crystal Bay Citizen's Advisory Board (38:34 minutes) Ryan Sommers of North Lake Tahoe Fire Protection Dis-

trict and TRPA's Jeff Cowen took questions from community members concerned about wildfire evacuation and ill-conceived development proposals. There was little in the way of specifics about how various government agencies are coordinating to ensure safe passage. Residents continue to push for answers only to get stiff-armed.

Common sense dictates that officials establish, ahead of the next wildfire and before more development, a reality-based plan to evacuate tens of thousands of visitors, residents and workers who live out of the Tahoe Basin. Consider that the horrific Camp Fire in Paradise, fire moved 100 yards — the entire length of a football field — every second. Since smoke also kills, "sheltering in place" is not an option.

Concerns about greater density and new development in wildfire prone areas have led to lawsuits in California. Several have successfully halted development as there was no safe and expedient way to evacuate inhabitants.

In Colorado, a 55-page after action fire report noted: "Among the challenges ... were problems with public notification systems, including gaps in cell-phone alerts and siren system coverage, miscommunication between various first responder agencies because of confusion over radio channels, lack of adequate personal protective equipment for fire and police personnel who were actively working the blaze and no defined strategy for the evacuation, including a plan for hordes of vehicles fleeing oncoming flames."

So, what is the unified Tahoe evacuation plan? Seems like TRPA, which receives hundreds of millions of dollars in federal and state funding is a good place to ask this question.

In sum, public officials and their allies are pushing a development concept that the fragile Tahoe environment, limited local infrastructure and public safety cannot support. Please make your voices heard to TRPA on June 28, 2023 or email public comments to mambler@trpa.gov.

Pamela Mahoney Tsigdinos is a Tahoe resident who volunteers with grassroots Tahoe Basin groups.

From: rondatycer@aol.com
To: [Marja Ambler](#)
Subject: Public Input: Item VI.A - TRPA GB Meeting 6-28-23
Date: Tuesday, June 27, 2023 4:22:41 PM

INCLINE RESIDENTS CONTINUE TO OPPOSE TTD'S USE OF THE OLD INCLINE ELEMENTARY SCHOOL FOR THE EAST SHORE EXPRESS BUS HUB

We Incline Village residents have for the past 3 years continuously protested TTD's use of the Old Incline Elementary School (OES) as a starting and ending point for its East Shore Express (ESE) to Sand Harbor State Park. After hundreds of pages of written input and dozens of hours of spoken objections, including last October's expensive appeal, our reasons are well known.

-- The OES bus hub has not and will not serve Incline Village residents, but rather serves tourists seeking recreation on the East Shore of Lake Tahoe

-- The OES bus hub endangers and disturbs the residential neighborhood near the OES and creates problems for all residents coming and going to the Post Office each summer day

-- The OES bus hub results in increased traffic congestion and parking problems throughout not just the immediately adjacent neighborhood, but along Highway 28, Southwood and Northwood as well.

In spite of our continuous unified citizen protest, TRPA has approved TTD's continued use of the OES for the ESE. We must conclude that nothing we can say or do will stop TRPA's and TTD's ongoing assault on our community.

In the last NV Legislative session, 8 of 21 NV legislators voted against renewing funds for TRPA. We need evidence that TRPA is beneficial to Incline Village and Crystal Bay. TRPA's approval of a continued use of the OES as a bus hub, to which 98% of all Incline residents object, does not evidence any concern for this NV village at the lake.

SIGNED:

Abel, Helen

Abel, Michael

Anderson, Victor

Barney, Stephen

Baron, Scott

Barth, Megan

Beres, Jim

Beres, Robin

Bishop, Mary

Bishop, Russ

Borrelli, Russ

Brandin, Jill

Brown, Nancy

Burnell, Sandra

Cole, Anita

Commerford, Neil

Dupin, Penny

Dupin, Willy

Farrell, Joseph

Farrell, Edie

Flores, Alec

Ghafourpour, Mark

Glavish, Barbara

Griscom, D.A.

Gullixson, Nichole

Gumz, J

Hager-Woodcock, Deborah

Hall, Barbara

Hanish, Myra

Horton, Tracy

Jacobson, Mary and Jack

Jake, Sam

Kennedy, Mary Lou

Knowles , Bryant

Kratka, Cheri

Krusell, Willy

Larson, Helene

Laurence, Jean

McBurnett, Patrick

Middleton, Sally

Miner, Richard

Moore, Jennifer

Mulcahy, Jill

Nalbandian, Lauren

Napp, Micki
Oleahy, Priscilla
Olson, Jerry and Diane
Payne, Teresa
Pingree, Durian
Porten, Nancy
Porter, John
Post, Nancy
Schmenk , Dianne
Shaefer, Joe
Simon, Judith
Svata Trossen
Tsigdinos , Alexander
Tsigdinos, Pamela
Tyce, Ronda
Vanderpool, Aaron
Williams, Heather
Willing, Doug
Woodcock, Paul
Wynne, Bill

December 8, 2022

Honorable Commissioners
Washoe County Board of County Commissioners

Dear Honorable Commissioners:

PROPOSED WASHOE COUNTY AREA PLAN AMENDMENT

I served as the TRPA staff planner for the entire Washoe County Community Plan process during the 1990s that included the Incline Village Commercial Community Plan where the proposed zoning amendment now before you would apply.

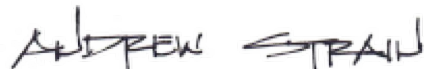
While the Commercial Community Plan focused on providing additional commercial and public services to meet the community's identified needs, it also included provisions for higher density multi-family residential uses.

The plan did not provide for additional traditional lot and block subdivision uses for single family residential uses as these uses were generally not viewed by the planning team as desirable nor compatible with the commercial areas.

It was not, however, the intention of the Incline Village Commercial Community Plan to exclude single family residential uses that were otherwise allowable under the TRPA two-step subdivision process that allow a project approved and constructed as a multi-family project to be subdivided subsequently into single family parcels.

Thank you for the opportunity to provide input on this matter.

Sincerely,

A handwritten signature in black ink that reads "ANDREW STRAIN". The letters are in all caps and have a slightly cursive, hand-drawn appearance.

Andrew Strain

C: Lew Feldman, Feldman Thiel LLP



Incline Property Management

848 Tanager St., Suite M
Incline Village, NV 89451-7599

February 7, 2023

Tahoe Regional Planning Agency
128 Market Street
Stateline, NV 89410

Dear Tahoe Regional Planning Agency and Governing Board Members:

My name is Lawrence Wodarski and I am sending you this letter in support of the Nine47 Tahoe project and the plan amendment to allow this project to be a condominium ownership development, which is sorely needed in our community.

I am the owner of a property management company that has been serving the Incline Village community for 43 years, providing commercial property management and maintenance, HOA management and long-term rental management services. We maintain and assist in the management of the three largest shopping centers in the village. Consequently, we are in constant communication with the tenants of these centers, all of which (except one) are small locally owned businesses. In addition, I sit on various committees within the Incline Village Crystal Bay Business Association, including the Main Street Beautification Committee.

The feedback we receive most frequently from our small business tenants is the need for an increase in residents who have a stake in the community. When the tourist seasons end, these businesses have only local residents to support their businesses. The community has the need and the capacity to absorb an increase in the resident population. Having 40 additional living units on our main street within walking distance to the town center would be an ideal addition to our community.


The Nine47 Tahoe project is the type of development the community needs. The parcels proposed for the Nine47 Tahoe development have been vacant eyesores in this community for many years. The location to the town center is ideal for a project like the Nine47, as the project is walkable to the shops, businesses and restaurants in the village.

With respect to affordable housing, in my opinion, it would not be this developer's responsibility to provide such, particularly when there is a much more suitable location in the village for an affordable housing project. There is no doubt our community needs both.

This project fits within the Tahoe Area Plan, would bring another level of economic vitality into the community, increase population density in the town center, reduce auto dependency and upgrade storm management and erosion control on these vacant parcels. It has been rare occasion when a community resident invests the time and resources necessary to upgrade the community with sorely needed housing. When that occurs, we are committed to assist in any way we can.

I have been an active member of the Incline Village community for twenty-three years and I strongly encourage the Agency to allow for the code amendment to allow for the condominium form of ownership.

Sincerely



Lawrence Wodarski

President

cc: TRPA Staff

Advisory Planning Commission

RPIC

Governing Board Members

From: [Daniels, Susan](#)
To: [Marja Ambler](#); [leah kaufman](#); [Sam Drury](#); [Padden, Trina & Sam \(trina@paddenproperties.com\)](#)
Subject: Re: Incline PAS Amendment for SFD
Date: Tuesday, June 27, 2023 3:37:29 PM

HI Sam,
Thanks for taking these concerns to the Board of Realtors.
I will forward you more information.
Smiles, Sue

*Thank you,
Sue*

Susan L. Daniels
BRE#01066252
Sue Daniels and Associates
Coldwell Banker Residential Brokerage
Lake Tahoe/Truckee Specialist
[530-210-0222](tel:530-210-0222) Cell
Sue@LakeTahoeSue.com

From: leah kaufman <leah.lkplanning@sbcglobal.net>
Sent: Tuesday, June 27, 2023 2:12 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Incline PAS Amendment for SFD

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](#)

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From: [Darcie Conway](#)
To: [Randy Fleisher](#)
Subject: Condominium Development - Incline Village
Date: Wednesday, November 16, 2022 6:15:14 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear County/TRPA,

My name is Darcie Conway, I could not make the zoom call relating to the plan amendment on Monday, August 22nd but wanted to voice my support for the project and the plan amendment.

Incline is a beautiful place and a place we lived in the community for over 27 years and raised are family. As you have seen for the last 3 years (Covid) others have also found its beauty. This growth will not stop and the idea of guiding it the right direction is the reason for this letter. There are many in our area that are negatively protesting this when in 15-20 years there has not been a housing project on the books to start to offer solutions. This seems like an ideal one model for us to follow.

1. I support a well laid out Condominium development over 40-60 multi-unit family homes. This nice Condo plan will invite permanent or part time owners that will add to our community vs a more transient population.
2. The location and proximity to the town center is good to support the local shops, business, and restaurants – in fact they have a multi-modal trail in the plan that further shows their forward thinking in keeping people on our trail systems (Possibly less local automobile traffic).
3. There are locals not supporting this using low-income housing as a

reason. I feel that is a separate issue and this developer is not responsible for other needs that Incline needs to address. This project will generate local revenue to possibly help start projects like that and there for should be granted approval.

4. I noticed the STR's seem to be laid out to attract homeowners and likeminded people that community needs as well as long term homeowners.

I hope this letter is taken in the right light. I have managed many communities over years. As we grow let's look at the direction we want our community to go in and have good planning. This Condo proposal seems to be one of those steps.

Sincerely,

Darcie Conway,
Supervising Community Manager
Integrity Property LLC
896 Southwood Blvd., Suite 5
Incline Village, NV 89451
775-831-3331
775-831-3337 Fax
775-240-5232 Cell
dconway@integrityattahoe.com

Integrity (n) the quality of possessing and steadfastly adhering to high ethical principles or professional standards

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