



## Incline Village Crystal Bay Citizens Advisory Board

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on May 6, 2014 - 5:30 P.M.

**1. \*CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Chairman Mark Alexander called the meeting to order 5:33pm. Kevin Lyons led the pledge of allegiance.

**2. \*ROLL CALL/DETERMINATION OF A QUORUM** - Alexander, Mark; Eick, Gerry; Lyons, Kevin; Miller, Judy; Nicholas, Deborah, Pete Todoroff. A quorum was determined. Excused absence: Devine, Bill.

### 3. \*PUBLIC COMMENT

- **Bill Whitney** – Talked about recruiting for Board of Adjustment of District 1; Berkbigler's district. He said they need a replacement beginning in August 2014. The person applying needs to be living in District 1.. It's a 4 year term. Pick up an application from Bill.

With no more Public Comment, Chairman Alexander closed item 3.

**4. APPROVAL OF THE AGENDA FOR THE MEETING OF MAY 6, 2014** – Pete Todoroff made a motion to approve the agenda for the meeting of May 6, 2014. Deborah Nicholas seconded the motion. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF MARCH 24, 2014** – Pete Todoroff made a motion to approve the minutes from the MARCH 24, 2014 special meeting. Kevin Lyons seconded the motion. The motion passed unanimously.

### 6. \*UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE

- **Pete Todoroff** said he had email 8 photos on March 25<sup>th</sup> – hasn't heard back from anyone, and said this is not acceptable.
- **Mark Alexander** said he has forward messages to Washoe County and he doesn't see that forwarding emailed is being relayed.

### 7. \*PUBLIC OFFICIAL REPORTS

A. Washoe County Commissioner Update – Commissioner Marsha Berkbigler provided an update on discussions and actions by the Board of County Commissioners (BCC). (This item was for information only and no action was taken by the CAB).

- **Incline Area Plan** is in the process; staff is meeting with people involved. She said we need to pull all the area plans together. We will have a draft plan by late summer. Process is moving forward.
- **Federal Framework** – She said they are looking into see if WC wants to acquire BLM land; 4 million acres throughout the state. Submit an appeal to get the land. Tax issues. She suggested if you have specific land that would be worth looking into; please submit info to the commissioner.
- Commissioner Berkbigler answered Pete Todoroff's concern, and said she did forward pictures to the man who is handling that particular issue. Sarah Tone has been assigned to this.
- **Tahoe Transportation District** – She gave an update on the bike path from Incline Village to Sand Harbor – 2015 construction. Plan is in place. Asked them to give presentation to CAB.

### Questions and discussion:

- **Dave Zeigler** – asked if the bike path that goes through Crystal Bay is included in the construction? Commissioner said it wasn't at this time, but they are still looking at it, however, it has design issues. TDD is looking at design. She said the Stateline to Stateline first portion will be to Sand Harbor.

- Chairman Alexander said he might have solution on available land for the path. Commissioner Berbigler said she will get the info to Chairman Alexander. She said there has been two meetings regarding the topic, as well as public hearings, and it must go through this environmental impact report first.

With no more comments or discussion, Chairman Alexander closed item 7.

## **8. \*PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**

**A. Washoe County Sheriff Office (WCSO)** – Substation Commander Clark said he is now fulltime up here in Incline. He is meeting with residents, business owners, and community leaders. Summer season is bear season, and they receive many bear calls. He said they are working with NDOW to minimize those calls for service. Pete Todoroff asked Clark about the Mt. Rose fatalities (truck ramp). What is being done about the truck ramp? Clark said he will look into it and get back to us. (This item was for information only and no action was taken by the CAB).

**B. North Lake Tahoe Fire Protection District (NLTFPD)** – Chief Mike Brown gave an update.

- He said there haven't be any major structure fires, and said keep on working on prevention.
- Fuels reduction – we will do curbside burning when we feel it's appropriate with moisture in the air. Defensible space and curbside chipping program (832-0351).
- ISO – evaluate the fire department every 5 years. We received great rating. He encouraged everyone to call their Insurance companies and see if it would lower your rate. Chief Brown said he would try to put an article or letter on website to send to insurance.
- Knock Box system – fire department can enter the home if there is an emergency. 24/7 access to your property. Responding to emergency without breaking in. This is part of their fire prevention system.
- Tia's distribution list for control burns – for those sensitive to smoke during control burns. They will send a notification on the date, time, and area of the prescribed burn.
- The Fire Department collaborates with Sheriffs' Department.
- (This item was for information only and no action was taken by the CAB).

Chairman Alexander closed Item 8.

**9. NORTHWOOD PEDESTRIAN PATH** – Clara Lawson, PE, PTOE, Washoe County Community Services Dept., Engineering & Capital Projects Division, gave a presentation regarding Northwood Pedestrian Path between 801 Northwood Blvd & SR 28 □ The existing pedestrian path along Northwood starts at Village Blvd and continues west along the south side of Northwood.

Clara Lawson showed pictures of the current issues: Ponding issues, not ADA, driveways, steep slope, parking on pedestrian path

Pros & cons:

- Improve path – ADA
- Pedestrians won't have to cross the street
- Cost to construct
- Take away some parking at 801.

### **Comments and Discussion:**

- Dave Zeigler asked about another path project.
- Margaret Martini – She suggested to post signs not to park on the path which would be an inexpensive fix. Look into improving the existing. Clara and Margaret discussed the construction within the county line right away.
- John Gregory said Alder has a blind intersection and asked about bringing more pedestrian traffic – how will that impact the plan? Clara said they are in the beginning stages.
- Kevin Hamester asked about the private property near these paths. He asked about the rightaway.
- June Joseph asked a clarifying question about it being a pedestrian and bike path. Clara said they are not changing use. June said she supports it.
- Clara encouraged everyone to please contact her if you have comments or concerns or questions.

- Gerry Eick said there is a path there already, and there is no path on Northwood next to Elementary school. He said if you are going to make expenditure, he recommended putting in a path next to the school. Village to fairway would be heavily used. On the school side (west/southside).
- Kevin Lyons asked what the next new path on the plan and what is the cost.
- Pete Todoroff said he sent an email on March 28 asking her what the cost will be. Clara said she will get back to you regarding this.
- Mark Alexander said he was concerned with the crossing. Clara clarified and showed him what sign means 'crossing.' Mark Alexander suggested installing a solar illuminated sign instead of changing the cross walk. He asked if they will leave the existing path or restore it to native state? Clara said they are open to suggestions: return it to native, parking, or alternate path. Mark asked her when they know the order of magnitude estimate. Clara said within 6 months, and will come back and present again and get more feedback.
- NO ACTION WAS TAKEN ON THIS ITEM. The board requested more information.

With no more questions or discussion, Chairman Alexander closed item 9.

**10.\*DEVELOPMENT PROJECTS** – All development project applications are available online at [www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm). Staff may not be available to attend, but please call if you have any process questions.

**A. Special Use Permit Case Number SB14-006 (Incline Village/Crystal Bay AT&T Mobility Wireless Facility)** – To install a 120 foot tall mono-pine wireless facility, located 625 Mt. Rose Highway, Incline Village, for the purpose of providing wireless coverage in the surrounding area. Assessor's Parcel Number: 124□032□34. Staff representative: Trevor Lloyd, Senior Planner, Washoe County Community Services Department, Planning and Development Division, 775□328□3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us). Tentative Meeting Date: Board of Adjustment, June 5, 2014. (This item was for information only and no action was taken by the CAB).

ATT tower representative, Charlotte gave a slideshow presentation:

- Accommodates just ATT at this time. But can work with other service providers.
- No study completed that reflects a negative impact or adverse effect on property values
- Height covers the community with trees and terrain; coverage is why the facility have to be so high.
- Benefits for the community: Emergency service/911 coverage

**Comments and Discussion:**

- Margaret Martini asked why it can't be install it up the hill. We have adequate cell service in this current area. Charlotte said it's based on data usage; we need the site to fill demand for those using our service.
- Ann Nichols asked how the tower will look like. Charlotte showed a picture, and said installation is critical and they committed to installing one that blends with the esthetics. Charlotte said she will look at the pine at the mountain course.
- Lynn asked if this is addition to the on installed at the boat yard. She said she want everyone to know that there are two monopines. She suggest emailing them if you are opposed. Charlotte confirmed it was an additional monopine; we need two pines because we are a demand based service.
- Gerry Eick asked about the installation of new towers to fill the gaps for service and possibility of using the old ones, for example, the Mountain Course. Charlotte said they don't de-commission towers often. We don't usually take sites down. We aren't going to quit building. As people demand quality service, we will keep building.
- Pete Todoroff said nobody had knowledge of the tower, and people need to be informed.
- Mark Alexander Said many would probably support it being installed at the fire department because they get the revenue. Mark suggested to Charolette to take it back to the company because people aren't in favor it being installed where it's slated. He asked for clarification question about co-locating with other providers. Charlotte said taller towers are installed for service and co-location purposes.

With no more comment and discussion, Chairman Alexander closed item A.

**B. Special Use Permit Case Number SB14-009 (Alibi Ale Works)** – To permit the use of a commercial

building as a crafty brewery and tasting room at 204 E. Enterprise Street, Incline Village. Assessor's Parcel Number: 132-222-18. Staff representative: Eva Krause, AICP, Planner, Washoe County Community Services Department, Planning and Development Division. Phone: 775-328-3796; email: EKrause@washoecounty.us. Tentative Meeting Date: Board of Adjustment, June 5, 2014. (This item was for information only and no action was taken by the CAB).

Rich Romo & Kevin Drake spoke about opening a Craft Brewery at the old NAPA building. Brewery will be for distributions and a small tasting room 500-600 feet with limited hours, and not serving food. The permit doesn't allow for manufacturing, but for industrial uses only. They will do basic façade improvements, but not changing the space. Opening July/August.

Chairman Alexander asked if there are any comments from the public.

**Comments and Discussion:**

- Deborah Nicholas asked about sufficient parking per the County codes. Kevin said they have 6 parking spots, plus 4 for loading. Adequate parking for small tasting room.
- DC Larabie asked if there will be any issues with residential area. Kevin said most everyone is excited; not open late, mellow place to taste. Kevin said it's a different model; integrate into the community.
- Svata Trossin asked if there will be a smell. Kevin said there might be a mild smell; he said they aren't brewing large amounts like other large breweries. Rich said it smells like sweet oatmeal.
- Mark Alexander asked about safety and concerns from the community. Kevin said they are taking the necessary precaution to make sure spills/floods don't get into the drain – make sure it won't affect the water and they met with Fire Marshall already.

With no further comments or discussion, Chairman Alexander closed item B.

**C. Variance Case Number VA14-004 (Ronning Side Yard Setback Reduction)** – To reduce the required side yard setback from 8 feet to 3 feet for construction of a new single-family dwelling located on 400 Gonowabi Road, Crystal Bay, NV. Assessor's Parcel Number: 123-145-04. Staff representative: Roger Pelham, MPA, Senior Planner, Washoe County Community Services Department, Planning and Development Division. Phone: 775-328-3622; email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us). Tentative Meeting Date: Board of Adjustment, June 5, 2014. (This item was for information only and no action was taken by the CAB).

Wayne Ford, representative on this project distributed handouts. Wayne said the adjoining land, Nevada State Lands, aren't opposing the variance.

Wayne Ford reviewed issues and proposed plan and answered questions and concerns:

- 1949 development with terraces – 8 foot drop (36% slope – extreme steepness)
- Location of residences in Tahoe Basin – TRPA placement standards, Washoe county Standards. Under the TRPA standards are stricter. Unique conditions that deals with special circumstances – restricted development.
- Special easement for Gonowabi loop. Another loop was created for access to property. Unusable land; 15 foot setback. Most of the properties on Gonowabi have been approved for 0 ft set back. This is the safest plan. Wayne showed diagrams; He said they want to maintain the existing driveway; 3 stories of stairs to the pier; maintaining the tram to get to the lake. Want to build on top of piers to maintain some of the boulders and vegetation.
- The setbacks will be on the corner and bedroom which is next to Nevada State land.
- The garage won't block the view of the neighbors.
- We are taking advantage of the code and integrate into the slope.
- Chairman Alexander asked about the potential fire hazard concern of 3' side yard setback between the proposed structure and the chain link fence separating the properties. Wayne addressed concerns about the layout and space. Also, accessing the property with a gate if the fire department needed to access to the Nevada State Lands. 10 foot wide gate for access.
- Construction requirements are strict with full fire sprinkler suppression. It will be contained within the structure. The fuel reduction will be maintained. Not different than any other properties.
- Wayne encouraged everyone to provide feedback and recommendation

With no further comments or discussion, Chairman Alexander closed item 10.

Chairman Alexander called for a 5 minute break at 7:35pm.

Chairman Alexander called the meeting back to order at 7:40pm.

**11. LAND EXCHANGE** – Report and discussion and possible action on a proposed land exchange between Washoe County, Nevada Pacific Development Corporation and the Ponderosa Ranch LLC. Gary D. Midkiff, Principal Planner for Midkiff and Associates, Inc. Consultants presented information on the proposed land exchange whereby Washoe County would convey to adjacent property owners the County's interest in a narrow strip of land and adjoining roadway stub in Crystal Bay (extending from Somers Loop - approximately .25 miles south of Crystal Drive—down to Lake Tahoe) in exchange for approximately 16.5 acres of Ponderosa Ranch land along Incline Flume Trail. The location of the County property is between APNs 123-032-18 and 123-201-02 and the 16.5 acres of exchange property is a portion of APN 130-010-10 located Southeast of Tunnel Creek Station and includes approximately 1,100 feet of the Incline Flume Trail along with historic features. No action is to be taken on this item.

Chairman Mark Alexander opened #11 agenda item. Mr. Gary Midkiff, Midkiff and Associates, provided a review of the proposed land exchange including the land use history and, current activities at the Ponderosa Property (Bull Wheel Site). Mr. Midkiff indicated that the Ponderosa Ranch property is surrounded by public property and provided photos of a Bull wheel. Mr. Midkiff noted that the bull wheel is very popular destination with schools and historical society. Mr. Midkiff discussed the property located at Somers Loop noting James Stack estate, steep, unusable land – part of 1926 subdivision that hasn't been improved or accessible. Not safe for public use; Washoe County posted a sign. Because the code requirements – it's not feasible to build stairs to access the lake. Current stairs doesn't meet code. The proposal is to give the county 16.5 acres with bull wheel and flume (includes 14K sq ft on top of the mountain) in exchange for 7K sq ft of Somers loop. He said it relieves the county of the liability on the steepness of the land.

**Comments:**

**Nick Exline** – Southlake – Currently works for Midkiff. Nick said by connecting the bike path system would provide a unique opportunity and historical land would be acquired. There would be an increase in utilization and an economic benefit from bring in mountain bikers. This is a step into the right direction.

**Kevin Heimeister** said people will run, walk, stroll on the Flume Trail. It will expand western history. We don't want anyone to build on that land; we can preserve it with this exchange.

**Karen Dennison** – Reno – Said she is representing the land owner. She wanted to clear up some misconceptions. There must be prescriptive rights to use the private land. It's a win win opportunity.

**June Joseph** – Incline Village – June made a comparison of land; land being made available to the public is expansive. She said give it back to public and legalize the land for use. Stop the trespassing. Trail maps can be printed, and let's organize it. She said this is an opportunity to preserve the history and land.

**Judith Miller** – Incline Village – Said she had spoken with many who oppose the swap. Crystal Bay lake access steepness has been exaggerated. She said she was able to use the path. Narrow strip of land, but the only publically owned beach with some sand for personal watercraft landing. Most of Crystal Bay's shoreline is rocky and hard to maneuver. This spot is the only public landing for kayakers in Nevada. Incline Flume trail: prescriptive easement. She said this isn't a donation, it's a swap. She said she had spoken with a mountain bike group, and they said there are ways to go around the private land without making it public. If the trail is all public, it will be published on maps, and it will cause it to be crowded and erosion will occur. She said she is not opposed to tourism, however, the environment must be the primary consideration. Please don't give away a rare land.

**John Gregory** – Said the current state of the trail is hardly satisfactory. Current private property would be easier and simpler with access to this property.

**Dan Schwartz** – Minden – Dan said he is a huge fan of Rim Trail. He said the issue should be viewed as the greatest actual good for the greatest number of people. Somers Loop subdivision is one of the oldest with very narrow roads and no parking. The slope has to be taken into consideration. Until that brush was cut, no one was able to use it. There is misinformation: The picture of path that was submitted isn't the actual path. The greatest good is the flume trail. The beach is only an 8 foot wide easement. He asked how many can use the 8 foot wide beach? He said they want to preserve their access. He asked the board to suggest that we have a recreational facility open to the public used by hundreds of people to bike and hike.

**Clay Grubb** – Zephyr Cove – He said he designs trails. He said the Flume Land on private land is currently unmanaged, and there needs to be a study to consider the trail maintenance. There is great recreation and history with lots of people going through there. He said a comprehensive land management plan needs to be put together for this particular land. We need to try to get this key area into public domain in order to protect the environment, archeology, and recreation. The public needs to get a hold of the bull wheel for education, cultural, ecology and recreation.

**Frank Wright** – Crystal Bay – Frank said there is misinformation regarding the steepness of the slope. The speakers are from other towns, and not from here. He said it's not fair to give up one of the only two public accesses to the lake. There needs to be accurate information. He said he hasn't attended a public meeting until now, and that this meeting is taking place because the citizen heard about this issue. This would have gone through the county and no one knew about it. We have a chance to look at this issue. The Flume Trail will be ruined with more people and erosion. He said don't use the word donation, it's not a donation. You are exchanging lake access for something in Incline. The pictures are misrepresentation; they aren't accurate. Frank said the information packet has misused the Washoe County seal; it was used improperly. It suggests that the County has endorsed it. The Flume is usable and can be made better, but not by taking away something from someone else. The area you are trying to take away does have parking – county property. He said it's not fair to the people in Crystal Bay; think about your community. We will never get this access back.

**Dorea Shoemaker** – Incline Village – Said she is supporting this project; the Incline Flume needs to be a sustainable trail. She said Somers Loop access to the beach is too steep (she compared it to a 5.4 scramble rating for climbing), and there is only one parking spot. She agreed with Dan, and asked how many people are benefiting from this exchange?

**Ron Code** – Crystal Bay – Ron talked about when Brockway hot springs lost access – it was taken away by county and developers. He said we rely on public officials to be our watch dogs. It's not a win win situation. The steepness of the slope to access the lake is just a small portion, and a stairwell can be built. He said this was a bad proposal in 2007, and this puts us against our friends in Incline Village.

**Dan Dominy** – Incline Village – Dan said mountain bikers, runners, Incline Village Highschool track team all use the flume trail. He said it's not a choice mountain bike route, but needs to be improved and made safer. If Diamond Peak will move forward with their plans, this can benefit from opening this trail. Increase the possibility to make this an authorized trail. Somers Loop: There are two beach access points. There is a Washoe County sign posted that means it's not accessible, and the Crystal Drive and Calneva Drive accesses can be used instead.

**Ann Nichols** – Incline Village – Ann said people have been accessing the beach by kayak; we don't want less access to the lake. We may need to improve the access. She said there are two issues: get flume trail, and develop public access to the lake. She said this is a flawed process; it became a controversy and that's why it's being heard. She requested to see the application to review.

**DC Larabie** – Incline Village – Spoke about the Historical society, and the Bull wheel is very important and should be on the historical registry. The famous flume is right here, and it's a national treasure. It's going to attract people to the area. He said he is also in support of public access to the lake in Crystal Bay. The cost benefit analysis and future generations will benefit. Bull Wheel is treasure for humanity.

**Scott Tieche** said there should be two separate issues: Somers Loop – if we give it away, we never give it back. He said there has been a lot of effort by the developers for just 8 feet of beach...for something that is unusable. He said Washoe County will consider the Bull Wheel as a liability and will pawn off to the state.

**Steve Mayo** – Crystal Bay – Steve said it's feasible to build stairs. There is no question that it's unsafe; need time and money to determine if we can build safe stairs down. He said it would be unfair until we can determine this, and need an investigation to see if it's feasible for safe access. He said Washoe County needs to buy the Flume Trail if it's consider so great with the bull wheel. This needs more time and consideration. There is interest and donations to research this. He said don't give our lake access away.

**Sue Hughes** – Incline Village – Sue said she is part of Friends of Incline Trails, a volunteer group. She said they have looked at the Flume trail to making it more user/environmental friendly. She said she advocates the importance of this trail, but wasn't aware of this proposal until recently. She said they already did some required studies, and met with agencies about this trail. The trail has history, and flat/easy access. The re-route around the property would have significant elevation change which is not easy. The bull wheel is a destination and attraction. The construction costs would be costly of several miles of difficult terrain. She said the Forest service and Nevada State land show support. This is a window of opportunity. She said she is cautious and suspicious of this proposal. She said she had reviewed the

Somers Loop access point, and the right-a-way down to the lake isn't feasible. There are other access areas that are more appropriate. It isn't a proposal for development.

**Kevin Joel** – Reno – Said he was a trail expert. There are procedures/standards to review trails. He said he looked at a possible re-route of the flume trail; it's feasible but not ideal for the design and nature of that trail because the terrain is very difficult. He asked can we manage that use? He said if it's left unmanaged, there will be erosion and run off. He said the Flume crosses several creeks that are unmanaged, and if we put in a system trail, we must follow standards and manage the impact. He said there are many unmanaged routes, and we want to bring them into management. He suggested preserving the archeology of that land. He spoke about the Somers Loop access point and said he understood why they don't want to give it away, however it's not feasible to build stairs.

**Steve Rubin** – Incline Village – Steve said he teaches mountain biking. He said there aren't too many flat trails in this town. There is enthusiasm to show the bull wheel to kids. He said he hadn't seen the trail in Crystal Bay; but there is a sign indicating how it's inaccessible. He said this is an incredible opportunity for history in the County.

**Tony Tuoto** – Gardnerville – Tony asked about being able to leave your kayak at Somers Loop access beach.

**Elizabeth Tuoto** – Gardnerville – Elizabeth said she was the owner's representative. She thanked everyone and said she had listened to you, and said there is no mal-intent. Exchange allows flume trail to be completed legally accessible for everyone.

**Alfie Eldridge** – Crystal Bay – Alfie said bought in Crystal Bay knowing they had lake access, and there were no posted signs about it being dangerous at that time. She said they are giving our accesses away, and there are a lot of trails, but not a lot of water access. She said the Bull wheel is important, however, we don't have a lot of access to the lake.

**Shirley Kliman** – Crystal Bay – Shirley said we need all lake access we can get. She said she learned about this issue a month ago. The developer had a lot of time to prepare. There is only one access that is developed – we repair and keep it up, and it's 10 feet wide, not 8 feet wide. She said the flume trail is great, historically, however, these are two different issues. We have to preserve it for the future.

**Arnold Landau** – Crystal Bay – Arnold answered the question regarding the other stairs. He said went to Doug Doolittle and told him what he wanted to do about installing stairs. Surveyors were out there and it came to a halt. The neighbor didn't want a stairway there. Flume trail and bull wheel are great, however, these are two separate topics. The County should acquire the Flume trail. But these two topics should stay separate. Duffield owns other property. Arnold said if he can provide us other access that he would be in favor of that. Rather than this going to the County Commissioners, there should be time to work something out for our mutual benefit. He said he understood why Duffield wants this land to improve his current property. There needs to be a dialogue. He said he would put up the money to update the stairs or build other stairs.

**Margaret Martini** – Incline Village – Margaret said she understands the importance of the lake access, and the history of the Bull Wheel. There are means that the County can do to claim it as historical site. She said we shouldn't be making that decision; it should be the state's decision to put it on the acquisition list. She encouraged everyone to go to the State level to get this property to be public, and declare it a historical site. She said make it a prescriptive easement and use it. She said there should be an environment impact study, and TRPA should have been involved. She said this is not for the County. The County is broke. It's too costly, and would need to be considered into the budget. It's an expensive proposition. There is no such thing as a free donation.

**Steve Pearsol** – Crystal Bay – Steve said the glue that holds us together is the water. Those accesses are precious. They should always remind public property. He said they love the flume trail. He asked how dare you trade private and public land? This whole issue should be put away forever. Both side can get what they want in different ways.

**Dave Zeigler** – Incline Village – Dave said any access to the lake, even if it's one foot wide, it's important. Never give away any access to the lake that is open to the public.

**Peter Morris** – Incline Village – Peter said he is an avid biker/hiker, and supports the trail system and need to get the flume open to all of us to enjoy. Value of Bull Wheel is great. The access to the lake is important, and nothing needs to be developed on it – no stairs have to be installed just yet; keep it forever. The beach is a safe landing. There is no reason to trade one for another; we should have both.

**Mary Armstrong** – Crystal Bay – Mary said they used old pictures in the presentation. It was overgrown brush that recently has been cut down. Keep the beach for the public to use.

**Ann Nichols** – Ann said she has sold that property before – it does not encroach. She clarified 10 feet vs. 8 feet debate – stairs are 10, others access is 8. Picture of right-a-way trail was actually the private land next door. I did hike down - scrambled down it – the average grade is 52%.

**Gary Midkiff** said the survey went to an architect – and he said it wouldn't be possible to construct stairs. There is some value in this strip.

**Kevin Lyons** – Asked clarifying questions. He reported he did a walking tour. He asked who negotiated the deal? You are taking land from group A and giving land to group B, and this is not what the government should do. Make this a solution where there is a value coming back to Crystal Bay if this is the case.

**Mark Alexander** asked how long have they been in discussion? Mark also asked how far the Bull Wheel was from access points. The attendees responded that it was 2 or so miles clime, but difficult to access. The other nearest access is roughly a 3 ½ to 4 mile hike.

**Bill Whitney** – Said that he, Marsha Berkgigler, Greg Salter and the owner have been in discussion for 6 - 8 months. The agenda for the upcoming meeting will determine who will pay for the appraisers and environmental studies. The proposal started with the owner. Bill said he didn't know the status of the stairs. The Board of County Commissioner May 13 meeting is next Tuesday; BCC meeting will start the process. It will be a regular agenda item. He said he will be presenting a staff report. They will determine if they will give staff the time and money and do assessments and move forward and start working on the details and working with counsel of property owner to do this legally, then it will go back to BCC for final decision. He said the property owner discussed this with Commissioner Berkgigler and she directed staff to look into this. Staff report will be available on May 8. Public comment will be available. Please use the comment sheets and send to Marsha directly and to Misty for public record.

**Mark Alexander** said he was aghast this took so long to get to us. He said Marsha said it was a swap between Incline property for Incline Property which it was not, it was Crystal Bay. Mark encouraged board members to submit a Member's worksheet comment card.

With no more comments from the public or the board, Chairman Alexander closed item 11.

**12.\*CHAIRMAN/BOARD MEMBER ITEMS** – This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. (This item was for information only and no action was taken by the CAB).

- Chairman Alexander: explore the opportunity to increase CAB meetings – budget analysis to include more meetings; would like to change current 4 fixed meetings with 1 optional. To 4 fixed meetings with 3 optional.
- Bike path presentation
- Stateline to Stateline bike path update
- CERT presentation

**13.\*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Members of the public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

- Judy Miller asked a question about the BCC meeting.
- Dan Dominy handed out F.I.T.(friends of Incline Trails) informational tri-fold brochure.

**14. ADJOURNMENT** – Deborah Nicholas moved to adjourn the meeting. Pete Todoroff seconded the motion. The motion carried unanimously. The meeting adjourned at 10:09pm.

Number of CAB members present:6

Number of Public Present: 75

Presence of Elected Officials: 1

Number of staff present: 3

Submitted By: Misty Moga