



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 June 1, 2015, 5:30 P.M.

1. ***CALL TO ORDER/ PLEDGE OF ALLEGIANCE** - Chairman Mark Alexander called the meeting to order 5:30pm. Bill Devine led the pledge of allegiance.
2. ***ROLL CALL/DETERMINATION OF A QUORUM** - Alexander, Mark; Miller, Judy; Lyons, Kevin; Eick, Gerry. Excused absent: Bill Devine. A quorum was determined.
3. ***PUBLIC COMMENT –**

Andy Whyman said he has been attending these meetings the past 10 years, and they have been ran more professionally recently. This is an advisory group, with no decision power. He said he wonders if the advice is being followed by the County. He asked the board how they rate themselves, and how proficient has your advice been conveyed. He said often we provide excellent advice to the County; however, they often don't listen. He said it's useful to grade yourself to see how well things are working.

Mark Alexander said they had a CAB members' workshop and the County staff has provided an evaluation of how the CABs are working. He said they are entertaining their idea of hosting town hall meetings; less formal while maintaining 7 active CABs. It will go before the board of County commissioners for approval for the new fiscal year. They recognize the importance of CAB, but also understand to engage the community with town hall meetings.

4. APPROVAL OF THE AGENDA FOR THE MEETING OF JUNE 1, 2015 –

Kevin Lyons made a motion to approve the agenda for the meeting of **JUNE 1, 2015**. Gerry Eick seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF MARCH 23, 2015 –

Correction: Spelling 'Praxis,' not Braxis

Correction: Mark had requested Kevin to speak about Fiber Optics and Flash Vote.

Gerry Eick made a motion to approve the minutes from the special meeting of MARCH 23, 2015 with corrections. Kevin Lyons seconded the motion to approve the minutes with changes. The motion passed unanimously.

6. ***UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

The CAB members received the following correspondence from the public. The letters will be forward to the appropriate County representatives.

Dear CAB members,

The purpose of this email is to inform you of a trend I've noticed lately in my business as a planning consultant. Developers and homeowners are seeing the demand for large "party" houses increase. As a result, there is a new market for remodeling homes, duplexes and four-plexes into one large unit to accommodate wedding parties, family reunions, and other large events. Some local governments, such as the City of South Lake Tahoe, have reported more nuisance complaints from neighboring property owners due to the activity in these types of units creating problems with inadequate on site parking, loud noise after hours, littering and increase fire hazard potential from discarded cigarette butts, unsafe fire pits, etc.; therefore, some jurisdictions have adopted new regulations and standards in an attempt to address these issues and minimize impacts to the surrounding property owners. I understand that your board is reviewing some of these new ordinances and I applaud your efforts to bring this important issue to the attention of Washoe Co. and the IV/CB community.

Sincerely, Kristina Hill

Dear Cab Chair and Members,

Having managed IVGID's trash compliance program for a little over a year I speak from experience when I say that a disproportionate share of Incline Village & Crystal Bay's trash problems are due to rentals, both long-term and vacation. Requiring that rentals in bear country have wildlife-resistant trash containers would reduce public exposure to health hazards and disease vectors, reduce attractants for wildlife and the human health risks associated thereto, and save IVGID, Washoe County and the State of Nevada considerable taxpayer money. "Bear country" could easily be defined; for example, as everything west of 395 and between Kingsbury Grade and Galena. And the definitions for "wildlife resistant" are well established (IVGID and other organizations have put considerable effort into this). I ask that the CAB take up this pressing issue, especially in light of (a) the increasing social conflicts related to urban bears being drawn in by unsecured trash, (b) escalating taxpayer expenses, and (c) the serious drought which adds stress to our wildlife. Thank you, Mark Smith

Kristen O'Donnell wrote: Rental property owners should be required to obtain a permit (allowing IVGID to keep track of leased properties) and then be required to get a bear box. Condo owners would pay a portion of the cost of new bear resistant containers that would bring that community up to par, container-wise. Any remodel, house addition or new build should also be required to get bear resistant boxes.

My name is Ann Demolski. I attended the meeting last evening but had to leave early. I really enjoyed the comments and wanted to share with you some of my own experiences relating to this issue. We have lived in Mill Creek for almost 40 years. Our neighbors even today are all working families who have to get up and out to a job every morning. The homes on this street were all built in the 60s and 70sexcept for the house to my left. Several years ago it was torn down and a multimillion dollar rental was built...with hot tub just outside my bedroom window and outside speakers so we can all enjoy music and videos all night long at deafening vibrations. The usual routine is that the house (6-10 cars at a time) goes out for dinner and drinks and returns around midnight to get the party in full swing. I have called the cops, talked to the neighbor and the rental agency, put in earplugs and closed all windows in the house....all to no avail. I know there is a 1000 noise curfew in WC, but who pays attention to that...after all they pay a bundle to stay here and have full intentions of having a good time. The police do go over and things quiet down ...but the following week we start all over again. I hate to bother the police over this and most of the time just move into the living room and sleep on the couch. But after listening to the sheriff last night say that they don't have the number of complaints to address the noise issue, I guess my next best option is to call when the party continues after 1000. Often it is a bachelor party or frat gathering and the language and music are appalling...I can hear every word spoken in the hot tubthey seem to yell and scream to be heard over the noise of the jets. I don't want to be a party jerk but I also pay taxes and have been dealing with this for over 5 years now. I am an old lady now, but raised 6 kids (5 boys) in this house and had 2 tours as a nurse in Vietnam so I am not new to the game of real life. I am just so appalled by the lack of respect for others these people demonstrate. I know I have not come up with any solutions for this problem but I'm sure other resort areas must have workable options.

Thank you for your time. I did want to get this on record.

Ann Demolski

Kevin Lyons gave an update on fiber optics. Praxis and Tahoe Prosperity Center want to bring high speed internet to Lake Tahoe. They want to get additional conduit installed during the new bike path project. The nice thing about Praxis is that they do it on an open, non-profit fiber, similar to Google fiber. Fiber hood. It will be 1/10 the cost or less. It will take a couple years. Mark Alexander said IVGID is getting fiber for internal usage. IVGID and large commercial customers will want to help with bringing this to the area.

Mark Alexander requested Fiber Optic to be a standing item.

Mark closed item 6.

7. *PUBLIC OFFICIAL REPORTS

A.*County Update – Sarah Tone, Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact her at stone@washoecounty.us or (775) 328-2721. (This item is for information only and no action will be taken by the CAB.)

Sarah Tone office of the County Manager, gave an update:

- Sarah said they are reviewing the structure of the CAB. On June 9th there will be a presentation on the structure of the CAB. With the changes to the structure, Constituent Services would add additional meetings 'town hall' style meetings.

- She encouraged everyone to go to the Washoe County website, search State of the County to view videos about how County is impacting your daily lives.
- The budget has been approved; it's posted online. The strategic plan also passed. The strategic plan shows priorities and how we are spending money.
- Mark asked which items would come off the agenda and go into the town hall meeting. Sarah said topics such as Fiber Optic topic could be a town hall meeting. She said public safety issues that are also great topics for town hall meetings as well. Mark said when the topics get well established, and then they could go to the town hall meeting. Sarah said she would see the reverse process; get public discussion and input with a less structured meeting for open and dynamic dialogue, and then take it to the CAB. Kevin Lyons asked about general updates. Sarah said yes, those would be at town hall meetings.

Mark closed item 7.

8. *PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A. Washoe County Sheriff Office (WCSO) – Report on public safety issues and concerns. Information about WCSO is available online at www.washoesheriff.com or (775) 328-3001. (This item is for information only and no action will be taken by the CAB.)

Lt. Jeff Clark gave an update:

- He said they have been busy with special events. The evacuation event had a great turn out. The community evacuation event was for the citizens and first responders. He said they took note and evaluated the process. He thanked the community for this valuable process.
- Marine 9 vessel sunk. They worked to get a new boat. It will arrive in Incline on Friday. He said he tested it up in Canada. He said they have to get it up to speed with equipment and staff. They will do a public event for the boat's dedication. It has to go to Reno for review, inspection, and graphics. It will be back up here by June 12. He said we have a buoy at the Hyatt. We were able to install an early warning system donated by the auxiliary.
- He said he would be willing to bring statistics of complaints for rentals to the next CAB meeting. He said they are gearing up for summer and many people coming to the area.
- He said they started discussing parking complaints at his staff meeting. The law is strict. They are asking Judge Tiras. The roads are narrow up here. As long as the vehicles are registered, they can park, but not store their car on the street.
- Bears: this will be a high drought year. That will push the bears down into the community. Please be diligent with your trash and please don't feed the trash. Please call the resources such as NDOW, Sheriff, Bear League.
- Mark Alexander asked about Marine 9 vessel. There are some extras are desired for the boat. Community funding has helped but there is still some short falls. Lt. Clark said boat was purchased by the Sherriff Department; the department used funds from the forfeit/assets. The funds didn't come from taxes. Marine auxiliary are trying to raise additional funds for equipments.

B. North Lake Tahoe Fire Protection District (NLTFPD) – Report on fire issues and concerns. Information about NLTFPD is available online at www.NLTFPD.net or (775) 831-0351. (This item is for information only and no action will be taken by the CAB.)

NLTFPD Battalion Chief gave an update

- Wild land fire and evaluation drill had excellent community participation. There was a lot of emergency agency collaboration. Assimilated wild land fire with evacuation.
- Summer is almost here. We have dry conditions. Please be aware.
- Seasonal hand crews are on duty.
- He said they are excited about marine 9. He said they have their boat on the water to assist the Sherriff before they are up and running.
- Mark Alexander said the chipping program will begin soon. He also mentioned reverse 911. The Chief said the notifications go to the devices and security systems. 'Code Red,' announcement through the security system. Mark thanked them for their effort.
- Lt. Clark said some people didn't receive the reverse 911. He encouraged everyone to please go to Washoe County website and sign up for 'Ready Washoe'

C. Nevada Highway Patrol – No representative was present. Information about NHP is available online at nhp.nv.gov or (775) 687-5300.

Mark closed item 8.

9. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or visit the Planning and Development Division website and select the Application Submittals page: http://www.washoecounty.us/comdev/da/da_index.htm. A. Variance Case Number VA15-003 (Alpine View, LLC.) – Hearing, discussion, and possible action to reduce the required front yard setback from fifteen (15) feet to ±5.5 feet to allow for a covered entry deck as part of a new home addition to the existing residence. (For possible action). Owner/Applicant: Alpine View, LLC. Attention: Craig Rauchle; Julie Wientraub
Location: 615 Alpine View, Incline Village, NV 89451
Parcel Number: 131-212-10
Staff: Trevor Lloyd, Senior Planner Washoe County Community Services Department Planning and Development Division. Phone: (775) 328-3620, Email: tlloyd@washoecounty.us.
Hearing: Scheduled for Board of Adjustment, June 4, 2015

Elise gave a review:

The house is on a downward slope. The existing garage had a variance accepted when it was built with 0ft setback. The stairs are not safe during the winter. They want additions with a two car garage; all within the approved setbacks. They are requesting a step-in to bring the garage together with the new garage. Mark Alexander asked what the neighbors said. Elise read a letter from a neighbor. The neighbor said it would be an enhancement. She said it's a change within the setback. The variance didn't allow it to be extended to the side. Everything will be tie together.

Mark Alexander encourage the board members submit their comments.

Mark closed item 9.

10. *WASHOE COUNTY PARKS AND TRAIL SYSTEMS – Cheryl Surface, Washoe County Community Services Parks Planner will provide an update on parks and trails systems in the Tahoe Basin. The presentation will include an update on a proposed park in Crystal Bay, Nevada and public review process. Staff will also provide an update on the Stateline to Stateline bike path including an update on the design, planning and financial aspects of the proposed trail through Crystal Bay, Nevada. Staff will be available to address questions from the Citizen Advisory Board and the community on Washoe County regional parks issues. For additional information please visit www.washoecounty.us/parks (This item is for information only and no action will be taken by the CAB.)

Cheryl Surface, Washoe County Community Services, Parks, gave an update:

Crystal Bay Park/Boulder Bay:

- Cheryl said they are working with Boulder Bay; Boulder Bay is hiring the design firm. The County will post a public notice. The design is constrained by the highway and wall. We will take public input. They will go out to bid and contract for someone to construct the park. Once it's complete, Boulder Bay will deed it back to Washoe County. Washoe County will have to payback Boulder Bay based on the Residential Construction Tax. There will be a maintenance agreement with Boulder Bay.

Fiscal Compliance manager, Rosemary gave an update:

- She said the Crystal Bay Park fund has \$502K from residential construction tax. She said they are working on draft contracts. \$502,000 is in the contract. Anything above that, Boulder Bay is responsible for that.
- Mark Alexander said he received a deed restriction by the Still Water Cove that can restrict what can go into that park. Cheryl said they have received that. Boulder Bay is aware of the possible deed restriction and possible legal restrictions. Rosemary said they must ensure we get clear title and deed to that parcel. The legal suit within the deed restriction is from the state of California. Boulder Bay has negotiated with the State to remove the parcel of 4 acres. It's not subdivided, and he has to separate that parcel. She said there needs to be more discussion. Cheryl said they are looking to move forward.
- Mark Alexander said the deed restriction said there are limitations on what can go into the park. Cheryl said it's a passive park; you can't install a ball park. Those will be brought forward in the public process. Cheryl said their constraints include being by the highway. Mark asked if his grandkids will have something to play on. Cheryl said it will have a play facility for multi-age sue. Rosemary said a deed restriction is not a clear title. It has to be resolved by Boulder Bay first. Mark said we weren't aware of this deal that was done. We couldn't comment or learned about. Rosemary said they haven't seen the preliminary title report. Mark told Sarah Tone that he would like this as a part of a CAB item, not a community forum.
- Rosemary said for us to take title, Boulder Bay won't get paid until we get clear title. There is a very specific process to follow with these projects. She said she is confident that Boulder Bay will resolve their issue.

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Rosemary said they are doing parallel work on the project. Cheryl said they are working on funding agreement with Boulder Bay.

- Judy Miller asked about retaining walls. Cheryl said in their plan, there is a wall in the back. She said the preliminary plan has a parking lot and park amenities.

Cheryl addressed the Stateline bikeway:

- The bike path is shared use bike path.
- Stateline South shore to Stateline Crystal Bay.
- Preliminary alignment.
- There is a south and north demonstration project.
- 3 mile long pathway between Kahle drive and Roundhill Pines beach in Douglas County has been completed.
- The north demonstration is between Incline Village and Sand Harbor is in design.
- We were hoping to start construction this summer with multiple funding.
- There are 18 partners on this project including Tahoe Transportation District (TTD).
- Washoe County is the main source.
- Cheryl said they have been getting grants funds. Central federal lands grants. \$12.5 million dollars from federal access land grant. It required match funding. \$1 million dollars is from Tahoe Fund. A lot of people have assisted with funding.
- This project is tied with the Fanny Bridge project. They will manage the north demonstration and fanny bridge together and go out to bid.
- The project is expected to break ground in 2016.
- Ponderosa and Tunnel Creek is ready to go, but they are waiting. The shoulder side parking will be re-located to parking nodes that is in front of ponderosa. Metered parking will pay for maintenance. The shoulder side parking will be no-parking zones. You can walk to Hidden Beach or bike. The shuttle can pick people up with the parking node.

Cheryl gave an update for the bike path to Crystal Bay:

- She said Karen Mullen, TTD is a consultant on this bike pathway.
- She said Mark Alexander showed a potential alignment and it's similar to what the engineers saw. Mark said there is a 2004 Will Rogers alignment. He wants to get a copy of that. Cheryl said she can provide a copy. He said some of the parcel owners agreed to have the alignment go along the backside of their parcel. Mark Alexander said the boulders that had fallen and moved into the bikepath. NHP were already working on moving them.
- Sarah Tone said Commissioner Berkbigler donated \$6,000 to the design.
- Cheryl said the \$505K residential construction tax cannot be used for the bike path. Mark Alexander said there is potential legislation have been proposed for other uses. Sarah said it died in the legislature. Rosemary said they use the process of reimbursing them because this is a way to ensure the funding is locked in. NRS says we can't use it on other uses.

11. *CITIZEN ADVISORY BOARD MEMBERSHIP – A discussion regarding the appointment process and recruitment for the Incline Village Crystal Bay Citizen Advisory Board. Recruitment began April 1st for positions starting July 1, 2015. For additional information, please visit www.washoecounty.us/cabs. (This item is for information only and no action will be taken by the CAB.)

Sarah Tone gave an update:

- CAB member Applications were submitted earlier this year. July 1 – positions will begin term.
- This CAB usually has 2 recommendations come from IVGID. The County changed it to open up all the position. She said she still wants to receive recommendations from agencies. She received plenty of applications. They are closed for July 1, but continuously receive applications. Sarah said she will try to inform applicants this week.

12.*OLD BUSINESS: A.*UPDATE VACATION RENTALS IN INCLINE VILLAGE/CRYSTAL BAY – A follow-up discussion regarding the community concerns and social issues associated with neighborhood home rentals in Incline Village/Crystal Bay. This issue was previously addressed at the March 24, July 28, September 29, 2014, and an update given at the March 23, 2015 Citizens Advisory Board meetings. (This item is informational only and no action will be taken by the CAB.)

Judy Miller gave an update:

- She said South Lake Tahoe requires stringent rules for rental properties such as hot tub hours. Douglas County has had a vacation rental ordinance. They use code enforcements. Permit fees cover the costs of enforcement.

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Many communities have been looking at this type of ordinance. Many Bay Area communities are starting to prohibit vacation rentals. There is required permitting in dense populations. She said the County said we aren't at the level of complaints as the other areas. There has been an effort to reach out to vacation rental agencies, VRBO, parcel owners. Part of the issue include: trash issues, parking, and noise. Renters don't have the knowledge.

Sarah Tone gave an update:

- Community Services Department and the Sheriff's office met and reviewed the lengthy ordinance.
- We need to get the word out with a one page document given to all the agencies. We don't have the status of what is happening. The sheriff is tracking how the instance has occurred. She said they handed out a packet to new homeowners to educate the residents for resources. She said the County has new website with support materials.
- Judy Miller requested to have this information delivered via email for AirBnB and VRBO. She would like them to pay the room tax. Sarah Tone said RSCVA has retained a distribution list for mailing of resources.
- Mark Alexander said the vacation rentals under the supervision of the real estate agencies are well managed. The issues are with the websites. Mark said he was happy to hear from the community via email regarding vacation rental issues with parking, trash, and bears. He said Christina Hill is a planner, and she is required to change the layout of the homes to accommodate groups to stay in the homes. He said she knows this is a concern. He said the County's one page flyer would be helpful.
- Judy Miller said a person who sent an email asked if the County can mandate the trash storage on a property. Sarah Tone said the County doesn't have it written in code. The District Health manages in Washoe County. The local ordinance is IVGID. This issue has been brought before the board. Mandating bear boxes wasn't the direction of the board.
- Gerry Eick said it makes sense to approach the issue with education. It's helpful to note if there are holes in the guidance. Are we working on closing the hole?
- Sarah Said there are so many partners involved. They went through the code. People weren't calling in and it wasn't being tracked. We couldn't quantify the issue. The commissioner has to know this information to make a fair decision. Sarah said they have received input from different agencies.

Public Comment:

- Pete Todoroff asked about those who want to add onto their properties, are there parking zoning and other factors taken into consideration? There isn't adequate parking. There are people living in motor homes. Kevin said homes are being modified within their walls. Mark said we are doing data collection and will take it to the County.
- Kevin asked Sarah if the complaints will be tracked. Sarah said there are separate numbers to call for the complaints.
- Megan Warren said she volunteers for a bear agency. She said she is educating vacation renters. She said vacation rentals are a big issue. She understands they are investment properties. She said she believes there should be a minimum requirement at any short/long term home. She said Placer County has a tight trash ordinance. She approached IVGID to update Ordinance 1. She said we have a responsibility. But people don't want to be told what to do. The vacation rental is the place to start. She educates them on the trash rebate program. It's time for IVGID and County to get this going.
- Svata Trossen said there is a need for a sign on Ski Way up by the 'Y.' The parking is allowed on both sides of the street. There is a lot of traffic and the lanes are tiny. The tourists come up and drop off their stuff in the traffic. She said she is afraid to hit a child. It's an obstacle course. She said she wrote up a memo to IVGID. She said they said it's not a priority. Mark requested Svata to forward the letter. Gerry Eick said the entire property will be repaved and designed to reconfigure the roadway. It's being considered. Svata said the parking should be angled. The cars would take up less roadway. She thought even a sign of caution.
- Bill Drews said he is a fulltime resident. He said mandating things should be required. There needs to be signs on patio decks for fire caution. Consider mandating defensible space on properties. It's time certain things be required.
- Andy Whyman said people were passionate about this issue. He said they were discouraged from filing a complaint because they have to register their name. There are people who want to sell their property because it's getting worse. It's a data collection issue. The county needs to know it's a problem.
- Dennis Perry said he has lived here since 1974. He said there are large events at properties under the title of a vacation rental such as 200 people weddings at these homes. He said he filed complaints and engaged code enforcement. The district attorney decided not to act. They had been sited. He said there are a lot of large homes in Incline who feel it's a good investment for large parties. Sarah Tone said it's illegal to have events at your house without a business license. She said to call the County code enforcement if you see this occurring.

- Gerry Eick asked Sarah about guidance and standards. He said most zoning has density regulations and standards for parking space. Due to lack of enforcement, it appears as it's condoned. He asked if there can there be a true evaluation of the problem. He said we don't want to turn a neighbor on a neighbor. Community Development can work on a way to communicate nuisances and quantify them when you get traction. Allow a report of a nuisance. Sarah Tone said she wants to work on opportunities for this information to be conveyed.

Mark closed item 12.

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

- Mark requested fiber optics and flash vote. Kevin said Incline/Crystal Bay Flash Vote has been rolled out.
- Mark would like to discuss the County Senior Services accessibility to IV/CB residence. Mark said he invited Commissioner Berkbigger to Conversation Café to discuss the needs. Jennifer Moore is aware of the Commissioner's interest in learning more about the needs.
- Gerry Eick said it would be helpful for the community to hear about the development plan. It would be great to get a presentation by Eva Krause. Sarah said that can be a potential item at July.

Mark closed item 13.

14.*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. (This item is for information only and no action will be taken by the CAB.)

Mark closed item 14.

16. ADJOURNMENT – Kevin Lyons moved to adjourn the meeting. Judy Miller seconded the motion to adjourn the meeting. The meeting was adjourned at 7:30pm.

Number of CAB members present: 4
Number of staff present: 1
Submitted By: Misty Moga

Number of Public Present: 28

Presence of Elected Officials: 0