



## **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 via teleconference on May 3, 2021

- 1. \*CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Kevin Lyons called the meeting to order at 5:35 p.m.
- 2. \*ROLL CALL/DETERMINATION OF A QUORUM** - Michael LeFrancois, Diane Becker, Kathie Julian, Judy Simon, and Chris Wood as alternates. A quorum was determined.

The pledge was recited.

### **3. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

Judy Simon said it's important that the community know the status of the Boulder Bay project and abandonment of the roads. It is going before the Planning Commission. She said she is curious how all counties except for Clark County were removed from AB 363. Washoe County raised some cost issues before it was removed from one committee and moved on to the revenue committee.

Chris Wood said he questioned what is on the agenda. He said they are worthy of discussion, but there are other issues, perhaps bigger issues that are pending in the community such as what Judy Simon brought up with Boulder Bay, Transportation Hub, or legislative actions. The CAB is to provide input. When we are limited to applications or permit applications, we don't have a way to provide feedback. He said he understands the agendas are set by planning staff but don't include items that impact the community. He would like them to consider setting agendas that include items that impact people in Incline Village/Crystal Bay. Kevin Lyons said there is a board member agenda item where we would suggest items but Alexis can address that.

Michael Lefrancois said he isn't aware if Alexis is aware of the transportation hub and the east shore trail topics as well. We should weigh-in on those as well.

Rhonda Tycer said she wanted to point out in November 2019 we requested the CAB be expanded to allow items to be suggested for the agenda and were told they were going in that direction. One of the things that came up, they weren't just to expand, but create a new position in the County to oversee the CABs which cost \$100,000. She said the county is struggling with money and that was an excessive amount. She encourages them to look at making an institutional adjustment. Commissioners are giving us items to talk about and be in concert with the community. She said she doesn't know why it is taking so long. The action on this should be simple. She wanted to know why it's stalled.

Chris Bronczyk said Boulder Bay will go to the Planning Commission in June. The comment cards went to CAB members which are helpful.

- 4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 3, 2021 (for Possible Action)** – Kathie Julian asked at what point can members of the CAB ask questions about processes about setting agendas and what goes back to the CAB after we have provided feedback about processes. At what point can we raise our inquiries. Mr. Lyons said that is item 8 where we can suggest future items.

**MOTION: Mike Lefrancois moved to approve the agenda of May 3, 2021. Kathie Julian seconded the motion which carried unanimously.**

- 5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 5, 2021 (for Possible Action)** – Diana Becker said on first page, item 6 – she said she wanted to add 'table item to future meeting' and add 'to ask Kevin Lyons to see if he is willing to serve.' Diane Becker said on page 2, bottom of the page, Diane Becker's inquiry about if the window

obstructs the neighbor's view, she wanted to add 'have the neighbors been noticed and have provided a response.' At the end of the minutes, she said she thought we voted to make the public comment 3 minutes. She said she doesn't see it. Kathie Julian said she thought the same. Kevin Lyons asked if there was an agenda item for that. Diana Becker said that is probably why. Kathie Julian said she was told by staff that it could be changed. Chris Bronczyk said it was recorded appropriately but can address it offline. Kathie Julian stated the motion happened during the approval of the agenda. Chris Bronczyk said he can address it after the meeting. Diana Becker said she withdraws her last request.

Kathie Julian said she has a correction during the discussion about the balcony or deck. She said she asked how the balcony or the deck fits into the design and does it have to be built up from the ground.

**MOTION: Diana Becker moved to approve the minutes of April 5, 2021 with corrections made by Diane Becker and Kathie Julian. Kathie Julian seconded the motion which carried unanimously.**

**6. DEVELOPMENT PROJECTS-** The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev)

**6.A. Administrative Permit Case Number WADMIN21-0001 (League to Save Lake Tahoe Annual Fashion Show and Luncheon, Outdoor Community Event)** – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request for an Administrative Permit to approve an Outdoor Community Event business license application and associated license conditions submitted by League to Save Lake Tahoe on behalf of League to Save Lake Tahoe for the League to Save Lake Tahoe Annual Fashion Show and Luncheon, scheduled to be held on August 7, 2021 from 11a.m. until 2 p.m. The event is proposed to consist of an invitation-only fashion show and luncheon within a temporary tent structure located on the beach adjacent to Lake Tahoe. The event organizer estimates a maximum of 550 people, which includes 150 support persons, to take part in the event. (for Possible Action)

- Applicant\Property Owner: League to Save Lake Tahoe\KWS Nevada Residential, LLC and Lakeshore Trust
- Location: 1047 and 1055 Lakeshore Boulevard, Incline Village, NV, directly south of its intersection with Selby Drive
- Assessor's Parcel Numbers: 130-230-14, -16 & -17
- Staff: Courtney Weiche, Senior Planner, 328-3608; [cweiche@washoecounty.us](mailto:cweiche@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Courtney Weiche, Washoe County Senior Planner, provided a brief overview of the request and introduced Kristin Keane with League to Save Lake Tahoe. She provided background and COVID safety measures.

Michael Lefrancois stated that he remembers from his IVGID days that there is a sewer main runs right through the location and every year they get nervous because there is no stop gap, no check to alert contractors or crews that there are things underground there when setting up tents and potentially puncturing the main when staking the tents. It should be built into standard procedures that the contractors call 811 to get the sewer line located. You don't want to have a sewer leak on the lake. There is no way to ensure that won't happen every year. Ms. Weiche said we received IVGID agency review comments and that was one of their comments is to have the sewer main line transmission located and marked in advanced of this event. It is a condition.

Kathie Julian thanked Ms. Keane for the details regarding COVID. Kathie Julian said there is some confusion with the dates in the application. There are inconsistencies. She asked if the covid measures will be put into application form and be updated before the final approval. Ms. Keane said it's not required, but those were the measures we adopted because guest safety is priority. Ms. Weiche stated any information set forth by the applicant will be held to those standards. Additionally, the application may have inadvertently included the wrong date for trash pickup and will be corrected. Garbage will be picked up postdate. Ms. Weiche said any permit will reflect the information that has been provided. Kevin Lyons asked if the dates will be updated for the special permit. Ms. Weiche confirmed it will.

Diana Becker recommended a change to transportation plan – it says parking and shuttles –it states onsite parking at 1047 Lakeshore is not available on August 5. She recommended 'street parking and onsite parking' is not available. There is very little on-street parking. People are late for an event and just park on the street. It could be a disaster for the

neighbors. She said she supports this event and wonders if that suggestion is appropriate. Ms. Keane said we take the parking seriously. There is no parking on Lakeshore. She said there are some cars that park on Selby for equipment trucks. Even staff and volunteers park at SNC and take shuttles. We can add that, but we never have had a parking issue.

**Public Comment:**

Chris Wood said he is sure they have been careful about the trash in the past, but would ask the applicant to remind us how you plan to prevent trash from getting into the lake. Ms. Keane said we are known for picking up trash at the League to Save Lake Tahoe, it's important to us, along with the sewer line, that we adhere to all the expectations. We have a professional catering staff. She said we do a walkthrough the day after the event. We have never left trash or refuse. She said we bring in dumpsters for the event. We have several volunteers dedicated to picking up trash. We have been hosting this event at the same property for 7 years. It's in our interest to come back.

**MOTION: Diane Becker moved to recommend approval of Administrative Permit Case Number WADMIN21-0001 (League to Save Lake Tahoe Annual Fashion Show and Luncheon, Outdoor Community Event) to Board of Adjustment. Mike Lefrancois seconded the recommendation to approve. The motion carried unanimously.**

**6.B. Administrative Permit Case Number WADMIN21-0004 (Classical Tahoe)** – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve an Administrative Permit and outdoor community event business license, and associated license conditions for Classical Tahoe, an outdoor concert event to be held at the Sierra Nevada College in Incline Village, Nevada on July 26, 27, 28, 30, 31, and August 1, 3, 4, 5, 6, 7, and 8th 2021. The application also indicates three possible events to be held on July 23, 24, and 25. The proposed outdoor concerts will be held between the hours of 7:00 p.m. and 9:30 p.m. Primary participant and spectator parking will be within the College campus (APN: 127-040-10) with additional off-site (overflow) parking at the Incline Village General Improvement District (IVGID) Recreation Facility (APN: 127-040-07), if needed. Event organizers estimate that there will be approximately 500 participants and spectators on any one day of the event. (for Possible Action)

- Applicant\Property Owner: Stephanie McCoy\Sierra Nevada College
- Location: 948 Incline Way
- Assessor's Parcel Numbers: 127-040-10 (College)
- Staff: Chris Bronczyk, Planner, 328-3612; Cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Chris Bronczyk, Washoe County Planner, introduced Karen Craig.

Karen Craig, Representative with Classical Tahoe, provided event presentation.

Kevin Lyons asked if June 28th will be the date you will figure out the configuration subject to extra chairs. She said the tent is confirmed. Ms. Craig shared her screen to show the rendering of the tents. She said we are not installing the back wall. The only thing changing on the 28th is how many seats there will be. She said we are doing Classical Tahoe unzipped.

**Public comment:**

Chris Wood asked if they will be advising the attendees to bring extra layers because they won't be under the tent. She said we have a good FAQ section and she said they were considering making 10th anniversary blankets this year.

**MOTION: Diane Becker moved to recommend approval of Administrative Permit Case Number WADMIN21-0004 (Classical Tahoe). Kathie Julian seconded the motion which carried unanimously.**

**7. \*WASHOE COUNTY COMMISSIONER UPDATE** – Washoe County Commissioner, Alexis Hill may be available to answer questions and provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Hill can be reached at (775) 328-2000 or via email at ahill@washoecounty.us.

Alexis Hill thanked the CAB members for their dedication. She provided an update about Short-Term Rentals. She stated they are now online as of Saturday. Staff is doing a workshop at 11 a.m. to help people through the process if they own a STR or if they have complaints. She addressed Judy's question about AB 363 and she doesn't know why it's a Vegas only statute. This legislation addressed minimum number of stays and Washoe County would have a challenge monitoring that. Staff made clear that they were open to the distancing put in place by the legislature and look at implementing and will discuss. It may be brought back at a future legislation session. It's a hot topic. She said we want to be responsive. We will have that dialogue throughout the summer as we see this program implemented.

The Commission will be reviewing the 2022 budget at the May 11 meeting. She encouraged the CAB and community to attend the meeting and provide feedback on ideas and items she is going to bring forward. She stated they would like to hire a consultant to conduct a Planning study to look at traffic study, beautification project, and town center. The County manager is excited. She spoke about Clean Tahoe \$40,000 budgeted for clean up on east shore trail, overflowing trash cans, and \$30,000 from the Tahoe Prosperity Center to do an affordable housing study. She said we have a study from 2007 and the County never implemented any recommendation from that study. The woman who is conducting the study has done a study in other resort type towns. That information should come out in September with the study starting this summer. She advised to look for the survey.

The Tahoe Transportation District (TTD) went to County Commission to approve matching funds for the purchase of old elementary school. The item did not pass. It may come back in May as re-worded for TTD to look at alternative sites and look at the funds and funding sources so it's clearly written on the agenda. There was confusion with bond funding language.

She said the CAB agenda has been an issue with her. She said she comes from City of Reno where they have Neighborhood Advisory Board NAB where they discuss community issue. She said we plan to implement that with CAB with more dialogue with community issues. We want to make sure we are listening. She said we want to bring someone from the sheriff department, court system, and other updates.

East Shore trail concerns – there are funds that have been requested with the new infrastructure bill to finish the trail to Spooner and hopefully will address parking issues and congestion. With additional parking at Spooner, it's a great way to finish the project and we hope that helps ensure fewer traffic issues. There is work to be done on that.

Today, the County Commission, approved a reopening plan for COVID. It was approved by the Governor today. The County has local authority over COVID opening plan. Today or tomorrow restaurants can reopen with no capacity limits, just 6-feet of distancing or 50 percent capacity whichever is less for all businesses. It's an option to open a bit more. As of June 1, per the Governor, there won't be social distancing requirements.

She announced that the libraries are opening.

Mike Lefrancois asked about budget for existing bike trails. He spoke about the current condition of the bike trail on Southwood as a safety issue. He said he understands there is storm water work this summer. Alexis Hill said she will talk to Washoe County Public Works. She said she isn't aware how those projects are prioritized. Mike Lefrancois said there is a lot of commercial parking and that is why we are seeing some damage. She said there are 12 deputies starting July 1st and that will be one of their initiatives with the parking issues up there. She said Herrera understands the issues.

Kathie Julian asked about State Legislative bills regarding encouraging affordable housing and if the County is involved. Alexis Hill said she believes the affordable housing initiative bill has died. She said there are a lot of tenant bills and the County has been in support of some of those.

Denise Davis said people are disappointed that we don't have complete presentations at the CAB meetings and then it doesn't come back to be heard by the CAB again. She asked if that will be addressed during the revamp of the CABs. Alexis Hill said she wasn't sure but understands the frustration. She said she understands that was an issue with Boulder Bay. They changed their requests and that is why it came back to the CAB. She understands that is causing

consternation.

Chris Wood thanked Alexis for earmarking funding for these issues. He asked if there is potential for more dollars if the studies show that more needs to be done. He asked for the potential to get more funds. Alexis Hill said typically changes don't happen mid-budget season. She spoke about potential funding with the American Rescue Plan to incentivize developers. She said there is a possibility to look at projects like this outside the budget. She said the room tax came in higher than expected. She said the moment the American Rescue Plan was approved, she immediately asked when it was coming to the County. For the most part, where we are going to be in regard to the general fund. She said she is keeping a laundry list of things to get done.

Diane Becker asked about future funding for parks. She stated she understands IVGID pays for the parks, but believes the IVGID GM Indra Winquest has had conversations with the County to get support with a dog park, bike park, and other general park help that would be appreciated. She asked if that could be put on her list for this year or next year to start thinking about it.

Diane Becker said in regard to Boulder Bay, the community was concerned that it was done piece meal. The developers is asking the County to donate public lands without giving full information on the whole project. There needs to be a thorough exchange and input process between developers and county before it goes through. She asked how we can support and influence Commissioner Hill so the project can come back to the CAB once the project is ironed out and the community can comment on the donation of the land and the entire project. She stated she was concerned when the developer stated there are no sidewalks in Incline Village or Crystal Bay. She stated that's not true. There are sidewalks in front of the Biltmore. That road is used by the residents to walk down, and it will be used as a major thoroughfare. And there will be no public sidewalks. The public needs input and to weigh in.

Commissioner Hill stated she has been working with Indra and IVGID regarding the parks. It's something we need to look into and there are many different ways to get that done. The Lands Bill that the county is considering that hasn't come before the community yet, but we will be asking for community input. The lands bill is a land exchange with US Forest service. These type of land exchanges also create local money and can be invested into local parks or conservation. Long term, we are looking at a stronger relationship. She said she is working with Indra on how we can support.

Commissioner Hill spoke about development projects and how they come to the CAB. She said she has questions on the process of development projects. She said she would like to get training on that. As a board, we need education on the processes. She said she will talk with the Assistant County Manager to get answers. She said she doesn't understand the order of things being done.

Kathie Julian said a former CAB member thought there were monies in escrow that could be contributed to parks development in this area. She asked if those funds exist. For Boulder Bay, she said she would like clarification regarding what was approved and when it was approved for the Boulder Bay project. What project are we talking about. Is there a documents on the website that shows what has been approved and is that what the developer is working off or do they have plans to change that design. The community is concerned that if they are going to change that design that was approved 10 years ago, then the community is concerned with a piecemeal approval process on this beginning with the abandonment issue. She said she is curious about the approved project and where she can find that document. Commissioner Hill said you can find that document, what was approved, on the TRPA website. She recommended googling TRPA Boulder Bay. That was approved by TRPA and County Commission. She said she found a lot of the documents including documents about the abandonment. She said she will look into escrow monies for parks. Mr. Lyons stated he believes that is part of the Boulder Bay. Commissioner Hill said she also looked into the park at the Boulder Bay but doesn't want to discuss it now because it wasn't agendized.

Mike Lefrancois stated the developer is available for walk-throughs at Boulder Bay. They are open for questions and answers.

**8. \*CHAIRMAN/BOARD MEMBER ITEMS-** This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Diane Becker requested an update of Boulder Bay at the next meeting. She would appreciate a presentation with more detail to learn more about the project so the community can provide more input. Kathie Julian agreed. It would be helpful for the community to receive a document, presentation, and allow a discussion about the project, traffic, and other changes. Kathie Julian said she received an inquiry from a public member about getting on the list to receive notifications about the CAB. She said the County said they don't have such a list. It would be nice to get clarification from staff on how we can invite the community to get more engagement at the CAB. We need to work on better use of the CAB for the community, advertising CAB and how the agenda will be of interest to the community.

Mike Lefrancois said the intent of the CAB is to represent the community, and the meetings are under attended. He said there are subgroups that have formed in the community in which the previous Commissioner would attend, but not the CAB. He said it's perplexing. We weren't getting updates on things, but the other group was. He said the CAB should be first and foremost.

Chris Wood asked who the developer at Boulder Bay. Mike Lefrancois said he spoke with Heather Bacon. He recommended to visit the Boulder Bay website. Chris Wood said he googled it, and there is a lot of information there. He said it was approved back in 2011; he questioned how good that permit is good for.

Kathie Julian said she wants clarification from staff on where we have left this. On the next agenda, she requested to see a discussion item on Boulder Bay, how agendas are set, and how the CAB and community can play a role in setting the agenda with topics of discussion of interest to the community.

Kevin Lyons thanked the other CAB members for the Chair nomination. He said he is happy to do it.

**9. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – There were no requests for public comment.

**10. ADJOURNMENT** – The meeting adjourned at 6:55 p.m.