



Incline Village/Crystal Bay Citizen Advisory Board

Minutes of the regular meeting of the Incline Village/Crystal Bay Citizen Advisory Board held on December 4, 2023, at 5:30 p.m. at 845 Alder Ave., Incline Village, Nevada 89451

1. **CALL TO ORDER/ DETERMINATION OF QUORUM** Denise Davis, Roxanna Dunn, Chris Wood, Diane Becker, Carla Werner.

A quorum was established and the meeting was brought to order.

2. **PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

3. **GENERAL PUBLIC COMMENT** – Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the agenda. Zoom participants shall raise their hand and will be called one by one. The Citizen Advisory Board will also hear public comments during individual action items, with comments limited to three minutes per person. Comments are to be made to the CAB as a whole.

Tim Delaney - He mentioned his concerns about e-bikes while walking on a trail near Sand Harbor. He expressed concern about the presence of e-bikes on forest trails and trails in Incline Village. They argue that e-bikes are dangerous and can destroy the natural beauty of the area. He criticized TRPA for not allowing the general public to speak and for not listening to the concerns of individuals like themselves. They also expressed opposition to development and larger buildings in the area. He raised concerns about the capacity of the local hospital and healthcare environment to support additional people in the town.

Rick Steinberger - He expressed concerns about the safety of sidewalks due to the increasing number of e-bikes in Incline Village. He highlighted instances where pedestrians and pets were almost hit by e-bikes traveling at high speeds. He suggested finding a solution to separate bicycle traffic from pedestrian traffic on sidewalks. These bikes can go 28 miles an hour uphill. The e-bikes need to be taken off of the sidewalks.

Karen Fink – The housing amendments that she presented are going to the governing board. [TRPA.gov/housing](https://trpa.gov/housing) has more information.

Ronda Tycer – She presents limitations and concerns regarding the construction of ADUs (Accessory Dwelling Units) in Incline Village. They discuss issues related to infrastructure, parking, noise, and density. The infrastructure cannot handle this increase. These increase noise and disturbance. Any ADUs built above garages will block views. She expressed concerns about the risks of short-term rentals and the need to maintain restrictions on ADUs in Nevada.

Carole Black – She would like to second Ronda's comments. In the absence of restrictions on STRs and ADUs, we are taking a big risk. She expressed concerns about the traffic projections and the impact of development on an already overcrowded and over-trafficked area.

4. **ANNOUNCEMENTS FROM COMMISSIONER HILL** – This item is limited to announcements and/or updates by Commissioner Hill [Non-Action Item]

Commissioner Alexis Hill – She is excited about the upcoming E-bike presentation. She wants to thank everybody who came out to the meeting.

Diane Becker – She expresses concern about the ADU proposal and its potential impact on Incline Village. They ask if there will be an opportunity to address it later.

Commissioner Hill – She explained that comments are currently being taken for ADUs for the entire county and changes to the Tahoe area plan will not be made for another year. They emphasize the importance of community outreach and gathering feedback on housing proposals.

Citizen - The participants expressed concerns about potential problems if the short-term rental (STR) and accessory dwelling unit (ADU) ordinances are not addressed before implementation. They emphasized the importance of community input and the need to have a say in the drafting and approval process of the ordinances. There was also a mention of the possibility of bringing back the topic for discussion in the future.

Commissioner Hill - She clarifies the current rules regarding short-term rentals and ADUs. They explain that only one short-term rental is allowed per property, even if there is an ADU.

Diane Becker - She raises concerns about parking and minimum parking standards for ADUs in Incline Village. They mention the need for meetings with Commissioner Hill and staff to express concerns about ADUs. She expressed concerns about ADUs being used as short-term rentals and the impact on the community. They mention issues related to parking and minimum parking standards for ADUs in Incline Village.

Roxanna Dunn - She expresses the desire to meet with Commissioner Hill and staff before the proposed ordinances are finalized. They mention concerns raised at CAB meetings about STRs and ADUs. She mentioned attending an STR ordinance review meeting and discussed proposed changes related to ADUs being used as short-term rentals. One of the proposed changes allows ADUs to be used as STRs and there was a resounding no.

Commissioner Hill - She responds by stating that they are not aware of the proposed changes related to ADUs being used as short-term rentals. They mention that the current rule allows only one short-term rental per property.

Diane Becker – If we do not deal with them before the ordinances come in, we may run into trouble later. If we could have input before the ordinances are drafted or approved that would be great.

Hellen Neff – Right now there is no limit to the number of STRs in Incline Village. Anybody can have an STR over the garage while they live in the house.

Commissioner Hill – We can bring this back up to the commission. Failed measures can still come back in a year.

5. **PUBLIC SAFETY UPDATES** – General community updates from public safety representatives; including but not limited to North Lake Tahoe Fire Protection District, Washoe County Sheriff’s Office, and others as such. [Non-Action Item]

Captain Brandon Zirkle - The speaker explained that crime statistics are reported quarterly on WashoeSheriff.com, starting from the first quarter of 23. The statistics for each quarter are compared to the three-year average. The speaker expressed concern about speeding on the roads, especially during the off season when there are fewer cars. They highlighted the potential danger to wildlife and pedestrians.

Carole Black – It would be helpful with some of the crime statistics. How does that compare over time or the past 5 years?

Captain Zirkle – We have data back three years, but going back further than that would take a lot of time and work.

Sara Schmitz – Speeding on the roads continues to be an issue. She wonders if there is anything that can be done to slow down the speeders.

Captain Zirkle – We are trying to address this problem. The motorcycle police are solely here to manage traffic. He will let his people know it continues to be a problem.

Chief Ryan Sommers – He announced the Christmas tree chipping program, which will take place from December 22nd to January 29th. They mentioned a change in location to the overflow parking lot off of Lakeshore. He mentioned the possibility of pile burning once there is more precipitation, but noted that broadcast burning has mostly stopped due to dry conditions. He highlighted the importance of discussing evacuations and emphasized the need for a unified front. They commended Ms. Dunn's work on the evacuation plan and mentioned the importance of fuel work in preventing the need for evacuations.

6. **E-BIKES** – A representative from the Washoe County Community Services Department (CSD) will be present to provide information on current and plans for future rules & regulations regarding e-bikes in the North Lake Tahoe Basin, as it relates to Chapter 95 of the Washoe County Code (WCC). [Non-Action Item]

Dave Solaro - The participants discussed safety issues related to various modes of transportation on pathways, particularly e-bikes. They highlighted the need to ensure the safety of pedestrians, cyclists, and motorists. The sheriff's office acknowledged the behavioral issues and expressed their commitment to address the concerns.

He mentions that the discussion around limiting e-bikes on pathways is short-sighted and that there are conflicts with various modes of transportation on walking paths.

He discusses the challenges of balancing the use of e-bikes and other modes of transportation on limited pathways. They mention the purchase of e-bikes by the sheriff's office for enforcement and education purposes. They also talk about the speed limit on pathways and efforts to improve safety through education and signage.

He acknowledges the need to coordinate with other jurisdictions and mentions potential future plans for designated bicycle lanes.

The participants discussed the need for separate bike paths in certain areas of Incline Village and the possibility of collecting data during the summer season to determine the most appropriate location for bike paths.

The current Washoe County Code (Chapter 95) defines bicycles, electric bicycles, scooters, skateboards, and other operator-propelled vehicles. It references the Nevada Revised Statutes (NRS) 484B for the definition of bicycles and the three classes of e-bikes.

Bicycles are allowed on sidewalks and multi-use paths as a mode of transportation, but motor vehicles are not allowed on multi-use paths. Bicycles should follow the rules of the road when riding on roadways and should abide by Chapter 95 on sidewalks and multi-use paths.

Chris Wood – Raised the point that bicycles have same responsibility as motor vehicles; motor vehicles are not allowed on sidewalks. Bicycles should stay on roadways. They are protected by NV law that requires 3 feet of separation between cars and bicycles. The participants discussed the potential conflicts between bicycles and pedestrians on sidewalks and the behavioral issues of some cyclists not following the rules of the road.

Dave Solaro - The speaker expressed concern about the evolving design of e-bikes and the difficulty in distinguishing between different classes. They emphasized that the behavior of the cyclist should be the focus rather than the specific vehicle. After the summer season, we will have to determine where there is room and need to fully separate the traffic.

Roxanna Dunn - Another participant raised concerns about the safety of pedestrians on narrow bike paths. They shared personal experiences of near accidents and highlighted the need for wider paths to accommodate mixed traffic. The emphasis should be on the behavior of the person, rather than the type of bicycle. The paths are not wide enough for multi-use.

Diane Becker – She expressed concerns about the potential risks posed by e-bikes to both residents and tourists. They emphasized the importance of considering safety hazards and best practices from other jurisdictions.

Rick Steinberger - They mentioned that bikes were going at higher speeds than allowed and posed a risk to pedestrians. They also questioned the distinction between gasoline-powered mopeds and electric bikes, stating that the power and potential danger were similar. The speakers urged the authorities to reconsider their approach and make the streets safer for pedestrians.

Helen Neff - She raised concerns about the lack of bike paths and lanes in the area. They mentioned that signs prohibited bikes on certain pathways, forcing cyclists to use the bike lane adjacent to vehicle traffic. However, they pointed out that the width of these lanes was insufficient in some areas, making it unsafe for cyclists. They criticized the reports claiming that more buildings would promote safe cycling without addressing the existing safety issues.

Yolanda Knuck – She rides her e-bike at ten miles per hour and uses a bell. She was under the impression the regulations were going to be about speed.

Jack Dalton – How fast do the bikes need to go? I would suggest all bikes can go 5 miles an hour and have a break if they go too fast. It's not safe to ride bikes around this area. They need to go much slower. I support peddle bikes. In congested areas, they are also a danger. The Forest Service's policy on e-bikes was not clear during the meeting.

Anthony Porter – Communications director for the Tahoe Rim Trail Association. There are 173 miles of trail around the lake. The Tahoe Rim Trail Association does not allow e-bikes on the Tahoe Rim Trail. The organization endorses the creation of new trails that allow e-bikes, with proper education for riders.

Chris Wood – What is the forest service policy?

Anthony Porter – He does not know their policy. He would encourage folks to talk to TAMBA (Tahoe Area Mountain Biking Association)

Brandon Zirkle – The Forest Service does recognize the national classifications for e-bikes. They would be allowed on the trails.

Diane Becker – Is there room for more trail on the Tahoe Rim Trail? Does it work sharing the trail between bikes and hikers currently?

Anthony Porter – There is no room for that on the trail. It is often on cliffsides with very little room to expand. They alternate days and it seems to work for them.

Sara Schmitz - She thanks Mr. Solaro. The youth like to ride their bikes fast on the street. Community members riding slow ride on the paths. It seems community members know when to be on the road and when to be on the paths. It is a tourism issue. Participants discussed the width of the multi-use paths and suggested that they are not wide enough to accommodate both pedestrians and bikes. They recommended exploring alternative solutions such as bike markings on the road.

Beth Davidson - Participants express concerns about the safety of bicyclists on trails and suggest potential solutions. E-bikes should always be on the road. The bike paths need to be wider. This needs to be cleaned up before summer. She discussed concerns about the hazards of e-bikes on walkways and proposed licensing and restrictions for e-bikes. Participants expressed concerns about the safety of e-bikes on bike paths and multi-use paths. They emphasized the need for regulation and licensing of e-bikes.

Pamela Mahoney Tsigdinos – Why doesn't the county consider licensing and capping the number of e-bikes being rented at a time? The speaker appreciates the feedback from everybody and mentions the need to balance safety aspects for the entire community regarding e-bikes on pathways. They acknowledge the difficulty of enforcing behavior and the commissioner's push for a solution. If the e-bike riders are not responsible, the e-bike renters need to be regulated.

Pam Straley – I have been seriously injured by an e-bike. I was hit by a class 2 e-bike. It weighed 80 lbs. E-bikes class 2 and 3 are motorcycles. They need to be on the road.

Carole Black – I feel safer walking in the street than walking on the multi-use path. The multi-use path needs to be wider if it is going to be called multi-use. Multi-use definitions call for wider paths than the Incline multiuse paths.

Denise Davis – There’s more than one sign telling bicyclists to get off and walk. Nobody listens to those signs. People continue riding.

Roxanna Dunn – The one time I rode my bike. I was riding with a 6 and 9 year old. If you keep all bicycles off the path, you just eliminate children on bicycles.

Dave Solaro – Please email Dave with any other questions or comments. dsolaro@washoecounty.gov

7. **PRESENTATION FROM CAB TO WASHOE COUNTY COMMISSION [PART 2]**– CAB Member Roxanna Dunn to provide an update and continued discussion on the draft presentation regarding the top issues/concerns of Incline Village & Crystal Bay residents, that will be presented to each of the commissioners during 1-on-1 meetings. [For Possible Action]

The speaker discusses the need for workforce housing for year-round Tahoe workers and highlights the negative impact of commuting on workers, businesses, residents, and visitors. Concerns are raised about proposed deed restrictions and the potential for high-end condos in the achievable category.

The speaker expresses concern about the proposed 10% requirement for affordable housing units, stating that it does not adequately address the workforce housing shortage. They argue that building only 10 affordable units when the workforce population is 31% would actually worsen the shortage. The speaker discusses the possibility of redeeming properties lost to short-term rentals and using incentives to encourage second homeowners to rent their properties as long-term rentals. They also emphasize the need for better enforcement of deed restrictions.

The speaker suggests exploring private housing options and mentions the Low Income Housing Credit as a potential funding source. They encourage the pursuit of private development with incentives and employer-provided housing as possible solutions.

The speaker discusses the shortage of affordable housing units in the area and highlights that focusing on public parcels alone would only provide a maximum of 404 units, which is insufficient to address the shortage. The speaker expresses concern about the potential impact of redevelopment on legacy businesses and the need to be sensitive to their presence in the town.

The speaker highlights the proposal regarding workforce housing restrictions, including the potential parking space limitations per unit and the need for analysis of target renters. The speaker presents data on the number of STRs in Washoe Tahoe and highlights the shift from individual owners to business entities. The speaker expresses concern about the disruptive behavior of STR occupants and the lack of compensation for the inconvenience caused to neighbors.

Suggestions to reduce the impact of STRs include implementing a cap, limiting density, and reducing the allowed number of rental days. These suggestions are highlighted in yellow on the STR ordinance revision. The discussion also mentions the issue of having more than one STR on a property when allowing Accessory Dwelling Units (ADUs).

To reduce speculation, Truckee requires a one-year waiting period between purchase and applying for an STR. Charging higher property tax on STRs is also suggested. Concerns are raised about the confusion between complaints and violations and the lack of support for addressing violations.

Half of the population has no reason to wait for their turn to leave in a staged evacuation. Half of the population is hard to get hold of. Half of the population is lost without their GPS if the cell towers go down. So they pose a big problem there. In many ways, STRs are hollowing out our communities, making our neighborhoods less friendly and livable, driving young families and school-aged children out of the area. A study by Harvard Business Review and the Pew Charitable Trust shows that STRs drive rents up by 20%. Examples of people being driven out due to rent increases can be found on Nextdoor.

Chris Wood – Are we voting here? This is too long and I am not ready to vote. There are too many opinions and statements that should not be made to the Commissioners. We as a CAB are not ordained to give opinions or analysis. Satirical comments are not productive. We need 10 minutes of very succinct factual information organized to show them what the issues are.

Diane Becker – We can vote for this and still change some things. There is nothing in there that I have not heard from citizens. She thinks that Roxanna should cut it down to 10 minutes. The importance of talking to the commissioners sooner rather than later is highlighted. The lack of input from the public is mentioned. We can put it back on the January agenda. The suggestion to provide a printed version of the presentation to the meeting attendees is discussed.

Roxanna Dunn – She understands that this shouldn't be highly critical and to the point.

Denise Davis – Is our intention to give them a printed version of the presentation before the meeting with them? That would shorten the time needed. The discussion includes the abbreviation for the old elementary school and the classification of LLCs as businesses. Just because its an LLC, does not mean that is strictly a business owner.

Roxanna Dunn - The classification of LLCs as businesses is questioned. Many are trusts and many are where people want to separate out their private ownership. If you have separated it out of your private property, you kind of have started a business.

Jack Dalton – Great presentation. The old elementary school is dying. People with younger children have moved out of the district. The CAB was an independent organization. This is speculation. It then became part of Washoe County. Now you get card from Washoe County telling you what the meeting was about. It used to be an independent organization.

Alex Tsigdinos – Roxanna made an excellent presentation. The link between STRs and short/long term affordable housing. There is a suggestion to separate out Washoe, Tahoe from the rest of unincorporated Washoe County in the STR ordinance, as the needs and demands are very different.

Beth Davidson – Roxanna made a great presentation. It is important to be as simple as possible. Denice’s comment about providing information ahead of time is a good idea.

Sara Schmitz – Thanks Roxanna for all the time and effort.

Carol Black – Echo what was just said. If there is anybody who is used to doing PR presentations. They might be able to help.

Diane Becker – Tables this discussion until the next meeting in January.

8. **NEIGHBORHOOD DEVELOPMENT HUB** – Staff to announce any upcoming neighborhood development meetings, as provided on the online [HUB](#). Specific questions and feedback will be brought back to the appropriate staff for potential announcement at the next CAB meeting. [Non-Action Item]

Off microphone.

9. **CAB SCHEDULE 2024** – Discussion of the change of date to either the 4th Monday or 1st Thursday of every month for the Incline Village/Crystal Bay CAB meetings in 2024. This item has been brought back due to further identified changes to the previously voted on schedule. [For Possible Action]

There is a discussion about updating the CAB website and informing participants about the change in meeting schedule. The meeting schedule is proposed to be changed to the fourth Monday starting in January. The meeting will be January 22nd. Memorial Day meeting, October meeting, and December meeting will still need to be changed.

Move to go to the fourth Monday

Motion approved.

10. **BOARD MEMBER ANNOUNCEMENTS/REQUESTS/DISCUSSION** – This item is limited to announcements, requests for future agenda items, or discussion by CAB members. [Non-Action Item]

Diane Becker - Secretary of State of Nevada, Cisco Aguilar, will be speaking at the Spanish Springs CAB meeting tomorrow night at 6 p.m. to talk about changes in election procedures. Diane discussed Chief Summers and Kelly Echevarria from Emergency Management regarding the need for more cell phone towers for a robust emergency evacuation plan. She mentioned gathering comments for Kelly Echevarria and the need for a volunteer to write them up. There is a neighborhood meeting on ADUs on December 7th. It will be on the CAB website.

Chris Wood – He expressed concern about the cell tower being built by Verizon only instead of being shared with other providers. The cell tower footprint should be consolidated in the Basin.

11. **GENERAL PUBLIC COMMENT** – Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the agenda. The public is encouraged to submit a “Request to Speak” form to the Board chair. Comments are to be addressed to the Board as a whole.

Diane Becker- The minutes for the month of July are ready to be approved. Alexandra has started posting videos and audio of every meeting, which is a new development. Comments on the new minute format cannot be discussed since no one has seen them yet. October minutes need to be done again entirely.

Hellen Neff – Wants to thank Roxanna and Chair Becker for the presentation. She suggest the transportation plan by Amy Cummings be put on some future meeting. She wants to know the status of those proposed changes.

Diane Becker – They will be getting back to us with a report.

Jack Dalton – The forest service slipped through the gates. We need to have them come here and explain what is going on with electric bikes. It is a potential contamination. The person who may know the best is Steve Dolan.

Adjournment

The meeting was adjourned at 7:50.