



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 and in person at the Incline Village Library, 845 Alder

Ave., on April 3, 2023.

1. **CALL TO ORDER/ DETERMINATION OF QUORUM** – Diane Becker, Kevin Lyons, Denise Davis, Roxanna Dunn (alternate), Judy Simon, and Chris Wood
2. **PLEDGE OF ALLEGIANCE** – The Pledge was recited.
3. **GENERAL PUBLIC COMMENT** –

Helen Neff said, hi Alexis, I just some things I wanted to put in your direction regarding the TTD meeting on Wednesday, which I'm not sure if I can attend. I realize you won't give me an answer today and that's fine. So my questions are what efforts are being taken to support the Nevada State Parks in implementing a reservation system for Sand Harbor State Park to minimize the effects of overcrowding on park facilities, the environment, lake clarity, and safety in the event of a wildfire evacuation? And my other questions are what's been done to ensure the safety of the Incline Village residents, specifically pedestrians, in the summer of 2022; painting for the crosswalks on Washoe County streets did not start until after the busy July 4th weekend. And painting was not completed until early August. Crosswalks on State Route 28 were not painted until October by NDOT. It was well after our busy summer season. And the exceptional winter we've had this season has eliminated almost all crosswalk markings from our streets and what's left is very faded. So you and I know it took countless hours in '22 and we had to go way up the line of command which shouldn't have to happen. I'm just hoping that you can put steps into place now with Washoe County and NDOT so our crosswalks are painted. And then TTD is proposing to use public funds to secure changeable message signing for visitors to park their cars at the old elementary school. State Route 28 is already an eyesore with so many signs and overabundance which can lead to driver distraction. And if any signs are added, I would just please ask that they'd be radar speed signs, a proven traffic calming solution to raise awareness of drivers for how fast they're going. And my last point is our streets are filled with illegal parking in the summer months, especially boats, jet skis, and RVs. I know the Washoe County Sheriff does the best job they can with their staff to monitor illegal parking. And now TDD is saying they'll ask the sheriff to monitor illegal parking at the old elementary school and I just ask that the resources be put in favor of the residents of Incline Village.

Kathy Julian said I will address this to the board. But I know Alexis is hearing. I appreciate her hearing the comments. I think the board should have on the agenda a couple of different items. The first one is some further discussion of plans to adjust and amend the Tahoe Area Plan and discussion of things like the Tahoe Area Plan amendment to Special Area One, which will impact workforce housing as well as small businesses in areas targeted for redevelopment. I think that deserves a conversation and a discussion by the CAB so that the community is more aware of these things and doesn't have to go to a TRPA meeting or a Board of County Commissioners meeting to have those items discussed. Second one is my perennial issue - it would be great if the CAB would have a board discussion or presentation from Kelly Echeverria on the assumptions included in the evacuation plan for Incline Village/ Crystal Bay which was part of a larger phase evacuation planning process for Washoe County, but I keep coming back to it. If you don't get the assumptions right at the start, you won't have a good plan. And the assumptions back in the plan last year did not include tourism traffic

in their assumptions. And third, adding on to what Helen said about crosswalks, it'd be great if we could have NDOT discuss how they plan on fixing our many potholes here in town after the winter season.

Ann Nichols said North Tahoe Preservation Alliance, I hope that Jeff will let us know I guess Boulder Bay is up in front of is it governing board? Or is that the ARPIC committee? Is it going to be this month? The traffic study just came out and it's going to add 3000 plus cars a day. And there will be some traffic impacts, which were some suggestions about turn lanes and things like that. So we're wondering what the schedule is. There is this bill in front of the legislature, ACR5, which they're having a hearing on tomorrow. This is a very vague bill. It's a money grab, and we know transportation needs the money, but there's no detail. There's no oversight. It doesn't say who's going to spend it. There is a list of projects of 107 projects. They're saying they need \$3.5 billion. And the 777 plan from the prosperity center is \$7 million a year from the public. And when I add up the public projects, it looks like it's going to be like \$163 million to many hundreds of millions more. So who's going to do this or they're going to play poker to decide who gets the money? And stuff like road maintenance, building bridges, and roundabouts. I thought that the state was doing those things. This is very vague. It needs a lot more work. Very premature.

Denise Davis noted the meeting Ann Nichols referenced is on Wednesday, 4 p.m.

Ronda Tycer said I would like to express my concern that the Incline Village Mobility Hub Committee seems to have transformed into a County-run branch of the TTD. On what basis was the committee formed? I thought the original intent was to give voice to Incline Village residents on the eventual location of a mobility hub. Surprisingly, several board members were replaced, and the replacements were not Incline residents. So residents are a minority on the committee. Then I thought the committee would be instrumental in selecting a consultant to help choose a site for the hub. But HDR was selected without any other alternatives by a vote of the board even though not all Incline committee members agreed. And then, I thought the committee would be instrumental in developing a survey to assess where the Incline mobility hub would eventually be located. But HDR sent out the survey without any input from Incline residents on the committee. I'm just wondering if the Incline residents on the mobility hub committee will ever influence where the mobility hub is located. I hope in the coming weeks and months, we'll see some evidence that TTD was sincere when it said it hadn't pre-selected the old Incline elementary school site and was truly open to looking at other sites. But given no other reasonable sites have been brought forth, I'm beginning to doubt those intentions. I sure hope they'll see some evidence of the original purpose of the mobility hub committee soon.

Jeff Cowen, Public Information Officer with the Tahoe Regional Planning Agency, I really appreciate being able to come by tonight. Wish I could be there in person. A couple of quick updates from TRPA around the Washoe County community is that Boulder Bay, the Waldorf Astoria project, is expected to come to our governing board this month in April, and the Washoe County Tahoe Area Plan. Both are slated for April. We are just trying to make sure that there's a way that we can get as much community input out of those two as possible. Please watch for the agenda posting seven days before the meeting. So the agenda postings should be in two weeks. Ann, I saw your email too, and I believe it's only going to governing board, I don't think it's going to ARPIC. And we are trying to get some good solutions in the ground for public input and managing our governing board meetings better. So we've been reaching out to individuals who were at the March meeting of the TRPA board to try to let everybody know that the way the public comment went last month was not at all the way we would

like it to go. We're going to make improvements as we go. So we're going to keep reaching out to folks and making sure that we are able to provide that in a way that manages the meetings well too. Last announcement is that we are currently accepting nominations for the TRPA Lake Spirit Awards. We haven't done the awards for a couple of years. But this is a great opportunity to find folks in the community that you know are trying to make a difference in Lake Tahoe's environment and serve their communities. So if you've got a trpa.gov you can see the nomination forms there.

Carol Black said I had made a list of potential items worth discussing with the County. And it overlaps with many of the comments that have already been made. I just want to emphasize a couple of them. One is the concern about the accuracy of evacuation planning, which is based on resident numbers and apparently, without factoring in visitors, day or overnight. Another is the zoning code. Questions in the zoning code changes without County organized community input sessions, as Washoe County has done and TRPA appears to be contemplating. I guess one of the potential approval components for the facility being discussed at 947 Tahoe Blvd. is its multi-use. I really have to ask the question for a building with 40 luxury apartments priced at over \$2.5 million each, is that our housing priority in Incline? And secondly, there's a 900-square-foot approximately office area off the parking garage designated on initial plans as bicycle storage qualifies as mixed-use? I want to also move on a little bit to parking and traffic. And as you guys know, I'm on the Incline Village Mobility Committee. I spent some time on data, and I'm very concerned about the volume coming across route 28, which exceeds the standard recommendations and has a higher-than-average vehicle accident rate during busy times of the year. I think we need to think about ways to divert vehicles before they get into Incline Village, not after they have entered the Incline Village area or entered this part of the road from Crystal Bay. Looking at the TTD board agenda for Wednesday at 3 p.m., I understand that TRPA has requested TTD to increase East Shore express service for the summer. And I really question that. The service last summer served fewer people than at its peak in 2019. But in 2019, as I recall, traffic issues and Incline Village were huge if memory serves me. So I will bring that up at the meeting on Wednesday. I think these are all items, as other people have mentioned. I just want to emphasize again, important for all of us, and we need a voice in the community. Please ask people to fill out the questionnaire. I think all the input we can get is important.

Judy Simon said I just had a follow up question for Jeff. Could you give us the dates of both meetings? The AAPC, I believe is meeting on the 12th. And that agenda has not been published. But when is the TRPA of full board meeting? Mr. Cowen gave the dates (his microphone cut out).

4. WASHOE COUNTY DEPARTMENT UPDATES: This item includes the Washoe County Sheriff's Office and the North Lake Tahoe Fire Protection District. **(Non-Action Item)**

Captain Blaine Beard, Washoe County Sheriff's representative, said I first and foremost want to thank everybody for your patience this last month or so. As many of you know, the substation incurred some damages from flooding. On March 10, we had some air quality, electrical, sheetrock, and mold issues. So basically, the substation was declared uninhabitable at that time. So we moved over to 855 Alder Avenue, the community center, and it's been an amazing, great place the library has welcomed us. So thank you all. I wish we could stay there. Unfortunately, the Incline Justice Court will assume that location, so the Washoe County facilities maintenance, etc. have been working tirelessly to get our substation back habitable again. So we will have some people coming in over the next week, April 10, to

inspect the building. We hope the air samples pass and the sheetrock and electrical problems are fixed. We'll be back up and running at 625 Mt. Rose. I'll make sure to update everyone at the meetings. We'll put that out on social media as well. But theoretically, if everything goes well, we'll be back at that location in about a month or so, maybe less. Again, they've done a phenomenal job getting everything fixed over there. So we'll wait for those final results. As far as potholes go, I can't comment or speak on behalf of NDOT or Washoe County roads, but as with many of our projects at the sheriff's office that we tried to highlight, as far as pedestrian safety and traffic safety goes, the snow simulations and the unsettled weather have caused many project delays. I know for a fact that's kind of what's keeping things from getting done. For instance, I believe the first public comment dealt with traffic, pedestrian safety, and signage. This spring/summer, the sheriff's office will dedicate approximately \$50,000 worth of resources to have an extra staff up in the Incline Village area, mainly from SR 28 down towards the lake, where most of your parking problems are going occur. And we will have extra staff on scene for those events, primarily on weekends and evenings. So there you'll see extra staffing up there for pedestrian matters for vehicular matters as well. And as far as signage goes, we have some data collectors that we put out occasionally at various locations in the Village, and basically, you'd have to really look to find them. They are little black boxes. We can fix them to trees and various structures, and they will pick up the speeds coming and going, and they'll make sure to give us data. We leave them out there for about the 10-day increment. And we collect the data, which we use to extract to determine where we need to up our levels of patrol enforcement. So for instance, they were on Lakeshore last week of January into February, and we use that data to tell if this a problematic area? So we got those numbers, moved the boxes up to Country Club, and there are certain areas we're getting complaints on throughout town. So we will use those boxes to let us know where to put our motor and patrol units for traffic control. And additionally, we're working on getting some extra signage down on Lake Shore and other spots throughout the Village, where you will have the blinking sign. I know that that's a good deterrent, it reminds people to slow down. But we're trying to get data together to be utilized for our resources. We prefer the actual signs that people cannot see because they will reflect people's driving, which will change the driving. So we want to make sure we get an accurate assessment of that. Once we get that done, we will have some signs in there. I'm hoping in the summertime. We're going to make that a priority, though. But I just want everyone to know that the sheriff's office has already had this conversation several times at different meetings. The sheriff himself wants to make sure this is a priority, pedestrian, and vehicle safety, especially with the hopefully warmer weather coming soon. I'm happy to answer any questions.

Ryan Sommers, North Lake Tahoe Fire Protection District Chief, we're still trying to plug away and finding all of our buried fire hydrants. So be sure like to push the adopter hydrant program if we can. And we're just waiting for a break in the weather so we can change our objections around and get ready for this coming summer.

Mark Susway asked about the Adopt-A-Hydrant program. Chief Sommers said there's no official steps to take. If you've got the time and equipment we ask to, please just go out and do that, and if you want to do more than one, that would be awesome. No official process to go through. We will mark down as we go out and scout out the district which are buried and which have been uncovered. We do have NDF inmate crews in town and they're helping us and are a valuable resource for sure on that. It's a great thing for the neighborhood and thank you in advance to anybody that does it.

5. ANNOUNCEMENTS FROM COMMISSIONER HILL – (Non-Action Item)

Commissioner Hill said I have a few announcements for you tonight and am happy to address any questions you may have for me. I'll start with snow. I know there are still some trails that the County has not been able to clear of snow. Most of these trails are in front of businesses that have put their driveway or parking lots of snow on the trails, which then has now hardened and become very difficult for us to clear. Additionally, we have a trail snow removal equipment went down. We're now renting a piece of equipment that went down because of all the wear and tear this season. And we have to do a lot of this work manually. I do know that the trail in front of Raley's is buried. We are now going to work with those businesses and tell them you can't be putting your snow on top of our trails because we have people that need to get from point A to point B and walk. Raley's is one of the most important destinations for folks to get food. So we are working on that education campaign. I want to talk about some of the snow removal discussions I've been having on the budget side. The manager is not recommending any above-based budget requests due to reductions in C tax. I've talked to this group before about how I have asked for an additional position and as well as an additional snow removal equipment that is not being recommended by the manager. I know that there are a few citizens who had come up with some ideas. I know that Trustee Schmitz had reached out to me about this specifically about can we contract with a local group to do our trails. So that may be another alternative that we can look at. I know this group is looking at ways that you can talk to board members about things in Incline Village and Crystal Bay. But I would say it's very important for you to push on why Incline Village and Crystal Bay need additional funding that other districts may or may not receive. I ask for the most funding of all the board members and yet again have done this and some board members are like we don't like that you're always asking for all this funding for Incline What about our districts. So if you could discuss the importance of investing in Incline because it's a rural area that also receives so much visitation and is obviously a gem that we need to preserve and support. I also asked for microtransit. I'm hoping to receive some of those dollars through our ARPA allocations because it doesn't look like that will be coming through the budget. I was also looking for funding for the IVCBA. They are doing Main Street and housing programs to have a presence up in Incline Village and Crystal Bay. I think someone from their organization is in the audience today or maybe online.

On housing, the Washoe Tahoe housing roadmap will be out for community comment in mid-May. We are doing a presentation to the CAB in June. So look forward to receiving your opinion and we want to hear your input on that. I have asked for ARPA dollars to support their programs such as lending to locals in Incline Village and Crystal Bay. This has been incredibly successful in Placer County, and in South Shore. I'm still pushing on the short-term rental direction. I've finally been able to get another meeting with staff and the DA's office because there's some concerns about all the options. So we'll be in touch about that those next directions.

The Mobility Hubs surveys: I'm so glad that was brought up. You can go to InclineVillagemobilityhub.org to fill out that survey. We will be seeing the transportation study that this group has commented on a lot and received a lot of presentations from Amy Cummings in mid April. I did hear from NDOT and they have a great, awesome new director and she really wants to see how she can make Lake Tahoe a priority. She is seeing how they can make pothole filling a priority on highway 28. I don't know if people have received those emails but that's the first thing they're going to do once this snow clears up. I know that that was a topic that folks wanted to discuss. On the efforts for painting of the crosswalks, that's something I'm working with staff on, and NDOT. By having Amy on, I think is really helping with that priority.

There was a question on State Park reservation systems, that's something that we have been trying to push the state of Nevada since I got elected. They're very nervous to do a reservation system on Sand Harbor. I need a little bit of help on that. I think that they are concerned about excluding people from the system or, but they've had that system now live for two years. If we could push on the state together, that would be wonderful. The parking signs added by TTD, those were required from the TRPA permit. I hear what you're saying, Helen, on concerns and wanting to do some radar signs. You heard from the sheriff, they're going to be working on that, too. But that was a requirement of our permit. I'm happy to address any questions folks have.

Roxanna Dunn said I wanted to give Alexis an opportunity to describe what you see as the benefits of this zoning amendment that that you keep voting in favor of in spite of pushback from a fairly large, contingent in the in the community. We're not opposed to development. We're not entirely happy with the process that's been used so far. But we're very much concerned about the loss of the land for workforce housing. I'd like to hear your side of this. Commissioner Hill said absolutely. Thank you for the opportunity to address the question. I actually voted against this, as the motion was made at TRPA during our committee meeting, because folks wanted to pull out two parcels from this project and make it its own special little area district. And I don't agree with that. I didn't approve this project because of 947 Tahoe Boulevard. I approved it because most downtowns, cities, and communities around the lake allow for condominiums. And we were putting on a requirement that there needed to be a workforce component, or a commercial component. And with the Washoe Tahoe Housing Partnership plan that we are working on with TPC and the community and a lot of folks who are at the meeting today are on those committees. We plan on getting those policies in place and ensuring that we get more workforce housing. That project, allowing for condominiums in that special area District One does not preclude workforce housing. It just simply allows for more diverse types of housing types, as well as different opportunities for redevelopment in Incline Village and Crystal Bay. Ms. Dunn said I'd like to come back on that for just one second. I think if we saw real progress and workforce housing, we would all feel a little more open to possibilities in that area. So this is my personal opinion. But I'd like to throw that out, we really need to see something there. Not the promise that we own two additional parcels that could be workforce housing if we all live that long. I would really encourage some information getting out on some of that stuff. I'm quite concerned that the momentum behind side-profit condominiums will overwhelm any progress in workforce housing. And so I really think that needs to be addressed at some point. Commissioner Hill said that's why I was announcing the Washoe Tahoe housing roadmap coming out in mid-May, and you'll be hearing a presentation in June. It has taken a long time, but we had to do the study, and we saw the need from the study. Now we're tackling that need, but government takes some time. We want to ensure we get consensus and the community bought into the plan. But I hear you, and thank you for your comments.

Judy Simon said I kind of like to associate myself a little bit with Roxanne's comments. I think was very confusing for the community. I wasn't at the meeting, but I understand a carve-out was proposed for 947. But the subcommittee of TRPA instead decided to go ahead and do a blanket permit. Commissioner Hill said that's not what happened. Ms. Simon said I think the community needs an explanation for what happened and why an area plan that is only two years old needs to be amended in this really substantial way. I understand that'll be on your TRPA agenda later this month.

Commissioner Hill said at the committee, the TRPA Attorney John Marshall stated that the committee could vote to create a separate area plan for two parcels allowing for the 947 project and allowing for the airspace condominiums as just those two parcels. The committee voted in favor of that. I voted against it and so did another representative on

that committee, Mr. Settelmeyer, who represents the State of Nevada. We'll see what the TRPA governing board eventually decides to do with area plan amendments. I promised the community when we approved it two years ago that they would change. These things change. And it's a bummer to me that this is driven by a developer that he didn't wait for the County. That's not ideal. I look at things holistically. I don't have a problem with the request. I see that the Washoe County area plan amendment will come as well with all of the changes for workforce housing, and allowing for more developer incentives as well as the landing locals program, and STR restrictions, all of those things is one package. But sadly, the developer didn't want to wait, and we'll see what happens at TRPA. I can't predict. I ended up voting against what the governing board wanted to do, because I thought that was wrong. I don't vote for particular projects. I vote for what I think is best for the area.

Carol Black said, Alexis, I really respect your thoughtfulness on this topic. But I do have to disagree. You know, the spot of land is precious, in a sense there are very few central parcels that are not occupied, that could be easily turned into workforce housing, or even more affordable housing. The studies I've seen don't support building these kinds of very expensive, pricey condominiums. It's not a need in the area is best I can tell. I'm sure they'll people will buy them. I have no doubt about that. It's not viewed as a population need in the area. I have trouble with that. I'm not speaking to the exception versus the whole thing. I just would argue I don't think the change should be approved. It's premature. We barely adjusted to this zoning code to see what it's going to do for the community and it was thoughtfully put through after years of examination and input. My honest opinion is, it's not the time to do this. And furthermore, the idea that this is a multi-use project, which is one of the criteria of affordable housing, or multiple use, even with the proposed change, because they took a bicycle parking spot in the corner of a garage, open into the parking lot and to think that that makes it multi-use because now they're calling it office space. So that's just my opinion. I really think we should let this existing code that's barely been in place, settle in, and see what kind of impact it can have. I do appreciate your thoughtfulness on the topic.

Jeff Cowen said I didn't want to really belabor a TRPA issue that would make this meeting a lot about TRPA. I just wanted to let everybody know that Alexis characterize that committee meeting perfectly. There is not enough affordable workforce housing work going on in the basin. That's really clear and we know that. A lot more needs to be done. And this project has really become a lightning rod for everything that we're seeing happening in our communities. But TRPA and the County know that we've had these processes that we have to go through and it's very difficult to just outright and change the developers' concept because of issues that are happening, even though it would be nice. We can't do that and Alexis is just doing the best that she could with a vote that it came to on the committee. I know that there's more opportunities for me to engage with folks in the community to talk about the Washoe County Tahoe area plan amendment and projects like 947 and projects like Boulder Bay. I won't go into those here. But just wanted to let you guys know that we're aware and doing what we can.

Ms. Julian said thank you, Alexis, for your update. Just a clarification, though. The point being if you allow condos to develop, it eliminates the opportunity for workforce housing there. Because certainly, developers would much prefer to build \$5 million condos than affordable housing. Two, there is no definition at least as per information in meetings as to what is mixed use at TRPA and at the County. I would urge or question whether that is being discussed for a definition of minimum amount of mixed use to support commercial operations beneath any kind of building. I have less a problem with 947 Tahoe. I have more of a problem with extending that zoning change to the entire stretch of highway 28, where we have a lot of older developments, older complexes, which certainly could use

some redevelopment. But once redeveloped, those businesses that are those small businesses that serve local needs that are located there, where do they go? I would urge the County to look at this zoning change in connection with where are these small businesses going to go when developers come in and build high price condos with very shi-shi shops below them? All we have to do is look at the Heavenly ski resort development in South Lake Tahoe to see the types of businesses that can afford that kind of lease rate. So that, and workforce housing should be looked at when we're looking at a broader zoning change that the County already looked at, and TRPA is looking at now.

Helen Neff said besides what everyone else said, the supporting documents from staff mentioned over and over again that allowing airspace condominiums will make Incline Village have a walkable Town Center. And I just don't understand how building condominiums is going to create a walkable Town Center because there's so much else other to do. And if they're going to use that as an argument for pushing us through, we need to have that backed up with actual changes be made so we can walk safely. Thank you.

Diane Becker said I have tried hard to get a speaker to come from the federal government to talk to us about our post office problems. Marc, our hardworking County assisting individual has tried hard. So I'm going to urge Commissioner Hill if you could put some time into getting that taken care of. We currently have virtually no consistent mail delivery. It has come to the point where sometimes Incline residents have no mail service for two weeks to their mail boxes and and cluster box units, and even the Amazon purchases are stalled in the Reno post office for up to two weeks awaiting space to deliver them to the Incline post office. Incline residents and businesses really need to get someone from the post office with authority to come to Incline so that we can speak with them and ask for help with the post office. I'm hoping that we can treat the post office dilemma we have specifically here as a priority. Second, on the reservation system at the parks, if Commissioner Hill could provide Marc with who we should write to, I think we can get a very big community effort urging the State of Nevada. And I'll just let everyone know, we'll put it on the website for this month's agenda and next month's agenda. And thirdly, I just want to quickly say on the adding of new buses. On the one hand, I'm favor of that. On the other hand, this summer, TRPA will be working on the multi-use path and is going to be blocking traffic from going through parts of Incline. IVGID is going to be working on one of its pipelines that's going to be blocking traffic at potentially more than one location. NDOT has announced that starting in the end of April weather permitting, they are going to begin filling in potholes from Crystal Bay all the way to the end of the highway. Again, they're going to be blocking traffic while we do that. And then we've got Boulder Bay, which I'm assuming it will be approved, is going to several thousand truckloads of dirt going in and out. Every one of the activities is important. But to add more buses coming in, I don't know how that's going to work in terms of the already big traffic loads and traffic jams. Lastly, I would ask that because of all of this ongoing work on the 28, I've been told Washoe County cannot coordinate everyone's workload. I would ask that the County see if there's any way to start trying to coordinate any work, such as if this summer, private individuals ask for permits to close off highway 28 for their own private home construction on highway 28, which has happened both of the last two years where they made one lane so that they can have cranes and heavy equipment do work. I hope the County will at least maybe not allow that or severely restrict that.

Commissioner Hill said that funding is for micro transit within the Village. And it's to continue what we're doing today. It's above base because I'm trying to pick up more on the County side, our RSCVA picked up a lot and they said they may not do that again. So I hear you on that. I know that the micro transit is incredibly popular within the community. As far as coordinating construction, I thought that's what our County staff did, is

coordinate construction. So I'll have to follow up with them and find out what the issue is on that.

Denise Davis said Commissioner Hill, it was very distressing to me during the meetings regarding the amendment of the Tahoe Area Plan to hear more than once from County staff that they had no record of how we came up with the workforce housing in special area one. I know that I attended those meetings. I know there are other people online and in this room that attended those meetings. I'm just asking what happened to all of the records from those meetings that we attended when we worked on the Tahoe Area Plan? Commissioner Hill said that sounds like a good public records request? I don't know as it was before my time. Ms. Davis said all I can share is Eric Young has said more than once that there are no records regarding discussions of the area plan. My second question is I know that you're currently operating with a vacancy in the Commission. But I was wondering how we're coming up with alternate ways for people to participate at County Commission meetings when we can't be there in person. We've had snow off and on all day today. So I was just wondering how that ask is coming along? Commissioner Hill said I'm hoping to have a new vice chair. I'm hoping at our next meeting, not this meeting coming up on Tuesday, but the following meeting, and I'm hoping that Vice Chair is open to the suggestion. Thank you for the question, and something that we'll need to work on as a team. But as you know, I'm very supportive of that.

Judy Simon said not to belabor the transportation issue, but I understand that the Tahoe Connect, which has been very popular, and I've had to use it with the icy roads and potholes in the area. It's a great service. I understand that the day service is ending April 9, and there will be no day service. And I actually asked one of the drivers if we weren't going to get more of an hourly bus out of the regular TART, and did not research or get the answer to that. But we currently have a two hour gap a couple of times a day in the regular TART service. So I'm not expecting an answer today. But I wanted you to be aware of that and see what we could do to fill in the blanks on this horrendous winter we've had. Commissioner Hill said I'll look into it.

6. **WASHOE COUNTY RURAL BOARDBAND EXPANSION PROGRAM** – Behzad Zamanian, Chief Information Officer, Washoe County, will give an update on what Washoe County is doing to address unserved/underserved communities as it relates to broadband and gather information on the current broadband connectivity gaps and coverage issues from the Incline Village/Crystal Bay community. **(Non-Action Item)**

Mr. Zamania provided a PowerPoint slideshow.

Chair Becker said Thank you so much for that presentation. It was very informative. I just have two quick requests, one if you could provide your PowerPoint to Marc so that he can put it up on the CAB site for people who weren't able to attend. And secondly, if you could provide your email address, so that individuals who may not want to make public comments about individual problems can email you their connectivity or lack of connectivity problems.

Mr. Lyons said thanks for that info. It's especially interesting for the connectivity. We've always had a challenge with up here. A couple of thoughts for you. One is in terms of dead spots, the biggest one that I've seen is just leaving town between Reno and Incline Village, from about 8000 feet on Mt. Rose, calls dropped there about 100% of the time for AT&T users and some others. And that is the one spot that I think pretty much everyone has a problem with. Maybe they adjusted the antenna in the last three months. It's in the zone of a mile uphill from the 8000-foot mark, roughly. And then in terms of bad internet, I think there's been improvements over the years. I have a question for you on your map.

I'm assuming the colors you're showing are the highest available for those areas. So basically, like the fiber overrules the DSL, which overrules the copper? Mr. Zamanian said that's correct. Whenever you see a blue, there is fiber over there. You go to check your internet speed. There are a lot of websites where you can go ahead and check the speed of your internet. So those sites sell that information. And this is where we get some of our data regarding connectivity. If it was on the map, I would click on one of these dots, it would show you the address, and it would show you the speed and the provider. So that's where we get that information from. As you mentioned, the blue ones are fiber, and the green are cable modems. Mr. Lyons said that's available, but not actual, right? That's basically that the consumer could potentially buy? Mr. Zamanian said those are the ones that are actually were tested, that means that they're active. Think of it as each one of those are very small spots. Each one of them is every time that somebody went to test their internet connection, the information that was captured from it showed that they're using them what technology they're using. Mr. Lyons said in that case, wouldn't the chart have a lot of little tiny spots that are blue and green. Mr. Zamanian said you're absolutely right. This is a PowerPoint presentation. Zooming in is not going to help, but if you were on the map and zoomed in, you could see the parcels and the dots on those parcels. Mr. Lyons said that's just kind of like the majority or dominance. Mr. Zamanian said exactly. Mr. Lyons said you do have a visibility into the actual parcel level connectivity, challenges, PSL curves that you get further away from the stations, things like that. That's probably the big issue here for people is distance from a DSL, number of people on the same cable modem during busy times. We have a high variance. I think cable DSL because of the seasonal visitors speeds. We also have people that different distances from the DSL, which obviously limits max speed. Mr. Zamanian said I've been trying to work with different groups that are actively working on broadband, in conversations with the Tahoe Prosperity Center folks, one of the things that I've learned is that capacity seems to be an issue around the lake. And we are looking at different proposals, different options, and different technologies will help different types of solutions. I think capacity is one of those things that there are a lot of wireless solutions around the lake that could be implemented. And we are seriously looking at one of those options. Also, one thing that I'm hearing is that Charter is enhancing their some of their equipment and some of their bandwidth in the Incline Village area. Mr. Lyons said I've seen it in some of the options you have for your speed. My last question, I haven't verified in any way that the rate-limiting issue we have, including with the wireless, is the backhaul fiber that comes out of our area because everything's ultimately got to go out. And so until that's fixed, that's really the bottleneck. Does that resonate with you? Is that the problem to solve? Mr. Zamanian said yes. Now, the good news is that in Incline Village, there are a number of providers that do have fiber. So there is a ton of fiber assets in that region. Now, some of the fiber assets, called dark fiber, but they're not being used. A lot of them are in use. Now, the state's plan is basically to not only to take advantage of some of the existing dark fiber in the region, and wherever that is needed, they're going to build the fiber backbone to be able to provide that the bandwidth that is needed to support the community over there. So the plan that the state has is very comprehensive, and it's very methodical in that addressing the state facilities first in the County facilities and then we are going to move at look at the community. My feeling on this matter is that by the time we are done connecting State and County facilities in the region, all of the connectivity issues probably will be solved, solved by then, as ISPs are also jumping in trying to kind of enhance their some other issues.

Mr. Lyons said when the road was redone, there was some one-inch conduit put in next to the Mt. Rose? Do you know if there was any fiber put in there yet? Or if it's just kind of space for rent? Mr. Zamanian said I am not sure I have to look at that. Mr. Lyons said look at that because that was an exciting development to increase our backhaul.

Ms. Simon said first of all, I would have appreciated more specificity toward our community since we're the IVCB CAB and much of the information was more global for the County and the state. And the comprehensive presentation was very helpful for background. I did hear on the news about the Governor Lombardo doing a tour to help with the connectivity. So if you could speak to that, are they coming to Washoe County, or what's happening with that? And then third, as a library booster, libraries have been at the forefront of trying to bring good broadband to the community. And I'm wondering how you're doing that work with our own Incline Village library and our high school, middle school, and elementary school, because, especially with this hard winter, we've had a lot of issues with bringing the internet to remote learning. Mr. Zamanian said thank you for your comments. First, let me apologize for not having more specifics on Incline Village and some of your connectivity and challenges. As I mentioned, our project right now is in the northern section, the one that County's working on. But we are starting to look at different communities and trying to understand the needs everywhere. One of the things that I would like to do is that every quarter, I would like to come to CAB meetings and as I gather more information, I am working closely with a Shelby from the Tahoe Prosperity Center to collect more information to see what County can do to help. So hopefully, at the next gathering I'll be in, I'll have more information for you. Regarding the governor coming to Washoe County, I did not know anything about that. I have not heard anything about a walkthrough. As it relates to the libraries, you're absolutely right. Libraries are always on the front line of connectivity because of their need. And one of the biggest advantages we have when it comes to the libraries is that as I mentioned earlier, higher education institutions qualify for a lot of grants and different types of opportunities when it comes to any type of technology, including broadband. So we have worked very closely with the library in terms of their needs. I have not heard of any type of major challenge with the library in the Incline area. However, that is a path that we took in Gerlach, connecting the two libraries first. Still, I will definitely work with our library director to understand if there are any challenges and any needs. I remember speaking with him about different libraries; he didn't mention anything.

Ms. Simon said the University of Nevada Reno now has a Lake Tahoe presence. I'm wondering, are you also working with them? That's UNR which that might help us a little bit in Incline. Mr. Zamanian said yes, we met several times and talked about the broadband but there has not been an opportunity for us to work together closely on any specific initiatives at this time. But that's good information I will go ahead and touch base with my new counterpart at UNR and find out if they have any partnership opportunities as it relates to their facility around the lake.

Chair Becker said I just want to urge members of the public to please email information on dead zones information to our speaker to be able to will help us in the future.

Ronda Tycer said I'd like to circle back to the 947 development to clarify a statement about the relationship between the 947 development and the change to the Washoe Tahoe plan. The Washoe County planners emphasized that the Tahoe area plan amendment was developer driven. In fact, at the preliminary meetings from last August until January, the Tahoe Area Plan was hardly mentioned except with regard to the 947 development. So we all understood that the developer drove the amendment. But that's not what we heard at the March RPIC meeting. Lou Feldman, who was the spokesperson for the 947 developers said, 'we were not originally proposing that the entire area be rezoned.' He further said, 'when we brought it forward to Washoe County, they had a broader vision to incentivize redevelopment in this area, which has been stagnant for the last couple of decades. We are trying to be a team player, what we initially proposed would take only a year to get through the system.' So I believe the evidence shows that Washoe County planners took advantage of the opportunity to make the Tahoe Area Plan

change into a developer driven project so that they could get Incline residents support to change the Tahoe Area plan. But as we residents were informed at the RPIC, the 947 project can go ahead without the TAP amendment, which changes the whole Area One commercial zone and sets a bad precedent for other commercial zones. In my opinion, I think the developers deserves the carve out. I don't think it was right for Washoe County planners to use the 947 developments like they did for their own ends. The Washoe planners slowed and complicated 947 developments progress. Thanks for allowing me to present my understanding of the order of events for the record.

Carol Black said I'm pretty stupid about this computer access stuff. I could speak as a user. When I first moved to Incline, which was about eight years ago, I was working. I'm now fully retired. And I was working with a consultant company doing consulting nationally. And there were times when I was working from home. Looking at your map, I can tell you that they will frequently be times when I'd be disconnected from the internet and other times when my cell phone, which is Verizon wouldn't work. And then I had a VoIP service which I sorted understand. Sometimes that would work, but the cell phone didn't work. Now looking at your maps, it's a little hard for us in Incline to argue it should be better. Because compared to the rest of Nevada, I guess we're privileged to have all that green and blue. But I will say the other side of this is there are a lot of areas on that map, even within Incline Village that are white. I think those are true gaps. I've run into problems over the years. I'm fully retired now. So I'm not usually doing conference calls, other than these kinds of meetings. But I've already been disconnected during this meeting, once. That's not too bad. Other days, in busy times in the summer, it's worse. So it's a balance. I understand you have to meet the balance. You're dealing with the whole County, if I understand that, not, at least not the whole state. We are privileged, but it could be better. And I'm sure people would appreciate it being better, as retirees can probably cope. I did get popped off in the middle of this meeting at one point and then jump back on. That was charter spectrum is my service. So for what that's worth, the more you can improve it, the better. But I also think we probably need to be understanding of the diversity of what you're trying to deal with in the whole County. Mr. Zamanian said one recommendation as I mentioned, I do have the link to the FCC map; I highly recommend that you to go ahead and click on it, put your address in and look at all of the providers. You may find a provider that is starting to offer even better internet service. That's one option. And if you see any challenge, go ahead and challenge it and have the vendor respond.

Mr. Lyons said I don't know if you can tell us from the data. But some people might have two internets to deal with the dropout problem that we do seem to have up here. I happen to be one of them. I have a DSL, and I have cable because one goes down. I'm on a zoom call. I'm working from home, and we do have a lot of people that work from home. I don't if you have any way to look at that. But that might be interesting data. If you see a lot of that, that's pretty good evidence of where there might be some problems.

- 7. CONTINUATION OF AGENDA ITEM 6 FROM FEBRUARY 6, 2023 MEETING –**
Continued discussion on the topic of the IVCB CAB to prepare a presentation to the Washoe County Commissioners. These discussions will take place throughout the next few months during CAB meetings. **(Action Item).**

Mr. Lyons said at last meeting, we talked about how to come back and talk a little bit of a plan and make a proposal, some ideas, what we might want to do going forward. I want to do that today. And kind of lay out some ideas, who can talk about them and see if it sounds good, so we can move forward with it. The idea, of course, is to end up with a presentation to the Washoe County Commissioners. They are generously willing to give us 10 minutes of their time, plus individual time, we can make good use of actually. And unlike previous

commissioners, Alexis has been very generous with their time at these meetings. So that's great. Alright, so I propose that we take advantage of this as an opportunity to, first, model a good government decision-making process because we've seen presentations where we don't start with a problem. And then all of a sudden, we're proposing to do something. And who knows what happens after that. So the idea is that we'd start with figuring out the problems defining them and prioritizing them here, then we have a plan for that now that's not going to cost the County anything. So problem definition/prioritization is step one; then two is like identifying possible solutions and matching those to the actual problems. Three, scoring the solutions by effectiveness and costs, effectiveness, and efficiency. Do they do the job? What do they cost to do the job? And all the tradeoffs involved. And then, we can normally pick the best in our case. We'd recommend these solutions to the County, making it easier for them to make good decisions on our behalf. Make it easier for Alexis to help us. You've heard the information that is bulletproof. And points to clear and obvious good decisions that serve us with our public money. And then after that, we'll keep an eye on it, just verify that it actually solve the problem. We have a problem. Did the problem go away, or did it get better? How much better to get? So that's kind of the overall step. And just for like a step one, I was talking with Village League, and they're working on a city project that I'm actually assisting with, and they are going to do a scientific survey, not clear exactly how it might be random sample; might be mail; might be some mix. We're actually going to be able to do a couple questions on that. Two of the questions that we've talked about doing with them are going to be really useful for us. So we can find out what people here see as the biggest problems. Especially regarding County services, we can feed data into a process where we actually have problems to find and prioritize. So it's not just saying we have a traffic problem, we have a parking problem, we have a STR problem, but we can actually see how many people have these problems? How broad are these problems, not just to complaints about them. So that's a typically good first step. And that should probably happen in the next month or so. I like the idea what the data. And then up to that point, without violating open meeting laws, I'll reach out to CAB members to see if anyone wants to volunteer for any of those particular priorities. So maybe you got a particular interest in short-term rentals, or traffic. Again, I'm speculating what the top things might be. I don't know. No one knows. But we can figure that out. And then also reach out to Alexis to see what would be most helpful to her in helping resolve these issues, including existing issues that he's already working on, like the snow plow. Now, it's fascinating to hear that the manager decided that we don't need any snow plowing equipment. Maybe. I don't know. Show me the data. Show me the process. Show me how you got to that conclusion. I would love to see it, and see if it's true and if there is a process, usually there isn't, unfortunately. Get that kind of data so that it's helpful to Alexis and the board and helps us make better decisions on our behalf. That's my proposal. I'm looking for other ideas, questions, and details that might be worth filling in.

A public member (Lisa Mara-Shaw) asked what is your timeline for this? Mr. Lyons said we want to keep making progress every month, so ideally, we may have some data for the next meeting, if not certainly meeting after that.

Chris Wood thanked Kevin for offering the results of surveys by the City of Incline Village League. And that's great. But I think we ought to also look at other data sources or anecdotal information accumulated to the point where it's almost dated. I appreciate the offer.

Chair Becker said I like the idea of a survey. I was unaware of this opportunity. I would like to not just wait on the survey. I would like to see some topics brought back at the next meeting. So that we could at least get public input on whether they're valid topics. And I'd also like to ask if Kevin would be willing to have people email you. I was thinking in terms of open meeting law violation. I can't call all the rest of you and say, I'd like to see these topics.

I can write to you. And every person on this CAB, and everyone in the public could write, and they could at least send you emails, and we could try to publicize that. There are some vehicles we have we have such as the business association might publicize that opportunity. I'm sure that Community 1st would publicize it. And we can think of resources to publicize whatever people write to you. I'd like to see a head start because what I don't want to see on this project is that in November, we're still working on the project and lose a lot of opportunity. So my only hope would be that it would be acceptable to Kevin to give us maybe an email address that people could send ongoing input.

Kevin said think of public input as data. There are two types: one is comments, observations that come in that essentially are facts you don't know, questions you hadn't asked, and ideas you didn't have. That's where the open-ended input comes in. By the way, they may not be new and true which is a rule of thumb. But you still collect them, and then you sift through them looking for those gaps. So that's where the individual bits of input are useful. And then that complements, you can get a whole pile of problems, but then 10 people said this, and only one person said this, but it's worthless which is actually probably the TTD survey that I took. It's terrible. You need to have a sample of regular people telling you what they think. We're not representative of the community, for better or for worse. You need to get regular people to give you input, then you have percentages that you can generalize to the whole community. That's the trick. How do I get a percentage that I can generalize to the whole community that make sense? So those two parallel things are perfectly okay.

Chair Becker asked if you could put a website for people to send things to.

Mr. Lyons said I was thinking about that when you said that.

Chair Becker said maybe you could do that in the next week, so people are still remembering it, and people here might actually look on the CAB website and see that email and we could get moving on some things. We can create a form and no one should feel intimidated about something that is repetitive. Obviously, we know some things that everyone thinks, but let's not miss something.

Lisa Mara-Shaw said I'm a resident, and I'm going to take this time to offer that I've been hired as the main street manager, and half of my job is going to be dealing with housing, affordable and workforce housing. And then the other half of my job is Main Street beautification. So here's what I think would be fantastic that you could do, Kevin. I don't think there are many grievances that haven't been aired. We are a small town. And I think if you just took a stab at what do you think are the most important issues we're facing a, b, c, d, pick one, or put them in order? Because I'd love to see this in a week.

Ms. Julian said can I just get some clarification. Your survey will feed into the 10 minute presentation, and hopefully give a little more substance behind some of the things being discussed in that 10 minute presentation, right? Mr. Lyons said yes. I would use the word weight. Ms. Julian said that sounds like a great idea. I always step back and say what is the problem? And to me, we have the problem that the commissioners and TRPA always defer to our Commissioner for the answer. I'm not at all dissing Alexis. She does a great job, but I am uncomfortable with Commissioners making comments like well, I don't understand this, so I'm just going to defer to the person who represents that area. I expect more from our commissioners. I hope that this 10-minute presentation will in a very constructive way, hope to give them a handle on what our challenges and concerns of this community are so that those of us who are activists do not get labeled as just NIMBYs or some such thing like that. So thank you very much. And I just want to say thank you, Marc, from the County, for staying so late here with us.

Chair Becker said to remember to send comments to Kevin.

Mr. Lyons said to the point that was just made, to put yourself in those shoes, if there's five of us here, and one of us knows anything at all, maybe more than us, and it makes sense to defer challenges that one person doesn't necessarily have the data either. And so it's kind of a the best of a bad set of choices you have, even with everyone being well-intentioned, just out of fairness.

Ms. Dunn said I thought that what we were trying to do was to educate the Commissioners about sort of the general tenor of Incline Village, not to address specific problems. And so, for example, the fact that we're landlocked is not something we're going to ask them to address, but it's something they need to understand. I like the action-ability of the approach that you're taking. I'm not sure that it matches what the original intent was.

Chair Becker said I'd like actually to address that. I think the intent was an hour, but now you are talking about 10 minutes. The intent would be to talk about not just being landlocked but single roads, etc., and we've got to weave it all together now into a presentation where we let them know some of our major needs.

Mr. Lyons said if you want to highlight three things different about Incline Village from the rest of the County, elevation, landlock, and snow, factor into the actual outcomes we care about and what makes it different.

MOTION: Chair Becker move to proceed as recommended by Kevin with public comment is going to be sent directly to him. He'll provide an address and we will also get information from the survey. The motion carried unanimously.

8. CAB BOARD MEMBERS ANNOUNCEMENTS — This item is limit for announcements by CAB members. **(Non-Action Item)**

9.

Chair Becker said I want to remind everyone that on April 5, there's a neighborhood meeting to discuss a plan from the school board to potentially consolidate two of the buildings, the middle school, and the high school, into one school location. I don't have the time and place. It will be online. At the June 1, CAB meeting, they will make a presentation to us. So you can come in hear that and give them public comment. But April 5 is a good opportunity to be in the beginning part of it. In May, we will have Karen Fink, the Housing Program Manager from TRPA telling us what the staff recommendations are on incentives to encourage workforce housing. So that's a really important meeting for people to attend. And then on June 1, the Washoe Tahoe Housing Partnership has drafted a roadmap, as you've heard, that will include what to do about workforce housing, and the Tahoe Prosperity center leads that. It's important we'll get two opportunities to hear recommendations and to give public input.

Mr. Wood said I'd like to follow up on your announcement regarding the Washoe Tahoe Housing Partnership and having a talk here in early June, on June 1. Just because this is the one attempt to deal with workforce housing. And there will be the 'Roadmap,' it is in the final draft now. It is to be released in May, and everybody should be jumping on it. There's going to be public outreach. This is one of the mediums, this CAB meeting on the 1st is one of the mediums on which is going to be done. They'll try and get Denise to allow them to speak at the Forum that's coming up or a Forum. But there'll hopefully be lots of opportunities. This has been a very active group. I do implore people to look for this roadmap and tell others about it. Come to a meeting. Bring your suggestions and comments, and be prepared to listen thoughtfully to what is being said.

Denise Davis said we have a lot of meetings this week. Our forum meeting is Friday at 9 a.m. here at the library, so we will likely have plenty to discuss.

Ms. Simon said I don't have this outline, but this idea of amending the area plan went through a couple of committees, and I guess it's going to TRPA in April. So we need to watch that, not only about the 947 development but also about the amending of the area plan. I did hear through the grapevine that there's a similar development plan in Kings Beach, that would be Placer County that is in the area where the miniature golf course is over there. That's also a multi-family, big scale, luxury condo development. I don't have the data on that at all. But that might be something to look at, too. And they would probably need an area plan amendment to do that. Chair Becker said that date is April 26, and anyone who can attend either on the phone or in person should do so.

10. APPROVAL OF MINUTES FROM PREVIOUS MEETING [FEBRUARY 6, 2023](#) and MARCH 6, 2023 (for Possible Action)

MOTION: Chair Becker moved to approve the minutes of February 6, 2023, and March 6, 2023. Chris Wood seconded the motion which carried unanimously.

11. GENERAL PUBLIC COMMENT —

Mary Shaw said I'd like to speak about this 947 project and what the ramifications are. I've only been at my job for a week now. I've lived here for ten years. I have been collecting information. Last Friday, I was in a meeting with someone whose name I couldn't share. But it was cited to me that we have a workforce housing shortage of over 800 units. There's not a lot of buildable lands left here in Incline Village. That comment about it being landlocked is very important. Workforce Housing requires a lot of subsidies, a lot of cooperation from multiple government agencies, and lots of grants, and also a developer with an understanding of the importance of it to the community at large. Zoning is a lot like law. And if you've ever been in a courtroom or argued anything, you will know that precedent is used extensively to cite cases. 'So and so did this 45 years ago, and it was passed, and it's legal and why can I do that?' So allowing this spot zoning to override what the community has endorsed. I've read a lot of studies, and I think it goes back 20 years that this area has been identified as being mixed-use commercial and workforce housing. I don't think that people understand that if this is allowed to pass, what is going to happen is that every developer who has an interest in developing on the lake is going to cite this 947 project of, 'they let that pass; why can't I get mine pass?' And I personally have been through six years of very substantial housing instability. I'm not a J-1 worker and I don't work at the resorts. I'm a working professional. So I'm going to go on record here asking for additional community support to attend this meeting on April 26 and let the TRPA know in no questionable terms what its position is.

Ms. Julian said I find that request kind of odd, because what I think a lot of people in this community do not want to happen is for a precedent to be set to change the overall zoning of special area one without adequate input from the community as was done when the Tahoe Area Plan was initially developed. And that is what will happen if the board of TRPA goes for overall zoning. And on that point, it's mentioned that you need subsidies and grants for workforce housing. Well, the first thing you need is a zoning rule that allows for workforce housing which we have in place now. We will not have that in place once this TAP amendment is done. The thought of doing workforce housing in that area after that amendment is done, is dead. And people are always citing this Workforce Housing Partnership committee. I'm on the committee. They are not looking at private sector parcels for workforce housing. They're only looking at a few three, public only owned parcels: TTD, and some Washoe County sites for workforce

housing. So it is a misnomer to think that the partnership will be a panacea for this because they appear not to be looking at private sector properties. They appear to have completely ceded the special area one to luxury condos. And I find that problematic because we already have the appropriate zoning in place to incentivize developers to develop there. But boy, once you allow luxury condos, you will not get anything other than luxury condos there, and you won't even have your small businesses because the small businesses cannot afford the lease rates for retail space underneath a luxury condo. And this is all about Main Street and the redevelopment of Highway 28th. It's all about gutting Christmas Tree Village. I would urge people to go to the meeting on the 26th and say we have to protect the possibility of workforce housing and space for our more mundane businesses.

Carol Black said I agree completely with what Kathy just said. The one thing I did want to mention, somebody said something about Placer County, and I wasn't sure if it was a question or a comment. But Placer County is actively looking at basically the same type of zoning changes, although they are more active with engaging the community in discussing the impacts. I think this is being pushed pretty much around the lake. I think by TRPA. There's been no public meeting to talk about this. The only meeting was with 947 and the developer a year ago. And by the way, the initial application for this project to change the land is dated 2018. It's been kind of poking along. The other thing is what happens to this space in Crystal Bay with those changes. I agree with everything that Kathy just said and others have said. But we must also be aware this is being pushed completely basin-wide. But we just need to push for the ability to get the public input that they have not yet received in Washoe County, or TRPA, in my opinion.

12. ADJOURNMENT – The meeting adjourned at 7:15 p.m.