**Incline Village/Crystal Bay Citizen Advisory Board**

**Minutes of the regular meeting of the Incline Village/Crystal Bay Citizen Advisory Board held on February 24, 2025, at 5:30 P.M. Incline Village Library (845 Alder Ave. Incline Village, NV 89451)**

1. **CALL TO ORDER/ DETERMINATION OF QUORUM**

PRESENT – Chris Wood, Kevin Lyons, Diane Becker, Denise Davis, Roxanna Dunn

ABSENT – Mark Sasway, Carla Werner

1. **PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited

1. **GENERAL PUBLIC COMMENT**

Helen Neff urged Washoe County to take action against recent federal cuts to U.S. Forest Service staff and the freeze on hiring seasonal federal firefighters imposed by the Trump administration. She highlights the success of local advocacy in reversing the relocation of Reno’s mail processing operations and calls for a similar effort to challenge these cuts. Neff encourages the county to formally engage with Nevada’s congressional delegation, the governor’s office, and the public to apply pressure for policy reversal. Additionally, she proposes an innovative approach to wildfire prevention: collaborating with the Forest Service and local trail associations to allow nonviolent offenders to fulfill court-ordered community service by removing hazardous forest debris. She argues that this would improve public safety while providing a constructive way for individuals to contribute. Neff warns that wildfires are inevitable and criticizes the federal administration for shifting blame rather than providing support. She urges Washoe County to take proactive measures to protect residents in Incline Village, Crystal Bay, and the wider region.

Ronda Tycer's public comment criticized Washoe County's handling of short-term rentals (STRs) in Incline Village, describing the ongoing conflict between residents and the county. She argued that when the Tahoe Regional Planning Agency (TRPA) classified STRs as residential use in 2004, they could not have foreseen the rise of platforms like Airbnb, which replaced direct interactions with digital transactions, leaving neighbors as the only human point of contact with renters. Tycer detailed years of resident complaints about disturbances from STRs, which escalated after Washoe County officially legalized and began permitting them in 2021. She described the enforcement system as ineffective, with a hotline that did not provide immediate solutions, limited staff availability, and requirements for residents to provide audio/video evidence and affidavits. She also noted that reporting disturbances often led to retaliation from renters. She contended that many residents either tolerated the issues in frustration or moved away and criticized the county for interpreting a decrease in complaints in 2023 as a sign of successful enforcement rather than resident fatigue. Tycer warned that resentment over STRs could be a key driver of future opposition to the county, arguing that the county had prioritized transient occupancy tax (TOT) revenue over the well-being of Incline Village residents.

1. **ANNOUNCEMENTS FROM COMMISIONER HILL –**Commissioner Chair Alexis Hill provided an update on key issues affecting Washoe County, particularly Incline Village and Crystal Bay. She highlighted ongoing budget challenges, noting that many federal COVID-19 relief funds and grants were drying up, leading to a projected five-year budget deficit. Despite these constraints, she reaffirmed her commitment to securing funding for these communities. Hill addressed concerns over micro transit service reductions, acknowledging a $250,000 funding gap for the TART Connect program. While the county contributed $400,000 for the second year, additional funding sources were needed. She mentioned two upcoming Nevada Legislature bills: one proposing an increase in transient occupancy tax (TOT) to fund transportation and another establishing a business improvement district tax to involve local businesses in funding transit solutions. She also announced a new evacuation study for Washoe County, including Incline Village and Crystal Bay, funded by a community member’s donation. This initiative aimed to improve fire safety and emergency preparedness. Regarding federal funding cuts, Hill acknowledged Helen Neff’s concerns about reductions to the U.S. Forest Service and seasonal firefighter hiring freezes. She planned to address these issues during an upcoming trip to Washington, D.C., where she and other board members would advocate for continued federal support, particularly as many county programs and 300 staff positions relied on grant funding. Hill concluded by emphasizing the county’s ongoing financial challenges, rising operational costs, and the uncertainty surrounding federal funding. She committed to keeping the community informed and welcomed questions from the board.

Diane Becker raised concerns about how 50% of the transient occupancy tax (TOT) revenue went to the Visitor Center rather than local infrastructure like TART Connect, which served both visitors and local workers. She suggested that the community advocate for shifting some of these funds from advertising toward transportation. Additionally, she proposed that large employers using TART Connect for J-1 visa workers should help fund dedicated transportation services for their employees, which would free up more resources for residents and visitors. She also urged prioritizing safety-related projects over other infrastructure improvements like bike paths. Alexis Hill acknowledged these concerns and mentioned that efforts were underway to secure funding through grants and legislative action. She explained that the allocation of TOT funds was dictated by state law and that a legislative proposal initially sought to redirect some of this tax revenue toward local projects in Incline Village and Crystal Bay. However, opposition led to modifications, making it a negotiation rather than a straightforward reallocation. She expressed her commitment to advocating for Tahoe-related projects through her role on the Reno-Sparks Convention and Visitors Authority (RSCVA) board, though she admitted facing resistance. Diane further inquired whether any redirected funds could be used for broader regional projects or if they would be strictly limited to Incline Village and Crystal Bay. Alexis clarified that the original proposal had intended to shift some of the locally collected TOT toward community enhancements rather than marketing. She also highlighted that some of this tax revenue currently funded projects outside the area, including an event center in Reno. Diane then brought up a previous analysis indicating that RSCVA funds could be used for tourism-related services such as trash collection, but the proposal had never been acted upon. Alexis Hill expressed interest in revisiting the issue and encouraged Diane to send her the details so she could advocate for it.

Kevin Lyons asked about the total cost of the micro transit system. Alexis Hill estimated it to be around $1.2 million per year but did not have exact figures on hand. When Lyons inquired about the specifics—such as the number of buses and service hours—Hill acknowledged she did not have those details memorized but mentioned a full presentation with that information was available. Lyons also asked about fare policies, noting that the system currently charged no fees. Hill explained that since Washoe County was part of Placer County’s transit system, they followed Placer’s policy of offering free rides. She expressed interest in Washoe County having its own system, as even a minimal fare could help with costs, but acknowledged that shifting away from the current arrangement would be a complex effort under discussion at the Regional Transportation Commission. Further, Lyons questioned whether participating in Placer County’s system meant Washoe County was paying California rates. Hill clarified that the transit program was contracted and turnkey, which had both advantages and drawbacks. While the service was managed externally, meaning Washoe County did not have to own the vans, there were no cost savings associated with vehicle ownership, resulting in higher expenses. Lyons then asked about the cost and scope of an evacuation study. Hill stated that a constituent had donated the full amount of $185,000 for the study and that the project was moving forward under a request-for-qualifications (RFQ) process. She confirmed that the scope and approach differed significantly from previous efforts.

Denise Davis asked Alexis Hill for an update on whether any progress had been made regarding implementing fares for the micro transit system, noting that she and the Commissioner had discussed the issue previously. She also inquired whether Placer County could offer free passes or waivers for those in need of transportation assistance. Alexis Hill explained that Placer County's transit system was not designed to incorporate fares. The contractor operating the system had no infrastructure in place for fare collection, verification, or payment processing—no fare boxes, no apps, and no staff training for such a system. Reworking the system specifically for Incline Village and Crystal Bay would require significant changes, and Placer County had not been interested in doing so, given that it managed a larger transit network that also supported Washoe County’s North Shore system. However, Hill noted that financial challenges across all levels of government, including Placer County, could potentially change the situation in the future. She emphasized that circumstances were fluid and could evolve over time.

Chris Wood asked Alexis Hill how to find out how much transient occupancy tax (TOT) revenue was being generated over time and how it was allocated, either legislatively or through other means. He acknowledged that others might also be struggling to find this information. Hill responded that the Reno-Sparks Convention and Visitors Authority (RSCVA) provided financial reports every month, detailing the TOT revenue collected by each district, including Tahoe’s specific portion. She noted that while room nights had declined due to potential economic downturns, Tahoe’s TOT revenue had remained relatively stable because property owners had been able to increase room prices. She confirmed that these financial reports were publicly available on the RSCVA website and offered to send Chris Wood the link. Additionally, she mentioned that she could provide information on how TOT funds were allocated legislatively.

Roxanna Dunn explained that the Reno-Sparks Convention and Visitors Authority (RSCVA) did not have a specific category for short-term rentals (STRs) in its financial reports. As a result, determining the transient occupancy tax (TOT) revenue from STRs required looking at two different categories and making estimations. She noted that, at least 16 months ago, the reports categorized STR revenue in a way that did not allow for a straightforward calculation. One category accounted for STRs processed through platforms like Airbnb, while the other included rentals where billing was done directly through the owner. However, since neither category was exclusive to STRs, simply adding them together did not provide an accurate total. This lack of clear differentiation made it difficult to determine the exact number of STRs and their corresponding TOT contributions. She suggested that improving the accounting structure would help provide clearer data.

Jeff Crow, a local resident and short-term rental (STR) owner, asked how the STR tax, which is paid quarterly, is apportioned in the monthly reports provided by the Reno-Sparks Convention and Visitors Authority (RSCVA). He was curious about the accounting process behind this. Alexis Hill admitted she did not know the exact details and said she would follow up with Robert Douglas, the RSCVA accountant, to clarify. Roxanna then added that STR tax reporting varied—homeowner STR taxes were reported quarterly, while Airbnb taxes were reported monthly but with a significant lag, making it difficult to analyze the data in real time.

Yolanda Knaak asked when they would be getting a new evacuation plan and Alexis Hill informed them that they received funding for one and it will be up to vote on at the following County Commission meeting.

1. **PUBLIC SAFETY UPDATES**

Washoe County Sheriff’s Office
Sergeant Jeff McCaskill from the Washoe County Sheriff's Office provided a public safety update, reporting no significant crimes or trends in Incline Village. He acknowledged ongoing concerns about speeding and assured the community that officers were actively monitoring areas like Tahoe Country Club and Lakeshore. Responding to a request from Mr. Wood the previous month, McCaskill shared DUI statistics for January. Across Washoe County, there were 22 DUI arrests, with 7 of those occurring in Incline Village. He cautioned against drawing conclusions solely from these numbers, explaining that Incline had four skilled deputies who were particularly observant in identifying DUIs. He clarified that of the 22 total DUIs, 3 took place in the city of Sparks, meaning 19 occurred in unincorporated Washoe County. McCaskill also noted that he would not be present at the next meeting but would ensure that someone provided updated statistics for the following month.

1. **COUNTY MANAGER BROWN UPDATE**

Washoe County Manager Eric Brown provided an annual update on the county’s accomplishments and future plans. He explained that the county follows a rolling strategic planning process, assessing past performance and setting priorities for the coming year. Financially, Washoe County remains in stable condition with a structurally balanced budget. However, looking ahead to years four and five, there is concern as expenses are growing faster than revenue. The county’s major funding sources, property tax and consolidated tax (C-tax)[[1]](#footnote-1), are not keeping pace with rising costs. Post-COVID, C-tax growth has slowed significantly, requiring the county to tighten expenses, limit hiring, and focus on maintaining existing services rather than launching new initiatives. A new financial transparency tool called “Washoe Checkbook” is set to launch within the next 30 days. Modeled after the state’s Nevada Checkbook, this tool will allow residents to track county expenditures across departments, providing a clearer picture of public spending. Citizens Advisory Boards (CABs) will continue despite concerns about potential discontinuation. Updates to ordinances and bylaws are underway to improve their effectiveness, incorporating input from CAB members and the public. Neighborhood Development Meetings will also continue, ensuring that residents have a voice in local development planning. The county has made several investments in Incline Village over the past year, including funding for the Lease to Locals pilot program, completion of the Incline Courthouse, support for the micro transit program, and funding for a new skate park. In addition to these projects, the county remains focused on securing grant funding for future community initiatives. Broadband expansion is a priority, and Washoe County is working with the Governor’s Office of Science, Information, and Technology (OSIT) to improve access. Nevada recently received a $400 million federal BEAD grant, with funding allocated for both middle-mile and last-mile broadband infrastructure. Amazon has been selected to provide broadband services in Incline Village and Crystal Bay, and work is expected to move forward quickly due to a federal timeline requiring funds to be used within three years. The county successfully conducted three elections in 2024 and has addressed staffing shortages in the Registrar of Voters Office. Andrew McDonald was appointed as the new Registrar of Voters after overseeing the November election. Washoe County also implemented a new election management system that is now used statewide to improve efficiency and coordination. Emergency evacuation planning is moving forward with funding from a private grant. The county will develop updated evacuation plans for six to eight communities, including Incline Village. This process is expected to take approximately a year, with efforts focused on incorporating the latest technologies to enhance safety and preparedness. The county is also actively involved in the Tahoe Regional Planning Agency’s Area Plan update. Residents are encouraged to participate in discussions about housing and development regulations, as these decisions will shape the future of the region. Looking ahead to 2025, Washoe County will continue improving CABs and advancing plans for the Washoe Behavioral Health Center. This 46,000-square-foot facility will provide expanded behavioral health services, particularly for youth and individuals needing subacute mental health care. The county is also focusing on increasing grant funding, fostering public-private partnerships, and addressing affordable housing needs. Updates to FEMA floodplain designations are underway to provide accurate risk assessments for homeowners. A new initiative, the Washoe Tahoe Academy, will be launched in the spring. This program will provide residents with a better understanding of local government operations and serve as a platform for community engagement. The goal is to create a more unified voice for the community, ensuring that residents’ concerns and priorities are clearly communicated to county leadership. Eric Brown concluded his update by emphasizing the county’s commitment to fiscal responsibility, community engagement, and strategic planning. Residents are encouraged to participate in upcoming initiatives to help shape the county’s future.

Chris Wood asked for clarification on the $185,000 grant for evacuation planning, questioning whether it only funds recommendations or if it includes a broader study. County Manager Eric Brown responded that the grant funds a comprehensive study, not just recommendations. The study will examine critical factors such as traffic capacity and visitor numbers, which are essential for effective evacuation planning. He acknowledged that while the study will provide recommendations, implementation will be a separate process requiring additional funding. Brown expressed hope that the County Commission would adopt the study’s recommendations but noted that securing implementation funding would be the next step. Potential sources for this funding could include another private grant or other financial avenues, but decisions will depend on the final study findings and cost estimates.

Diane Becker expressed excitement and appreciation for the county’s efforts in funding an evacuation study. She highlighted previous work with Roxanna on presentations to the WC commissioners and staff, where they had advocated for including an evacuation planning budget. She raised concerns about the Tahoe Regional Planning Agency’s (TRPA) mandate for taller and denser buildings along Tahoe Boulevard before an evacuation study is completed. Becker and Roxanna had urged the county to delay approving such developments for at least a year to ensure safety. They provided research and a detailed argument supporting the county’s ability to push back against TRPA’s direction, emphasizing that safety should be the top priority. Their research included a list of actions the county could take immediately to encourage workforce housing without resorting to high-density developments. Becker cautioned that many of the proposed buildings may not actually serve as affordable rental housing for workers but could instead become condominiums sold for profit. She reiterated that this position was not an official recommendation from the CAB but reflected broader community concerns about evacuation safety. She also suggested that Roxanna could share their research and presentation with the appropriate county officials if they had not already received it.

Chris Wood asked about public-private partnership opportunities for affordable housing, specifically whether any developers had expressed interest in participating and whether similar models were being implemented in Reno or Sparks. He also inquired about how the county plans to attract developers to these initiatives. County Manager Eric Brown responded that while public-private partnerships for affordable housing are common across the country, they have not been widely discussed or used in Washoe County. Historically, the county focused on building shelters, while Reno and Sparks were expected to handle affordable housing. However, with concerns over slow progress, county commissioners have directed staff to take a more active role in promoting attainable housing. Discussions with developers are ongoing, with one potential model involving long-term land leases (50 to 100 years) in exchange for commitments to build housing for residents earning 0 to 60% of the area median income. Under this model, the county would receive royalties from any revenue generated by the development. Brown also mentioned that Washoe County is working with the Economic Development Authority of Western Nevada (EDAWN), led by CEO Taylor Adams, who has experience with this approach from his previous work in Virginia Beach. While this method is complex, Brown emphasized the importance of exploring alternative funding mechanisms beyond the general fund, which will not be sustainable in the long term.

Roxanna Dunn expressed concern that the $185,000 allocated for the evacuation study might not be sufficient, comparing it to the cost of a single full-time professional for a year based on her engineering experience. She noted that community members, including herself and Doug Flaherty, have already conducted independent studies on population estimates and evacuation data. She offered to share this information to support the official study. She then asked whether any Washoe County-owned lots in the area could be considered for affordable housing, recalling that some were identified during previous discussions. Alexis Hill confirmed that while there are a few small county-owned lots, they are likely to be located down the hill rather than in the immediate area.

Kevin Lyons asked how the county has used ARPA funds, specifically whether they were allocated to cover budget shortfalls or used to enhance services. County Manager Eric Brown explained that Washoe County received nearly $92 million in ARPA funding, which supported over 120 projects. These included investments in facilities like the Cares Campus and park improvements. The Board also directed some of the funds toward smaller community nonprofits rather than only large organizations or county departments. The county provided subgrants to ensure smaller groups could benefit as well. Currently, the county is focused on compliance, ensuring that grant recipients meet U.S. Treasury requirements and assisting them if challenges arise. Brown noted that information on ARPA-funded projects is available on the county’s website and offered to provide a summary. When asked how many of those projects impacted the Incline Village area, he was unsure of the exact number but acknowledged that some funds had been allocated to the region.

Denise Davis asked two related questions. First, she inquired whether Washoe County is actively engaging with legislators to address growing concerns over insurance issues, particularly in the Tahoe Basin, where rising costs and policy restrictions are making homeownership increasingly difficult. Second, she asked whether the county is considering redeveloping existing housing, such as condominiums, to provide more affordable housing options more quickly than building new developments. In response, County Manager Eric Brown explained that unincorporated Washoe County has very limited housing stock available for redevelopment, unlike Reno or Sparks. However, the county has identified approximately 15 to 18 acres in Truckee Meadows that could be viable for low-income or workforce housing due to their proximity to public transit, shopping, and amenities. While redevelopment is always considered, Brown noted that in many cases, it is more cost-effective to build new structures rather than bring older buildings up to code. Regarding insurance issues, Brown acknowledged that county commissioners are actively discussing the matter with the Governor’s office and state legislators. He confirmed that the issue is a priority, as many residents are struggling to secure or afford coverage. However, he noted that the county did not sponsor a Bill Draft Request (BDR) on this topic for the current legislative session, as discussions are still in the early stages. Alexis Hill confirmed that Washoe County has been involved in discussions about the insurance crisis, though it did not submit a Bill Draft Request (BDR) because the Insurance Commissioner is the appropriate entity to request legislative action. She noted that there is interest in granting the Insurance Commissioner **more authority** to require insurers operating in Nevada to cover at least condominium owners, as many residents in condos face financial hardships due to rising insurance costs. There has also been discussion at the state level about creating an insurance program for last resort, like those in other states. However, Hill pointed out concerns about the financial sustainability of such programs, citing California’s struggles following recent major fires. While there is hesitation from the Governor and Legislature to pursue that approach, the idea of mandating condominium insurance coverage is actively being discussed. The outcome remains uncertain, but it is a priority issue at the state level.

Kevin Lyons followed up by asking whether Nevada is addressing the root cause of the insurance crisis—specifically, the risk factors associated with fire-prone areas, such as tree density and inadequate fire prevention measures. He pointed out that without mitigating these risks, any solution would merely shift financial responsibility rather than resolve the underlying problem. Alexis Hill responded that fire prevention and mitigation are active discussions at both the Tahoe and Truckee Meadows levels. The Tahoe Regional Planning Agency (TRPA) had secured a $3 million grant for such initiatives, though that funding may now be at risk. Similar conversations are happening in TruckeeMeadows, particularly after the Davis Fire, which underscored the need for improved fire prevention strategies. At the federal level, the county has asked Senator Catherine Cortez Masto’s office for an analysis of potential legislative solutions. Hill mentioned that she has a memo outlining what actions the federal government could take and what legislation has been proposed. She offered to share this document with the chairwoman so it could be made available to the committee.

Denise Davis pointed out that many smaller condominium complexes, particularly those with four to six units, have a high number of **for-sale signs**, which could indicate financial strain among homeowners. She suggested that the county explore ways to **help residents keep their homes** or potentially repurpose these existing properties for workforce, affordable, or achievable housing rather than focusing solely on new development. County Manager Eric Brown acknowledged the idea and stated that it is something the county can investigate.

Diane Becker referred to recent news reports about financial issues within a General Improvement District (GID), mentioning an audit that could not be certified and concerns over $6 million in potential duplicate payments. She expressed concern that without proper oversight, residents could face significant fee increases due to newly proposed projects totaling $40 to $50 million. She asked whether Washoe County could intervene or push the state to take action to ensure financial accountability. County Manager Eric Brown explained that GIDs are independent entities, meaning the county has limited authority over their operations. While the county is closely monitoring the situation and has consulted with the Secretary of State’s office about its role, it cannot directly intervene. However, he noted that the county has assisted the GID by helping to identify financial experts to review and organize its accounts. While the county is aware of the issue, it must be cautious about overstepping its boundaries.

Helen Neff, an Incline Village resident, expressed appreciation for the presentation and raised concerns about the impact of rising temperatures in Reno on tourism in Tahoe. She noted that when temperatures reach 100 degrees or higher, thousands of people travel to Tahoe, leading to traffic congestion, increased emissions, and worsening air quality in the region. While acknowledging that climate change is a broad issue, she emphasized the importance of transportation solutions to manage the influx of visitors. She suggested that efforts to develop a transportation system to bring people to Tahoe more efficiently would be beneficial, helping to reduce individual car use and lessen environmental impacts. She recognized that the Tahoe Regional Planning Agency (TRPA) is working on solutions but stressed that it would require coordination with the Regional Transportation Commission (RTC) and other agencies. She also pointed out that while day visitors are welcomed, overnight visitors contribute more to the local economy.

Melissa Horton suggested exploring a legislative carve-out for fire prevention, similar to an existing Nevada law that limits HOA authority on sustainability issues such as windows and heaters. She proposed allowing HOAs to require fire-resistant materials to improve safety. She also asked for clarification on the broadband expansion, specifically who would own the infrastructure once installed and how it would operate. County Manager Eric Brown acknowledged her fire prevention suggestion as a good idea and said the county would look into it. Regarding broadband, he explained that the six selected providers, including Amazon, would own and operate the infrastructure they install. Amazon likely won the bid because of its experience with wireless broadband solutions, which are well suited for Incline Village and surrounding areas. Brown noted that the federal and state government conducted a thorough review to ensure bidders could fulfill their commitments. However, he raised concerns about the long-term viability of these providers, questioning what would happen if any of them were to go out of business in the next 10 to 15 years. He pointed out that many underserved areas remain that way because broadband deployment has traditionally been economically unappealing for providers.

Yolanda Knaak referenced an article in the *Tahoe Tribune* about the Caldor Fire, noting that it took South Lake Tahoe 11 hours to evacuate despite having multiple exit routes. She expressed concern that an evacuation from Incline Village could take 14 hours, according to the article, especially since the current evacuation plan does not account for visitors. She questioned whether it makes sense to increase the number of residents and visitors before addressing evacuation issues. She also mentioned the possibility of reopening old Mount Rose Road, which, if approved by Congress, could help with evacuations by providing another route down the mountain.

She raised concerns about the Washoe County Library system, alleging that after losing an election-related funding measure, library leadership hired additional administrative staff to promote the library instead of focusing on other priorities. Lastly, she questioned the handling of voter roll maintenance, stating that while the Secretary of State had announced plans to clean up the rolls in August, no action was taken. She believed it was ultimately the County Commission's responsibility to ensure the rolls are accurate. County Manager Eric Brown responded by clarifying that maintaining voter rolls is a shared responsibility between each county and the Secretary of State's office. With the new statewide election system, reporting is now primarily managed by the Secretary of State, but Washoe County treats it as its responsibility as well. Regarding the library, he explained that the Washoe County Library System is governed by a separate board and is not under the authority of the Board of County Commissioners. He advised that concerns about library decisions should be directed at the Library Board of Trustees. He also refuted the claim that library leadership hired additional staff after the failed funding initiative, stating that this did not happen.

Jeff Crow asked when the applications for Washoe Tahoe Academy would open. He was informed by Alexandra Wilson that they open at the beginning of March.

Kathie Julian asked two questions. First, she inquired about the countywide evacuation study, noting that the $185,000 budget seemed limited for such a broad scope. She wanted to know if there would be an opportunity for public input early in the process so that feedback from Incline Village and Crystal Bay residents could be incorporated while adjustments could still be made. Second, she expressed strong support for the Washoe County Library System, emphasizing its value to families and the community. She praised the local library manager, John Crockett, and urged the Board of County Commissioners to ensure adequate funding. County Manager Eric Brown responded that the Board of County Commissioners is fully aware of the community’s concerns regarding the library funding vote and is actively working on a solution, though he could not yet provide specifics due to ongoing budget discussions. Regarding the evacuation study, he assured Julian that public input would be sought early enough to make a meaningful impact on the study. He acknowledged that some areas of the county do not require evacuation planning or already have recent plans in place, allowing resources to be prioritized where they are most needed. If the $185,000 proves insufficient, the county will be transparent about the need for additional funding. He emphasized that Incline Village will be a top priority for the study, recognizing the long-standing concerns of the community and the commitment from both the Commissioner and residents to see it completed.

1. **NEIGHBORHOOD DEVELOPMENT HUB**

Alexandra Wilson provided an update on an upcoming project affecting all districts. She announced a public meeting on Article 904 Nonconformance for Code Amendments to Chapter 110 of the Development Code, scheduled for Wednesday, February 26, at 5:00 PM at 1,001 East 9th Street. Roxanna Dunn asked about the purpose of the code amendments, Alex explained that they aim to extend the timeframe for obtaining building permits for structures that have been destroyed or partially destroyed.

1. **BOARD MEMBER ANNOUNCEMENTS/REQUESTS/DISCUSSION**

Roxanna Dunn provided follow-ups from previous meetings, focusing on transportation and planning concerns. She reported that the Washoe County Transportation Group had received the priority issue identified by the community, which is improving State Route 28 intersections due to ongoing safety concerns. She emphasized that this was the top concern. She submitted specific traffic safety improvement suggestions, including the use of leading pedestrian intervals where traffic stops in all directions for pedestrian crossings, lowering the speed limit to 25 mph, and adding flashing beacons in all four directions at intersections near Northwood, Southwood, and the skate park. She also noted that Helen Neff had provided a detailed list of suggested safety improvements for further review. Additionally, she raised a safety issue at Raley’s shopping center crosswalk, explaining that drivers’ attention is focused on oncoming traffic from the left, making it easy to overlook pedestrians on the right. She suggested relocating the crosswalk to improve visibility. She also provided updates on a meeting with Washoe County Planning Department officials, including Trevor Lloyd, Kat Oakley, Courtney, and Eric Young, where she and Diane Becker advocated changes to TRPA standards related to development density. They presented two key concerns: the need for an evacuation study before approving higher-density development, making the evening update on evacuation planning a positive step forward, and ensuring that new workforce housing actually serves local workers in Incline Village and Crystal Bay rather than accommodating remote workers or employees at ski resorts outside the area. Dunn noted that while planning officials were sympathetic to their concerns, they indicated that their ability to make changes was somewhat limited by regulatory constraints. She appreciated their willingness to listen and expressed hope for progress on these issues. Copies of the arguments presented were available for review and would be posted online as part of the meeting minutes.

Diane Becker shared that on February 26 at 5:00 PM, there will be a presentation at the library about a new evacuation-related program called Fire Watch. She was unsure of the details but encouraged community members to check it out, as it could be a useful resource for fire safety and evacuation planning.

Denise Davis clarified that the event Diane Becker mentioned is a presentation on the Fire Alert Network. The director of the program will explain how the network operates and provide information on home hardening and wildfire preparedness.

Alexandra Wilson announced that next month, Placemate will be presenting at the CAB meeting to discuss the Lease to Locals program. In April, there are plans to have representatives from UNR's Living With Fire and the North Lake Tahoe Fire Protection District to talk about home hardening and defensible space. She also explained that due to past Zoom bombing incidents, new security measures have been implemented, requiring her to manually unmute participants and control screen sharing to prevent inappropriate disruptions.

1. **GENERAL PUBLIC COMMENT**

Denise Davis noted that in December, the CAB had discussed including a standing agenda item for community feedback on a pre-specified topic each month. This was implemented in January, but she did not see it on the current agenda and requested that it be included in March. Roxanna Dunn responded that the January meeting covered two major topics and that the CAB is working to keep meetings shorter. She assured Denise Davis that they would include the feedback item when possible. She also mentioned that last month’s discussions were well-received, with many attendees appreciating the opportunity to share their perspectives, and she thanked Denise for the suggestion.

**ADJOURNMENT-** The meeting adjourned at 7:16 p.m.

1. “C tax” – probably a reference to Nevada Consolidated taxes, i.e., “sales tax”. [↑](#footnote-ref-1)