

December 8, 2022

Honorable Commissioners  
Washoe County Board of County Commissioners

Dear Honorable Commissioners:

**PROPOSED WASHOE COUNTY AREA PLAN AMENDMENT**

I served as the TRPA staff planner for the entire Washoe County Community Plan process during the 1990s that included the Incline Village Commercial Community Plan where the proposed zoning amendment now before you would apply.

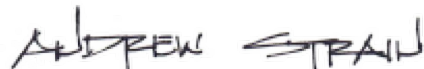
While the Commercial Community Plan focused on providing additional commercial and public services to meet the community's identified needs, it also included provisions for higher density multi-family residential uses.

The plan did not provide for additional traditional lot and block subdivision uses for single family residential uses as these uses were generally not viewed by the planning team as desirable nor compatible with the commercial areas.

It was not, however, the intention of the Incline Village Commercial Community Plan to exclude single family residential uses that were otherwise allowable under the TRPA two-step subdivision process that allow a project approved and constructed as a multi-family project to be subdivided subsequently into single family parcels.

Thank you for the opportunity to provide input on this matter.

Sincerely,

A handwritten signature in black ink that reads "ANDREW STRAIN". The letters are in all caps and have a slightly cursive, informal style.

Andrew Strain

C: Lew Feldman, Feldman Thiel LLP