

From: [Vanessa Franking](#)
To: [Bronczyk, Christopher](#)
Subject: Approval of Boulder Bay
Date: Thursday, May 27, 2021 4:33:20 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello. I am Vanessa Franking, a 24 year resident of Incline, and I am in support of the road changes proposed for Crystal Bay. Using the Biltmore parking lot as an exit to the South for our community is sub-optimal and unacceptable, especially when we have an opportunity to make great improvements paid for by the project! It will also be nice to turn the old Biltmore buildings into new ones and it seems that this is a step in that direction.

Thank you,
Vanessa Franking
[769 Champagne Rd](#)
[Incline village, NV 89451](#)

From: [Maureen Dudley](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](#); tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Re: Approval of Boulder Bay
Date: Thursday, May 27, 2021 4:20:50 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, My name is Maureen Dudley. I'm a long time resident of Washoe County, Incline Village specifically.

Please approve this road application! The Tahoe Biltmore is over 75 years old and even with the best intentions, cannot possibly be a benefit to the environment with old construction, ancient technology and acres of parking lots. The Boulder Bay project creates something that is good for the environment and our community. We are excited for this to be built- please approve the roads so we can have safer roads and a better community asset as soon as possible.

***Best,
Maureen***



MAUREEN DUDLEY
REALTOR® | NRED, #S 053837
MAUREENDUDLEY@CHARTER.NET
(775) 846-3776
MAUREEN-DUDLEY.CBSELECTRE.COM

COLDWELL BANKER
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From: kemby.delellis
To: [Hill, Alexis](mailto:Hill,Alexis); KateNelsonPE@gmail.com; larrypeyton@comcast.net; [Donshick, Francine](mailto:Donshick,Francine);
tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](mailto:Chvilicek,Sarah); [Chesney, Larry](mailto:Chesney,Larry); [Bronczyk, Christopher](mailto:Bronczyk,Christopher); [Phillips, Patricia](mailto:Phillips,Patricia)
Cc: Kemby
Subject: Community Support for Boulder Bay Project
Date: Thursday, May 27, 2021 3:54:04 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners:

Please approve the upcoming road proposal for Boulder Bay Project. This exceptional project went through a very detailed and rigorous review process over several years. At that time, I was a resident of Incline Village and attended many of those public meetings. I observed that the project developers listened to community comments, and have since created the areas that the community requested, such as a beautiful community park space! The community as a whole overwhelmingly supports this project, except for a few negative individuals that do not live at the lake and do not have intentions of improving the area for our community.

I am currently a resident of Washoe in South Reno, but myself and my family are often in North Lake Tahoe to enjoy its beauty. Unfortunately, many of the local businesses and residents struggle because of outdated facilities and accommodations that deter visitors. We would LOVE a new, updated, environmentally-friendly development that offers modern living spaces as well as retail and restaurant spaces that allow us to attract more business to this area. Please approve the new roads, so that we can see the rest of this great project come to fruition!

I look forward to offering my support during the Zoom call. Thank you for your support and your vote of approval for Boulder Bay!

Sincerely,

Kemby Joy DeLellis
drkemby@gmail.com

David G. Lowden
244 Wassou Rd.
Crystal Bay, NV 89402
APN: 123-162-11

Washoe County Planning Commission
1001 E. Ninth Street
Reno, NV 89512

Re: Boulder Bay road abandonment and variance

Dear Commissioners:

My name is David Lowden. I own the home located at 244 Wassou Road in Crystal Bay. This is my personal second residence and not a rental. I am writing in support of the Boulder Bay road abandonment and variance application to be heard before the Commission on June 1, 2021.

The plan is well designed, and approval of this application will provide substantial improvement not only to the immediate area, but to the entire northern Lake Tahoe community at no cost to government.

Please approve this application on June 1st.

Yours truly,

A handwritten signature in black ink that reads "David G. Lowden". The signature is written in a cursive style with a large, looped initial "D".

David G. Lowden

From: [DEAN MEILING](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](#);
tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Approve Boulder Bay project
Date: Thursday, May 27, 2021 2:41:13 PM

Gentlemen and women,

I am a long-time resident of Washoe and am writing to express my support of the BoulderBay project. This exceptional project went through a detailed and rigorous review process over the course of several years. Boulder Bay has also had many public meetings where citizens were able to give comments and suggestions. The developers listened to us. Our community overwhelmingly supported this project during the TRPA entitlement approval and we support it now. Please approve these roads so that we can see the rest of this great project be completed as soon as possible. Thank you.

Dean Meiling
dean.meiling@icloud.com
Mobile: +1.775.772.2863

From: [Erin Ellis](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](#); tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Support for Boulder Bay
Date: Thursday, May 27, 2021 2:25:12 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

My name is Erin Ellis and I'm a long time resident of Incline Village. I'm writing to express my support of the Boulder Bay project. This project is a welcome addition to our Crystal Bay/Incline Village lake community. Those spearheading this project have gone out of their way to listen to the community and incorporate their feedback. Our community overwhelmingly supported this project during the rigorous TRPA entitlement approval process and we support it now. We are excited for this project to be built!

As a citizen, I am calling on you to please approve the road proposal. The roads in their current condition are unsafe and narrow. The Boulder Bay project proposal would opt to widen and flatten the roads, at their own expense. That is a win-win for business and the community.

While I am unable to attend this meeting, I still follow the process and I'd like for my voice to be heard. Those that attend meetings regularly may have the loudest voices but they are not the majority. They do not speak for me, a local business owner and resident. Please approve the Boulder Bay road proposal.

Thank you for your time and attention to this community matter.

Sincerely,

Erin Ellis

From: [christopher DeLellis](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](#); tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Support for Boulder Bay
Date: Thursday, May 27, 2021 2:05:38 PM

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I, Christopher DeLellis, a former permanent resident of Incline Village and ongoing frequent visitor now from Reno, certainly understand how certain accommodations and concessions must be made by the developer in such a pristine and sensitive ecosystem. To the best of my knowledge, all of the necessary environmental and community impacts were assessed and approved a long time ago, which is why the project was approved.

Please do not let this most recent attempt at misinformation and deception sway you all from making Crystal Bay what everyone knows it can be. This is most especially true for it's residents, whose roads are so very vital for getting to their homes, and out to the local businesses, particularly in the challenging and ever changing conditions of mountain living.

The roads that exist today in Crystal Bay are narrow, extremely steep and unsafe. The roads in the Boulder Bay proposal are wider, flatter, and are much safer for stopping, particularly during the winter. These roads were designed with public safety and fire control in mind and are the safest scenario that is possible in this sloped topographic area.

By not approving these roads, you will be subjecting residents and tourists of the entire North Tahoe area to continued unsafe roadways and will potentially be subjecting Washoe County to significant liability since you now have a clear and obvious path to improve them at zero cost to you.

Please do the right thing for the Tahoe community and approve these roads today. Please allow this already approved project move into it's next phase of the re imagining of Crystal Bay.

From: [Lloyd, Trevor](#)
To: [Bronczyk, Christopher](#)
Cc: [Weiche, Courtney](#)
Subject: FW: PLEASE APPROVE Case WAB21-0002 FOR Boulder Bay
Date: Thursday, May 27, 2021 9:17:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Please tell us how we did by taking a [quick survey](#)

Trevor Lloyd

**Planning Manager, Planning and Building Division
Community Services Department**

tlloyd@washoecounty.us | Office: 775.328.3617

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



From: Kathryn Nelson <katnelsonpe@gmail.com>
Sent: Thursday, May 27, 2021 8:44 AM
To: McQuone, Alice <AMcQuone@washoecounty.us>; Lloyd, Trevor <TLloyd@washoecounty.us>
Subject: Fwd: PLEASE APPROVE Case WAB21-0002 FOR Boulder Bay

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Sent from my iPhone

Begin forwarded message:

From: J B <jmburton1@hotmail.com>

Date: May 27, 2021 at 8:21:21 AM PDT

Cc: ahill@washoecounty.us, larrypeyton@comcast.net, katnelsonpe@gmail.com,
f.donshick@att.net, tbruce.washoecountypc@gmail.com, chviliceks@unce.unr.edu,
lchesney@washoecounty.us, pataphillips@yahoo.com

Subject: PLEASE APPROVE Case WAB21-0002 FOR Boulder Bay

Hello,

My name is Jeremy Burton and we have been permanent residents of Incline Village/Crystal Bay in Washoe County for 6 years.

We, who actually live in the Incline Village/Crystal Bay Area, are asking the Washoe County Planning Commission to approve Case WAB21-0002 FOR Boulder Bay. We have overwhelmingly supported the Boulder Bay project since 2008 and continue to enthusiastically support this project. Not only will it improve the horrible road situation but it will improve the entire Crystal Bay area visually, economically and environmentally.

Please approve this road application! The Tahoe Biltmore is over 75 years old and even with the best intentions, it cannot possibly be a benefit to the environment with old construction, ancient technology and acres of parking lots. The Boulder Bay project creates something that is good for the environment and our community. We are excited for this to be built so please approve the roads so we can have safer roads and a better community asset as soon as possible.

Thank you for approving the Boulder Bay road proposal!

Best Regards,
Jeremy & Katrin Burton
351 Country Club Drive
Incline Village, NV 89451
Mobile: 530-391-3405
Email: jmburton1@hotmail.com

From: [Lloyd, Trevor](#)
To: [Bronczyk, Christopher](#)
Cc: [Weiche, Courtney](#)
Subject: FW: Boulder Bay Project Support
Date: Thursday, May 27, 2021 9:16:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



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Trevor Lloyd

**Planning Manager, Planning and Building Division
Community Services Department**

tllloyd@washoecounty.us | Office: 775.328.3617

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



From: Kathryn Nelson <katenelsonpe@gmail.com>
Sent: Thursday, May 27, 2021 8:43 AM
To: McQuone, Alice <AMcQuone@washoecounty.us>; Lloyd, Trevor <TLloyd@washoecounty.us>
Subject: Fwd: Boulder Bay Project Support

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Sent from my iPhone

Begin forwarded message:

From: Kyle McClelland <kyle@havelights.com>
Date: May 26, 2021 at 7:26:52 PM PDT
To: katenelsonpe@gmail.com
Subject: Boulder Bay Project Support

Hello Ms Nelson,

I wanted to reach out and just express my deepest excitement for the Boulder Bay Project in Incline Village. With a massive influx of Californians coming to our community and spending well over asking price for property here, all the housing we can get is important. In addition, the Boulder Bay Project has huge implications for taxes and other benefits to our community. I am a resident of Reno, but visit the lake on a regular basis and know the awesome impact a project like this will have and hope that you can see that as well. I know that there are a few uninformed people that are telling untruths to the community and my hope is that they will be silenced with the support of the Commissioners that were elected to improve and sustain our community. I am always willing and able to talk and can be reached at my numbers below if you have any questions or would like additional input from me. Thank you so much for doing your part in public service and I hope that you will be able to help push along the Boulder Bay Project.

Have a wonderful day!

Kyle McClelland
President
Have Lights Will Travel
(775) 355-6300
C: (775) 750-3117
Kyle@HaveLights.com

From: [Suzie Parks](#)
To: [Bronczyk, Christopher](#)
Subject: Boulder Bay Project
Date: Wednesday, May 26, 2021 7:10:15 PM

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Hi, My name is Susan Parks. I am a resident of Crystal Bay.

We who actually live in the Crystal Bay Area are asking the Washoe County Planning Commission to approve Case WAB21-0002 FOR Boulder Bay. We have overwhelmingly supported the Boulder Bay project since 2008 and continue to overwhelmingly support this project. Not only will it improve the road situation but it will improve the entire Crystal Bay area visually, economically and environmentally.

Thank you for approving the Boulder Bay road proposal. --

Suzie Parks

From: perrifinch@gmail.com
To: [Hill, Alexis](mailto:Hill,Alexis); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](mailto:Donshick,Francine);
tbruce.washoecounty.pc@gmail.com; [Chvilicek, Sarah](mailto:Chvilicek,Sarah); [Chesney, Larry](mailto:Chesney,Larry); [Phillips, Patricia](mailto:Phillips,Patricia); [Bronczyk, Christopher](mailto:Bronczyk,Christopher)
Subject: Please approve Boulder Bay roads on Tuesday, June 1, 2021 WAB21-0002
Date: Wednesday, May 26, 2021 5:04:50 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear County Commissioner Hill and the Planning Commission,

I am a resident of Incline Village and would like to express my support for the Boulder Bay project and roads proposal. Boulder Bay is already significantly improving our community and the proposed road abandonment and variance would be in all of our best interests. Current roads are narrow, steep and unsafe and the new design makes sense in every way. Please approve the new roads proposal.

Best regards,
Perri Finch

From: [Wes King](#)
To: [Chesney, Larry](#)
Cc: [Bronczyk, Christopher](#)
Subject: Support of Boulder Bay project
Date: Wednesday, May 26, 2021 2:19:43 PM

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Hi Lucey,

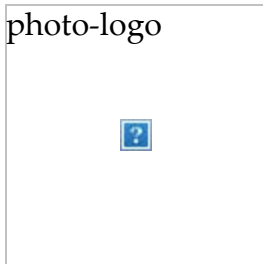
My name is Wes King and I am a Reno Business owner, a resident of Reno, a frequent visitor to North Tahoe, and a former Tahoe resident.

I'm writing you today to express my support of the Boulder Bay project. The Boulder Bay project is beautiful and a tremendous improvement for Lake Tahoe and it is so needed.

Thank you for approving this application and supporting this important project.

Sincerely,

Wes King



Wes King

Tahoe Trail Bar

p: 530.545.8277

e: wes@tahoetrailbar.com

w: tahoetrailbar.com

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Learn about our 1,000 Miles of Trail mission

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banner

From: [Stuart Yount](#)
To: [Bronczyk, Christopher](#)
Cc: [Geri Yount](#)
Subject: Boulder Bay
Date: Wednesday, May 26, 2021 1:48:01 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, our names are Stuart & Geri Yount & we have resided in Crystal Bay full time since 1996.

I am commenting on the Boulder Bay road abandonment and variance for discussion on June 1st. PLEASE approve this road proposal! The roads that exist today in Crystal Bay are narrow, extremely steep and unsafe. The roads in the Boulder Bay proposal are wider, flatter, and are safer for stopping. These roads were designed with public safety and fire, along with Washoe County, and are the safest scenario that is possible in this sloped topographic area. By not approving these roads, you will be subjecting us to continued unsafe roads and will be subjecting Washoe County to significant liability since you had an option (at no cost by the way) to improve them. Please do the right thing for our community and approve these roads today.

Thank you
Stuart & Geri Yount
300 State Route 28
Crystal Bay, NV 89402

From: [Lloyd, Trevor](#)
To: [Bronczyk, Christopher](#); [Weiche, Courtney](#)
Subject: FW: Boulder Bay
Date: Wednesday, May 26, 2021 8:13:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

FYI



Please tell us how we did by taking a [quick survey](#)

Trevor Lloyd

**Planning Manager, Planning and Building Division
Community Services Department**

tlloyd@washoecounty.us | Office: 775.328.3617

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



From: Kathryn Nelson <katenelsonpe@gmail.com>

Sent: Tuesday, May 25, 2021 5:22 PM

To: Lloyd, Trevor <TLloyd@washoecounty.us>; McQuone, Alice <AMcQuone@washoecounty.us>

Subject: Fwd: Boulder Bay

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This should probably be included in the packet.

Thanks,

Kate

Sent from my iPhone

Begin forwarded message:

From: Gunnar Thordarson <Gunnar@ugsicorp.com>

Date: May 25, 2021 at 2:34:13 PM PDT

To: ahill@washoecounty.us, larrypeyton@comcast.net,

katenelsonpe@gmail.com, f.donshick@att.net,
tbruce.washoecountypc@gmail.com, chviliceks@unce.unr.edu,
lchesney@washoecounty.us, pataphillips@yahoo.com

Subject: Boulder Bay

Hello, My name is Gunnar Thordarson. I'm a long time resident of Washoe County. I'm writing to express my support of the Boulder Bay project. This exceptional project went through a very detailed and rigorous review process over the course of several years. Boulder Bay also had many public meetings where we were able to give our comments and suggestions- and most importantly, they listened to us! Our community overwhelming supported this project during the TRPA entitlement approval and we support it now! Please approve these roads so we can see the rest of this great project be completed as soon as possible.
Thank you

Gunnar Thordarson
Executive Vice President & Founder

PSI Water Technologies Inc.
PO Box 7739
Incline Village, NV 89450
Telephone: (408) 209-3234
Fax:(408) 866-4660
Email: gunnar@ugsicorp.com

Confidentiality Notice: This e-mail message and any attachments to it are intended only for the named recipients and may contain confidential information. If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

From: [Ron Randolph-Wall](#)
To: [Hill, Alexis; larrypeyton@comcast.net; KateNelsonPE@gmail.com; Donshick, Francine; tbruce.washoecountypc@gmail.com; Chvilicek, Sarah; Chesney, Larry; Phillips, Patricia; Bronczyk, Christopher](#)
Subject: Washoe County Planning Commission Case WAB21-0002 FOR Boulder Bay
Date: Thursday, May 27, 2021 5:28:56 PM
Attachments: [unknown.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, My name is Ronald Randolph Wall I am a resident of Crystal Bay (475 Tuscarora Rd. Crystal Bay NV 89402).

REFERENCE: Washoe County Planning Commission to approve Case WAB21-0002 FOR Boulder Bay.

I am commenting on the Boulder Bay road abandonment and variance for discussion on June 1st.

Please approve this road proposal.

The roads that exist today in Crystal Bay are narrow, extremely steep and unsafe. The roads in the Boulder Bay proposal are wider, flatter, and are safer for stopping. These roads were designed with public safety and fire, along with Washoe County, and are the safest scenario that is possible in this sloped topographic area.

By not approving these roads, you will be subjecting us to continued unsafe roads and will be subjecting Washoe County to significant liability since you had an option (at no cost by the way) to improve them.

Please do the right thing for our community and approve these roads today.

Thank you

Ron Randolph Wall



Ron Randolph-Wall

ron@randolphwall.com

M: +1-775-762-9000

H: +1-775-833-0201

From: [Thomas Rowland](#)
To: [Bronczyk, Christopher](#)
Subject: Boulder Bay
Date: Thursday, May 27, 2021 5:38:39 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, my name is Thomas Rowland, I am a resident of Incline Village NV and I am writing to you to express my support for the Boulder Bay Project. This project will enhance the entire community. More red tape on this project is the last thing the community needs.

Thomas Rowland