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June 2, 2025

Dear Washoe County Planning Commissioners:

RE: June 3 Meeting: Agenda Item 9B – Washoe County Tahoe Area Plan

I would like to express my appreciation to Senior Planner Kat Oakley for taking the time to listen to the Incline Village/Crystal Bay community, answer our questions, and thoughtfully consider our requests regarding the TRPA Phase 2 Amendments. The 163 pages of Exhibit E in the staff report document the extensive concerns raised by residents.

Page 15 of the staff report summarizes the primary issues raised by the community:

- Impacts on evacuation capabilities.
- Impacts on community character, including concerns over taller buildings.
- Reduced parking standards, which fail to consider the needs of essential workers such as landscapers, painters, plumbers, and house cleaners who rely on their vehicles.
- The definition of "achievable housing" lacking any income-based requirement, thereby creating an incentive for developers to pursue "achievable" projects over truly affordable ones.
- Concerns about deed-restriction enforcement:
 - Enforcement has been inadequate in the past.
 - The process recently reinstated by TRPA lacks transparency, raising further doubts.

Many residents voiced similar objections in Fall 2023, as the Phase 2 Amendments progressed through various TRPA committee meetings and were ultimately approved by the TRPA Governing Board in December 2023. Unfortunately, throughout that process, resident concerns were largely dismissed in favor of developer-driven proposals.

Now, despite ongoing valid concerns and reasonable requests from the residents of Incline Village and Crystal Bay, we are being told that since TRPA's Governing Board must approve

any alternative to the Phase 2 amendments, staff now proposes “opting in” and adopting all TRPA Phase 2 Housing Amendments.

This is an alarming and worrisome course of action. Community trust is built through transparency, responsiveness, and genuine collaboration. Final outcomes are more likely to be advantageous when plans are owned by those impacted rather than having predetermined outcomes handed down by the powers that be. The housing strategy for Incline Village/Crystal Bay should not only address regional goals but also reflect the values, needs, and safety of local residents. Our voices deserve to be heard, and our concerns incorporated into the amendments, not disregarded.

Thank you.

Helen Neff