



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 on April 4, 2022

1. CALL TO ORDER/ DETERMINATION OF QUORUM - Diane Becker opened the meeting at 5:31 p.m.

Members in attendance included: Denise Davis, Judith Simon, Kathie Julian, Diane Becker, Chris Wood (alternate), Roxanna Dunn (alternate filling in for Kevin Lyons).

Absent: Kevin Lyons (excused absent).

2. PLEDGE OF ALLEGIANCE - Diane Becker led the Pledge.

3. GENERAL PUBLIC COMMENT –

Ellen Neff, a resident of Incline Village, thanked Commissioner Hill and TRPA Jeff Cohen for following up on my requests for updated information on the 947 Tahoe condo project. And at this point, TRPA is waiting for more information from the developer. She requested that the community be kept informed as Washoe County and TRPA hearings are scheduled. It is critical that the intersection of 28 and Northwood/Southwood would be upgraded with a traffic signal or a traffic circle prior to construction beginning on this project so that vehicles pedestrians and cyclists are safe. It's important due to the close proximity of the park, the ball fields and the middle school. The intersection is currently rated as an F in terms of the level of service, and we, the community, deserve better. She said she would also like to thank Washoe311 for their quick reply to my request for the crosswalks in Incline Village painted this year. Last year, the crosswalks were only painted on Village and Southwood, where repaving occurred. If you look at Village and Northwood, we have non-existing crosswalks. NDOT is responsible; we were told we would get crosswalks by mid-June. She said she has been in touch with both the Washoe County Sheriff and the Nevada Highway Patrol Public Information Officer to see if we can get periodic statistics regarding speed enforcement and crashes in Incline Village and Crystal Bay and the appropriate state routes. She said she hopes that law enforcement can find a way to make this information easily available to the community regularly.

There were no further requests for public comment. Chair Becker closed the public comment period.

4. INTRODUCTION TO NEIGHBORHOOD MEETING HUB - Dave Solaro, Assistant County Manager, Washoe County, will share how constituents may use the new Neighborhood Meeting online hub to find and participate in upcoming area development meetings to speak directly with developers (Non-Action Item)

Assistant County Manager Dave Solaro provide a presentation.

Chair Becker said that what we have seen so far on some projects is that some developers are not coming to us early in the process. They are generally not coming to us with things before they are decided on. They are going to the County first, and we are generally getting very last-minute input on even the neighborhood meetings immediately before the Board of

Adjustment or Planning Commission. I have made some requests for earlier developer presentations but have generally not heard back. The way the CAB meeting procedure is set up, we must give three business days' notice of what will be on the agenda, and it has been too late to add last minute developer participation to the CAB meetings. I have asked the County if the CAB could have an ongoing item on our agenda for developer presentations, and have not had a final response. We have been inviting developers who declined to come because they haven't finalized what they are going to do and what they are going to be asking for. But for the community, it is that early stage at which we would like to give the developers input; before the developer is wedded to any particular direction. She said she understands people can't be required to come on three days' notice. If the developer presentation at the CAB was mandatory, the developers would feel that they needed to come to present to the community via the CAB. She said we had a developer representative who was coming tonight to the CAB to introduce his project in public comment, but he decided at the last minute that they may want to make some changes to their development project and don't want to come until they're at the point where they decide on whether to make the changes. So one of the questions is could we have an ongoing item of an update on requested developer presentations from the prior month? At our CAB meetings, people are not aggressive and miserable. We're just asking questions and want something good for the community. So it would be appreciated if there was some way that the developers could come and talk to us. Having been on the CAB when development projects came here, and we could make a recommendation, it felt as if the whole community were able to give input. Now, these neighborhood meetings are hearing from people that live within a certain distance from the proposed project. The CAB would give us that alternative, where everyone who is going to be affected would at least have the opportunity to give ideas. And I think it would be invaluable for the community, the County, and everyone to think about all the options.

Mr. Solaro said he has those comments as items to further research. This is still in its infancy stage. So we do have some examples of poor projects. So projects that have a legacy of entitlements are already associated with them. And then we've got new projects like the one we just looked at for 250 Village Boulevard. Right now, we're in a period where there are a lot of projects that take a long time to develop. He said he realizes new people come to the community and some people feel like their voices haven't been heard and might think there's another way to take the second bite out of the apple of these longer-term projects. And this isn't specific to Incline Village; this occurs pretty much Countywide. And so we're trying to balance that approach of getting the information out at the right time for the projects and still understand that there are projects that are out there that we really have no real way to get the input that we want to have with the projects because they're old projects, and they've already got their entitlements. We're looking trying to get that future piece moving forward. We will get good developers who will come in and want to listen to the community and make things better. But you're right there; there's no way to force a developer to come and have multiple meetings within the community in the current form. He said we'd got an example right now where we requested a developer in another neighborhood to come to the CAB after they had a neighborhood meeting. They basically told us that their experience with the neighborhood meeting was so poor because of how the community treated them that they would not be going to the CAB meeting to do the same thing. And so we're still working through that process of what's the right approach for a developer, someone that has property rights, to be able to come out and meet in a non-hostile environment to be able to get the input that you all want to have with the developers and make this workout. We're going to hit bumps in the road, we know that we've got a long list of items. It's much like the short-term rental ordinance where we brought an ordinance forward; that commitment by the County Commission was to review that and update that as necessary based on the information and the feedback we get. We are doing the same thing with this neighborhood meeting hub in the process of the CAB meeting.

Chair Becker asked if people should be writing you now to consider those considerations over time. Mr. Solaro said yes. He said he has it in his notes from the last CAB meeting in Northwest Reno to add a tab to the neighborhood meeting portal to provide comments from the community on how this process can be improved in the future. We'll have that tab added in there.

Kathie Julian asked if the website is up and running right now. Mr. Solaro said it is up and running right now. In fact, the next application period for Washoe County will be April 8. So that's coming up in a few days. And those projects will have had to go through the neighborhood meeting process to be eligible to apply to Washoe County for a development application. We will turn them away if they don't fit their criteria and have not had their neighborhood meeting yet. Ms. Julian asked if most projects will go through this process. She said she presumes some of these are grandfathered projects such as EKN project. Is that what you mean by most? Mr. Solaro said no; what he meant by most is if you had a single family residential property within Washoe County, in Incline Village or anywhere, to come in for a building permit, you already have that right to build a building on the property. So we won't require all of those things to have a neighborhood meeting. So if you've already got commercial property and want to bring in a commercial building that fits all of the requirements, and you don't need a special use permit or variances, you will not have to go through this process.

Ms. Julian asked if there would only be one neighborhood meeting? Because for larger projects, it would be beneficial to have a couple of neighborhood meetings. One is to get the initial input, and a second, after things are ready to go. Mr. Solaro said when we developed this process, we thought about that. There are going to be projects that, for instance, will go through a neighborhood meeting process. If their idea is so infant at the time, we will probably have them go through either a second neighborhood meeting or go to the CAB in the area once they've kind of baked their project a little bit more. We're really trying to define what the best process might be. The development process can take a long time; it can take two or three years to get entitlements on the land. At the end of the day, we don't want to impede someone from utilizing their land. So there's kind of a fine line there. But certain projects inquired about that. Ms. Julian said so it sounds like it'll be a discretionary decision by the staff on whether a second neighborhood meeting/CAB presentation would be useful. If you have some criteria for what might generate that kind of judgment, that would be helpful to share with us. And it would also be helpful to get some feedback from the community about what the criteria might be.

Ms. Julian said she never heard about that neighborhood meeting on the 28th for 250 Village and that worries me because I'm one of the more conscientious folk. The neighborhood meeting should be more widely publicized on, perhaps nextdoor. If we put our name on the website, we will be notified of all neighborhood meetings in our area. Mr. Solaro confirmed that is correct. Ms. Julian said that's good to know, and we can get the message out to people that they should put their names on the notification list. It would also be useful if the County uploads an announcement to nextdoor to help get the flow of information to the community.

Ms. Julian asked how long the feedback on a particular project will be open? Mr. Solaro said right now, it's open the day before, the day of, and the day after the neighborhood meeting. He said he is pushing to open it for five days after the neighborhood meeting so that we can capture more community input. It's going to take some time to understand because right now, a developer can have a neighborhood meeting ten days before the application period and still get the application in. And if we start backing that up, we will have to add time instead of 10 days before we'll probably have them have to have the neighborhood meeting 15 to 20 days prior. Again, trying to make that fine line between holding projects too long out there and getting things through the development process. Ms. Julian asked if non-invited

people may participate in the neighborhood meeting and make suggestions. Mr. Solaro said that is correct. Ms. Julian asked what the options are for the public to contest plans at the point right before the planning commission. There's been a neighborhood meeting; they went to it, their concerns weren't taken into account, then the next thing they can do is submit their comments to the board members or the commissioners and show up at the meetings and make comment. Mr. Solaro said the process, once it goes from the neighborhood meeting to an application, then it goes to the deciding body, whether that's the Board of Adjustment or the Planning Commission. Those are the first deciding bodies to hear a project, and then there can always be an appeal there to the Board of County Commissioners. We're trying to key in on the deciding body needs to have the information. So they'll hear all the information in the neighborhood meeting, and then the public will provide a comment for or against it at that meeting. Ms. Julian said it would be helpful if, on this website, you broke down that process so that folks understand that after the neighborhood meeting, after things get further developed, and their suggestions are either taken into account or not, they understand the process for taking this forward their concerns to the appropriate County body.

Roxanna Dunn said she thinks that this hub will be a real step forward from where we are today in terms of getting information out. It is more of a pull communication technique rather than a push in the sense that people have to go to the website to get the information rather than there being notified. The email sign-up that you referenced, narrowing it would make it much more feasible. She asked if all the unincorporated areas are that more than district one. Mr. Solaro said that is correct. It's every commission district except those parts of those districts that lie within the City of Reno and City of Sparks. Ms. Dunn recommended having a filter in the hub to select a district or districts that they would be interested in following. She said she echoes Kathie's comment. She said she knew the neighborhood meeting wasn't broadly communicated since Kathie's name was included on the attendance list. She said she was interested in seeing a little deeper into the flow chart where things go. She asked if any of these legacy projects could be identified in these steps. Is that kind of information going to be available on the website for each of the projects exactly where in this flowchart it is? Mr. Solaro said that information does exist on the current planning website for Washoe County. So if you go onto the planning website, you can click on the existing applications for district one. It also shows the application and where the next public hearing will be, whether it's the Planning Commission, Board of Adjustment, or something that's been appealed to the Board of County Commissioners. It links to those meetings, and the date is that we expect it to go there. It is not linked to the flow chart. So everything that's already on our Washoe County website that is not the Hub website projects that already have an application. They've fallen off that flowchart. Mr. Solaro said he made himself a note here to explain what the process works and identify the public input points.

Judy Simon said she had a technical question about the notification process. How does the 750 and the 500 feet noticing work? Mr. Solaro said those distances are dictated by state law on noticing different types of the development process. And so Washoe County has had a long-standing effort to try to follow that in a way, in a manner to be defensible. So state law says 750 feet, we do 750 feet, those were the mailings go out or the 30 individual distinct property owners. Now for this process, it's a little gray because we don't actually have an application. You probably don't want to hear about the variance project over on Gonowabi if you live over on Northwoods. However, you may want to hear about the resort at Tahoe if you live out on Northwood. And so that's where those types of projects as they come through in the future, we'll have the opportunity to sit down with the developer, the Commissioner in the district to define how far out do you want the developer actually to notice this public meeting. It might be all of Incline Village. When we did the short-term rental ordinance, we noticed every property in Incline Village to make sure that you all knew that we were doing this process and that there was a public meeting associated with that ordinance change. So certainly, we've had some precedents in the past where we've done that, and we expect to be able to do that moving forward and create successful projects within the communities. Mr.

Solaro said generally, we notice 750 feet, or 30 properties, whichever is greater.

Public comment:

Carole Black said she found the website this afternoon and could figure out how to navigate it. She said she could see a couple of issues arising fairly quickly. She said she had a few suggestions. One is the ability to sort by districts and perhaps by geographic areas within a district because these lists will get long and be somewhat overwhelming. The other issue is you talk about it moving into the next step. So things will presumably go through this process and then sunset off of being this actively viewed on this website into the next step, which is the planning. Now, those of us who have an interest in what's going to go on and impact traffic through route 28 through Crystal Bay and the ability to evacuate during a wildfire might want to know where the project has been sent in terms of the next pecking order for who's going to look at it next. So it seems to me that there should be some sort of flag on each project as it exits this piece of the process that tells us where to go next to look at the next update or the next thing that's coming. And the third thing is, she said, she heard in one meeting that the developer didn't allow anyone to speak. She asked who's going to keep track of that and make sure the developers understand that this is to let people voice their concerns.

Kenji Otto, resident of Cold Springs, is running for County clerk. But we have a project up here called KP investments North project that has caused a lot of fury and went through this process. He said he is in favor of this process, but it's got a glitch that's really important to be aware of. The residents were notified, and the meeting didn't go well. This is for a huge five warehouse unit that sits right across from the Valley, which impacts all of our view of the Sierra Nevadas, which we cherish immensely, but nobody knew about it. He said he found out about it while attending CAB meeting for Verdi. And so there's a big glitch in this because nobody knew about it; this is a major impact on our community. They're going to be moving 1000s of tons of dirt, disrupting wildlife, disrupting homes. The developers told the neighborhood residents that they would be erecting a 20 foot wall. And they don't care what they think about whatever happens beyond their property. The residents of Cold Springs are getting into an uproar. But there's a major flaw in this in this process. He requested to get a copy of the neighborhood video of the meeting that was held, because there were only a few people, when highway 395 was going to be impacted. They're going to be bringing 600 workers into the area. They're going to be bringing semi-trucks up to the top of a rural road. All of this traffic is going over an overpass that really can't even handle it as it ices over during the winter months. And we already have a major backup on traffic on that ramp just from the normal traffic right now. Plus, our residents will have to deal with all of this extra traffic on 395 down past Red Rock. He said he wanted to make you all aware that this isn't a perfect system. You need to get your residents to input into the entire system.

Ronda Tycer, a 31-year full-time Incline Village resident, said she has looked at the new neighborhood meeting and citizen engagement site. It appears it will be helpful to keep us informed about upcoming development. And it even offers the opportunity to put some information in the survey for proposed projects. She said she appreciates Washoe County's efforts to involve us in the decisions. However, past public input efforts have been less than satisfactory because we continue to give input, and our input continues to be ignored, such as Short-term rentals, Tahoe area plan, Justice Court and constable, abandonment of beach property, East Shore express, the old elementary school bus hub, Boulder Bay and Tahoe luxury resorts and residences. At every opportunity, we give our input. But unless we hire lawyers and bring lawsuits, Washoe County ignores us. So now you say we have a new way to keep informed and give input with your website. But there's no guarantee. We'll be informed about projects before plans are set. The 947 Tahoe Boulevard neighborhood meeting was held, so we had no way to speak. And most recently, you restricted appeals to just the residents living within 500 feet of a project when that project affects the entire community. She said she doesn't see how your website will do more than just keep us

informed of how developers and investors and agencies will build and recreate our village in their image instead of our own.

Chris Wood said he heard that if developments have a larger impact than the persons who live within 750 feet, the County will develop a list of others to give the notice to about the meeting. He said he hopes that there is a written list of criteria of what you would consider a larger impact. Criteria such as traffic, and obviously things like noise. In the interest of transparency, the criteria would be very helpful so that people know that they're going to get notice of these developments that have an impact beyond 750 feet.

Judith Miller said she was a former member and chair of the Incline Village/Crystal Bay CAB. She said she learned one of the principal goals of planning is to ensure public participation in planning decisions. When we first moved here, we relied on the CAB's regularly scheduled monthly meetings for information on local development projects and any County matters that might affect us. But even more importantly, we relied on the CAB to represent us at various board and commission meetings. She said she agreed with Roxanna that we have to pull out the information from the hub; it will not be pushed out to us. Hopefully, you'll be able to make some changes to the hub so that at least we can only receive the information that is most is relevant to us. She said she recalls the presentation when you decided to limit the CAB to other than development projects. You said that the County communication staff would use social media to keep us informed. We do rely heavily on social media. Thankfully, the CAB and other community groups try hard to provide the service. Still, an official announcement from the County certainly would go a long way to garner more attention. She said her other concern is that it makes it more difficult for the community voice to be heard by the Board of Adjustment or the Planning Commission, especially since it looks like zoom meetings are short-lived. So the few who are aware of the projects may not be able to take the time in to participate in one more meeting and make a trip to Reno. And they don't necessarily represent the broad consensus of a recommendation voted on by the CAB. She said she hopes going forward; you would require the developer to have presentations that are part of a CAB meeting. The neighborhood meeting could be part of a CAB meeting. She said she doesn't see a problem with just scheduling the CAB meeting so that they aren't so close to the submittal of a project. She said she appreciates hearing that you will open up the time period for the feedback. She hopes the CAB's ability to vote on development recommendations is restored.

Pamela Tsigdinos said we had owned a single-family residence in Incline Village for 18 years and we have seen a tremendous amount of change take place in the Tahoe Basin in those 18 years. And it seems to me that the vast majority of development decisions are being made based on information that is not current contemporary. We have more people than ever who are living in the Tahoe Basin. Our infrastructure surrounding the lake, predominantly highway 28, is still a two-lane, very limited road. The amount of tourism and traffic has increased exponentially. And developers seem to be in a position to call the shots. Most decisions are made in Washoe County, Reno, and Sparks, which is a good 45-minute drive away. You don't live on our roads, you don't shop in our grocery stores. Individuals who are making the decision are not directly impacted. So kudos to Kenji and Ronda and Judith and a number of other residents. She said her question for Dave, is this: the fragile environment we live in is being impacted severely. What is the process for unforeseen events like a pandemic that brings thousands of people into the basin without consideration for residents? What is the process for wildfires when development projects are being approved, that are going to bring thousands more people, but residents may be trapped in life and death situations? Is there an inspector general for these projects so that there can be a pause, reconsider, and review at any point in time because an entitlement given 14 years ago to address a basin that doesn't reflect the reality of today just does not make sense. Will you please put an inspector general in place to assess these projects so that there's a chance to review and reconsider them?

Kathie Julian asked how long is the history of these meetings kept on the hub? Are these neighborhood meetings kept on the website? Is the record of a neighborhood meeting and community comments going to be just on there permanently so that we can go back and look at it months afterward, or does it get removed at some point? Mr. Solaro said it will be removed from this website, and it will trail along with the application through the process on the Washoe County website. So when it moves into an application phase, we will take it off of this website, and it will follow through. He said he likes the layout of this website and probably a better layout than what we currently have within our Washoe County planning website. And so we're going to work towards the look and feel being the same slowly eventually. This is ideas and thoughts about development prior to Washoe County is involved. And so we want to keep the two websites separate at that point because they fall through just a little bit different process. But certainly, we will keep all of the information. The project referenced by Mr. Otto, that information is still held within Washoe County's website, and you'll be able to access that as these projects move through the process. Ms. Julian asked if, presumably, that would appear on the district applications website and if you click on the project, it will be one of the documents listed there. Mr. Solaro said that is correct. Ms. Julian suggested that you have a descriptive title for those projects so that folks really can understand where they are located because right now, the descriptive title on the district applications page is sometimes very obtuse.

Chair Becker thanked Mr. Solaro. Mr. Solaro said he really appreciated all the feedback from the members of the community as well as the CAB. It's early in the process, we are working through uncharted territory for Washoe County, and request is just your patience as we go through this process. We know that this process is not perfect, but we think it's better. And it's responding to what we heard in the community related to how development processes work. He said he would go through some better ways to communicate. He said as far as timelines, once we get an application per state law, time starts ticking, we set a little egg timer, and there are certain things we've got to do within a certain period. He said he would make sure that we capture that so that it doesn't seem so arbitrary to our community. So thank you very much for having me tonight to explain this process.

5. MOBILITY STUDY – Amy Cummings, Statewide Transportation Planning Manager, Parametrix, will present a study that was conducted for the Incline Village and Crystal Bay area. Commissioner Hill requested this analysis pertaining to parking, transportation and traffic matters. (Non-Action Item)

Amy Cummings, Parametrics, provided a PowerPoint slideshow.

Ms. Cummings invited comments regarding prioritization for snowplowing on the multi-use path:

Denise Davis suggested making the area around the Hyatt a priority. It's an area where a considerable number of people are on foot. They want to access walking along the lake, so they walk along Lakeshore Boulevard. And then they also like to walk up Village Blvd. to Starbucks. Neither of those is near a school, but they get heavy use. When they don't get plowed soon after a snowstorm, the snow gets packed down, it gets icy, and people are walking in the streets.

Kathie Julian suggested the area near the apartment complex on Southwood and Northwood. She said it's near where some people may not have vehicle transportation and use buses and walk more.

Beth Davidson said we frequently walk around the middle school, and those trails are plowed very well. And I'm glad to see there will be a priority in plowing that because we find that

used considerably. She said she is surprised that the path down to the college that is not plowed because the people from the college use that quite a bit. Glad to see that the path will be given a priority.

Diane Becker suggested that Amy Cummings find out the roads that are difficult for driving in Incline Village in the snow season and include that in their considerations. One such street is College right when you turn onto SR 431. The other one is just below the state route 28 on Southwood. These places are where people involuntarily slide backwards when there is snow and ice. It involves stopping. She said she had slid backward a number of times where there was no stopping unit, and it's hazardous not only for the driver but the drivers behind and pedestrians. And I think those areas should be identified and maybe a recommendation can be made concerning snowplowing as some kind of a priority.

Roxanna Dunn said last December we had two big snowstorms. She said she was driving west on Tahoe Blvd, by Christmas Village shopping center and Raley's shopping center; there were a number of people walking on the street on Lake Tahoe Boulevard, which was already narrowed by the heaps of snow on this side. She said she was horrified to see that and wished there was a path there and remembered there is. So that one is a priority, particularly during big snowstorms, as it creates some really dangerous situations if people have to make that walk for some reason.

Ms. Cummings continued with her presentation.

Ms. Simon said she would like to encourage people to try some of these transportation options. She said she has tried TART connect. As you move forward in your studies, look at the vans. They are quite comfortable if you can get into them. They don't have a step to get into the van itself.

Ms. Julian said she didn't see Caltrans listed among the partners. One of the critical aspects of our traffic going through Crystal Bay is the backup that sometimes results from the roundabouts in Kings Beach. That needs to be factored in and would probably involve Caltrans. Ms. Julian asked what consolidation of driveways means. Ms. Cummings said that's an instance where a single development or business might have multiple driveways or some that aren't used. And the more driveways, the more access points you have, and the more potential conflict points you have with pedestrians on the sidewalk with people making left turns. So if there are areas where you can consolidate from two or three driveways down to one or two, it can reduce some of those conflict points and improve safety.

Chair Becker said we, as a community, have made suggestions to many of the different entities looking at this and have heard back 'Well, that isn't within our purview. So we're going to do all these other things.' For example, when we spoke with Mr. Hasty at the TTD about the possibility of requiring paid parking and reservation at Sand Harbor to help prevent the long lines backing up and blocking SR 28, his response was that the TTD did not have any jurisdiction over Sand Harbor. Many Incline Village community members believe that there can be incomplete solutions that do not consider all alternatives, and this could be solved if all of the different jurisdictions could work together. She said she urges you to look at that. The RTC service from Reno to Sand Harbor would be full if Sand Harbor would require reservations for parking, as Sand Harbor/State Parks has said they are looking at for the last two years. If State Parks required reservations and people in Reno knew that all reservations were gone for a day, they would know there was no where to park and might take the bus. Instead, people think they can come up here and find someplace to park. It would become so efficient if the people knew they would have a guaranteed entrance into the park if they took the bus. There could be a lot of really exciting opportunities for limiting cars coming up here, limiting traffic and parking problems altogether.

Roxanna Dunn said this is the closest we've ever come to my primary complaint about Incline Village, particularly the Lake Tahoe Blvd area. And that is the predominance of strip malls along that street. And strip malls are a product of the 50s and 60s when the United States thought the only way to get around was by automobile, and so they put parking in front of shops. And at this point in time, that arrangement is ugly and uninviting. It is dangerous. Anyone who wants to walk or ride a bicycle in that area has to deal with all of those driveways you mentioned. Plus, if you're going in and out of shops, there's a lot of walking among cars, etc. And it discourages other modes of transportation. So anytime we have an opportunity to build it differently and get away from those strip malls, we have a real opportunity to make Incline Village a very inviting village, which would be nice to have.

Carole Black said the list you went through was interesting and exciting. She said she is glad to see these things being tackled. But we are worried about is kind of a comprehensive approach to the problem. And looking at the issues comprehensively in order to develop solutions, will really have an impact. She said she is very worried about this state route 28 corridor and understands how the project you're working on interfaces with this hub discussion, this transit hub, and the old elementary school or another site. She said she doesn't know what data we're using to base all of this on. It would be helpful to think about how to knit all of these pieces together. We've got a major traffic parking, congestion challenge here, we and it's it's all year round. It gets dangerous in the winter, with the ice and the snow and people walking. And in the summer, when we just get overwhelmed with tourists. She said Diane spoke to a few places and capacity management for state route 28 areas, and nobody's tackled that in terms of proactive management and pre-scheduling. Other areas with tourism experience these same issues. Think about how these various pieces fit together, particularly this hub discussion. Look at data so that we're data-driven and really look at the root causes of the issues so that we get safe and sustainable solutions. It will help us day to day but will also help us in the event of a catastrophe when we need to be evacuated. Communicate with the community and talk to the people who live here and have issues.

Chair Becker thanked Amy for the presentation. We're excited about your project. You've asked us for input over this next year, and we can regularly schedule you on our CAB agenda. We are here and drive the roads every day, and we'll be able to help you come up with a great report. We look forward to having you back in June.

6. CAB BOARD MEMBER/BCC NEWS AND ANNOUNCEMENTS

Commissioner Hill provided an update. She said she could not wait for this public meeting in May. She said she hopes we'll have a landing page on the County's website that allows written comments. She said she is working with all the different agencies.

The application for the committee for the TTD closes on April 8. There are other ways to be involved; two open seats are the Board of Adjustments and the Planning Commission.

The first reading of the Short Term Meeting on 4/12. She said she is pushing to have access via zoom, but plan to have that in-person.

Chair Becker requested that various applications for the committee, Board of Adjustment, and Planning Commission be posted on the agenda item section of the website. Commissioner Hill said those links are already up. She will put up a link to the hub as well.

Ms. Simon provided an update. She said she is a member of TRPA Tahoe Living Working Group who met on the 30th. She said she wanted to give a brief report. The charge of that committee is to help TRPA modify whatever policies and procedures they have to foster workforce housing and key points that they're trying to address and find out what is hindering workforce housing. One of the three areas that they're looking at is coverage. 30% is a key

factor, and they're looking at building up to 70%, outside the town center. The second is density. And that is different around the lake and in the basin. And then height; analyze policy, clarify regulations, and see what flexibility there can be in height. One point that was discussed was the deed-restricted housing. And the problem there is there have been compliance restrictions but not much in the way of enforcement. And they indicated that compliance restrictions have been in place since 2018; they have a better procedure for doing that.

Chair Becker announced the IVGID Ordinance 7 Committee's initial report will go to the Board of Trustees have it good on April 13, at 6 pm. So that should be available for everyone to review and then give public comment at that meeting.

7. APPROVAL OF THE MINUTES FROM PREVIOUS MEETINGS MARCH 7, 2022 – Chair Becker moved to approve the minutes of March 7, 2022. Roxanna Dunn seconded the motion, which carried four in favor, none against. Judy Simon abstained.

8. GENERAL PUBLIC COMMENT

Kenji Otto, Cold Springs resident running for County Clerk. He showed a view of his house. He said he would be looking at warehouses. He said he isn't against the new process that the County is doing, but it failed. In our case, we all over the Valley here are in an uproar because we will have to look at warehouses. Something similar can happen to you all. If the County doesn't fix this issue in the process, then only a handful of people will hear about the meeting. So please be careful with this project, be aware of it, and make your residents aware of it. He thanked the CAB for allowing him to speak. He said he learned so much and appreciates the Tahoe region and the residents much more now. He said he will recommend that everyone visit this CAB meeting and listen in because we need to learn more about the Tahoe Basin.

9. ADJOURNMENT – The meeting adjourned at 7:20 p.m.