

From: [Aaron](#)
To: [Washoe311](#); [Albarran, Adriana](#); [Julian, Kathie M.](#); peter@cpnv.com; [Leo Horishny](#); [Christensen, Don](#); [Pierce, Rob](#)
Subject: public comment BOA meeting Nov 7th 2024
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Dear Board of Adjustments,

Please enter for public record under **agenda Item 8.C.** and all other applicable agenda items.

I continually oppose permitting accessory dwelling units (ADU's) inside our county. Permitting these add-ons to properties continually puts the dream of home ownership further out of reach of people like myself and furthers the wealth gap. TRPA and all other agencies are completely wrong when it comes to the solution to carrying capacity, sustainability and equality. Tourists belong in motels, hotels, resorts and hospitality zoned districts where tourism services are. Even my visiting family has a harder time finding such places. Tourists do not belong in our neighborhoods where the workforce live and should live that have no services or transportation for tourists (other than tax payers like myself funding things like free TART connect that are of unequal benefit to us). Even if ADU's are used as long-term rentals, this allows home values to continue to go up and out of reach of the working class while making the passive income investor more wealthy! ADU structures do not serve sustainability or equal opportunity. TRPA and counties should instead be diverting policy and funding into the growing number of run down and abandoned basic motels in the area. One that I would love to have available for visiting family. There are numerous other concerns over ADUs as well, such as swapping them out for the primary residence when it comes to short-term rentals and overpopulation/density in already stressed wildfire evacuation scenarios.

ADU's increase values of properties and siphon housing supply away from the masses and into the hands of fewer property owners. This goes against TRPA's core mission and thresholds and can be part of future lawsuits. Also, ADU's must be incorporated into a roadway by roadway capacity evacuation analysis to determine evacuation times which is at the heart of other lawsuit matters.

Sincerely,
Aaron Vanderpool
Incline Village, NV