

From: [Doug Flaherty](#)
To: [Washoe311](#); [Washoe311](#)
Cc: [Hill, Alexis](#); [Lloyd, Trevor](#); [Bronczyk, Christopher](#); [Katherine Hangeland](#); trpa@trpa.org
Subject: Written Public Comment - Re: Feb 3 2022 WC Board of Adjustment Mtng - WSUP21-0035
Date: Wednesday, February 2, 2022 3:55:22 PM
Attachments: [Exhibit B - From TRPA 1-31-22 .pdf](#)
[Exhibit C - RATR Hearing Submittal Ann Nichols.pdf](#)

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Re: Public Written Comment - Washoe County Board of Adjustment Meeting - February 3, 2022 Item WSUP21-0035 - The Resort at Tahoe and Residences - "Major Grading and associated variances" - Opposition

Dear Washoe County Board of Adjustment:

Please consider this my written public comment in opposition to the approval and issuance of proposed Special Use Permit Case Number WSUP21-0035 (The Resort at Lake Tahoe and Residences) i.e. Major Grading and Associated variances to create the base for development of the property.

I hereby incorporate into my written opposition, each and every comment and objection raised within the December 24, 2021 and February 1, 2022 letter from the North Tahoe Preservation Alliance - Ann Nichols to Washoe County Board of Adjustments, TRPA, NDOT, NLTFPD and Alexis Hill.

Ann Nichols' December 24, 2021 letter is referenced within Exhibit F of the related Staff report (link below) and Ann's February 1, 2022 letter was submitted to the Board of Adjustment on February 1, 2022 (Exhibit C - Attached for Board of Adjustment reference purposes (less drawings) due to file size).

[WSUP21-0035 THE RESORT AT TAHOE AND RESIDENCES Staff Report \(washoecounty.gov\)](#)

I agree with Ann Nichols that the **application is "materially flawed and must be denied"** for reasons listed within Ann Nichols **EXHIBIT F** letter and her **February 1, 2022 letter, as well as the following additional reasons:**

1. The Washoe County Board of Adjustment does not have the regulatory primacy/authority to approve the issuance of a Special Use Permit to approve the proposed far reaching "major grading and variances" of this previously approved TRPA project and EIS, of which ground and proposed project modifications and proposed plan changes are wholly located **WITHIN THE LAKE TAHOE BASIN**. In doing so, the Board of Adjustment actions would modify conditions connected with the original **LAKE TAHOE BASIN** TRPA project approvals as far back as 2011 as well as the associated EIS. Such process overreach would be considered, **arbitrary, capricious and lacking substantial evidentiary support, highly controversial and absent any environmental analysis**. This then, would represent, as

- discussed in the TRPA Federal Bi-State Compact, **prejudicial abuse of discretion on the part of Washoe County**. Prejudicial abuse of discretion is established if the agency (in this case Washoe County operating as an apparent unilateral Area Plan regulator, impacting the TRPA Bi-State Compact and TRPA Regional Plan), has not proceeded in a manner **required by law** or if the act or a decision of the agency was not supported by "substantial evidence" in light of the whole record. There appears to be no current **Memorandum of Understanding (MOU)** between Washoe County and the TRPA giving Washoe County the authority to review projects and grant far reaching changes, variances and conditions adversely impacting the 2011 approved TRPA project which is entirely **WITHIN THE LAKE TAHOE BASIN**. **According to an email received on 1/31/22 from the TRPA (EXHIBIT B ATTACHED), the MOU currently posted on the TRPA Website is inactive and according to the TRPA representative email on 1/31/22, the "TRPA currently reviews all project applications within the Washoe County portion of the Tahoe Basin". Therefore, in this case, since the Washoe County Area Plan is part of the TRPA Regional Plan, Washoe County is bound to follow all TRPA projects and review processes for projects WITHIN THE LAKE TAHOE BASIN.**
2. There is no Environmental Impact Statement nor Environmental Impact assessment attached within the staff report, nor does it appear that such an environmental assessment process has been undertaken in connection with the proposed far-reaching project changes, variances and modifications described within the Special Use Permit process of which Special Use Permit deals with development matters entirely **WITHIN THE LAKE TAHOE BASIN**. **This then violates Chapter 3 of the TRPA Code of Ordinances.**
 3. Washoe County, along with TRPA's acquiescence, would violate the TRPA Code of Ordinances and the Bi-State Compact by **unilaterally approving the proposed far-reaching changes, variances and conditions** for a conditional Special Use Permit **WITHIN THE TAHOE BASIN**. **As but one example**, providing the condition for Special Use Permit approval, that an updated traffic study be provided. Washoe County may not, absent an MOU with the TRPA, unilaterally apply Special Use Permit conditions for this previously approved TRPA project which is **WITHIN THE TAHOE BASIN**. An updated traffic study should be completed before any Special Use Permit is forthcoming and then only after the updated traffic study and far-reaching proposed plan changes and variances are considered as part of evidence before a TRPA hearing. There appears to be no current **Memorandum of Understanding (MOU)** between Washoe County and the TRPA giving Washoe County the authority to review previously approved TRPA projects and grant Special Use Permit far reaching project changes, modifications or requested variances.
 4. **Chapter 12** of the Washoe County Area Plan - WCC Crystal Bay Tourist Design Guidelines and Standards states: Permit **Coordination**: "In order to streamline the project review process, a project which requires both Washoe County and TRPA action, joint design review may occur, or TRPA may delegate design review authority to Washoe County or vice versa **through a Memorandum of Understanding**"... **Note:** As mentioned, according to the attached email dated 1-31-22 from the TRPA (**Exhibit B**), there does not appear to currently exist an MOU between Washoe County and the TRPA granting Washoe County authority to approve Special Use Permit plan modifications, conditions and far reaching

- variances **WITHIN THE LAKE TAHOE BASIN**, that would result in varying or changing the 2011 TRPA Project approvals without a hearing on the part of the TRPA. Therefore, I believe the TRPA must provide a hearing and approve the proposed far reaching development changes, modifications and variances rather than Washoe County.
5. **Chapter 12** of the Washoe County Area Plan also states: **Approval Process:** If there is a conflict with **other adopted standards of TRPA**, or Article VI of the Compact, such as those regarding land coverage, height, project definition, etc., **the standards of those ordinances shall apply.**
 6. TRPA Code of Ordinances, Section 2.2.2 A2 requires the Special Use Permit in question to be heard and approved by the TRPA Hearing Officer as follows: **Hearings Officer Review:** The following projects or matters require review and approval by the TRPA Hearings Officer: **a. Special uses, including changes, expansions or intensifications of existing uses** (Chapter 21: Permissible Uses); **Note:** The proposed "changes" and "intensifications" in connection with the proposed far-reaching project variances and modifications including expanded major grading and excavation of an additional 34,000 cubic yards of material **WITHIN THE LAKE TAHOE BASIN** represent a significant impact on the environment and require, at minimum, a hearing by the TRPA to approve such changes and intensifications and requires an updated EIS.
 7. Section 12 of the Washoe County Area Plan also states: **Approval Process:** If there is a conflict with **other adopted standards of TRPA**, or Article VI of the Compact, such as those regarding land coverage, height, project definition, etc., **the standards of those ordinances shall apply.**
 8. The **Bi-State Compact Article VII (f) (2)(3)(4)(5), (b)** requires the agency to adopt by ordinance a list of classes of projects which the agency has determined **will not have a significant effect on the environment and therefore will be exempt from the requirement for the preparation of an environmental impact statement** under this article. Prior to adopting the list, the agency shall make a written finding supported by substantial evidence in the record that each class of projects **will not have a significant effect on the environment. The proposed far reaching conditional Special Use Permit changes and variances to the pre-existing TRPA permit and EIS WITHIN THE LAKE TAHOE BASIN, including the approximate increase of 34,000 yards of excavation, does not appear within a list of classes of projects that the TRPA has determined will not have a significant effect on the environment** (TRPA Code of Ordinances 3.2.2 A). Therefore, the proposed Special Use Permit far reaching project modifications would not be exempted from the Bi-State Compact requirement to prepare an EIS. Neither the Bi-State Compact nor the TRPA Code of Ordinances, give Washoe County the statutory authority to simply utilize its own standards and authority to review and modify the previously approved TRPA permit or EIS **WITHIN THE LAKE TAHOE BASIN without a TRPA hearing and without an updated EIS.**
 9. And lastly as demonstrated across the Western U.S., TRPA must include an adverse environmental impact assessment in connection with this project that will result in the attraction of significantly increased human capacity **individually and cumulatively.** This in connection with the myriad of other growth projects since 2011, as well as those projects currently under consideration by Tahoe Basin Agencies. This based on the reality that the US Forest Service cannot or will not be able to provide aggressive immediate fire control that may otherwise prevent immediate public panic, injury or

loss of life, and thereby cause mass, disorderly and panicked evacuation of residents and visitors during a wildfire in and around the **North and East Shore**. The Tahoe Fire and Fuels Team continues to echo the dire message of "not if" "but when". The Caldor fire represented a slightly advanced window of time to facilitate evacuation, conversely a fast-moving slope and wind wildfire in the immediate area would most likely create dangerous panic. The hundreds of additional vehicles and dramatically increased human capacity as a result of this project, will cause direct competition with residents and other visitors in the area for evacuation access to narrow State Route 28 **thereby endangering public safety**. Thousands of exit competitors will prevent or slow the movement of much needed access and travel of emergency vehicles as well as evacuation of Incline Village and Crystal Bay residents and visitors. During these fire, smoke and panic events it is common for vehicles to almost immediately collide with each other in dense smoke situations due to limited sight and during rushed competition to access major arterials (i.e., State Route 28). This then causing roadway evacuation to come to a complete standstill. Anyone who resides in the area knows that the daily bumper-to-bumper traffic is a witnessed reality during the summer months, even without a wildfire/panic component. The Basin is simply over capacity as far as the ability to facilitate safe and meaningful evacuation. It is reckless for our government regulators and officials to continue to add to that now beyond capacity and endanger our Incline Village and Crystal Bay residents and visitors.

Reference Material in Support of the above objections:

Article II - Definition's item (h) of the Bi-State Compact:

“**Project**” means an "activity" undertaken by any person, including any public agency, if the activity **may substantially** affect the land, water, air, space or any other natural resources of the region.

Article III (g) (3) of the Bi-State Compact states:

WHEREAS, under the provisions of this compact **or any ordinance, rule, regulation or policy adopted pursuant thereto**, the agency **is required to review or approve any project**, public or private, **the agency shall take final action by vote**, where to approve, **to require modification** or to reject such project, within 180 days after the application for such project is accepted as complete by the agency in compliance with the agency’s rules and regulations governing such delivery unless the applicant has agreed to an extension of this time limit.

Note: I interpret this to mean that the Special Use Permit in question represents a "project" due to its proposed far-reaching variances and modifications and that the TRPA must review and approve this project.

TRPA Code of Ordinances Sections 13.7.1 and 13.7.2 states:

"After TRPA finds that an Area Plan is in conformance with the Regional Plan, TRPA and the lead agency **shall enter into a Memorandum of Understanding (MOU)** that clearly specifies the extent to which the activities within the Area Plan are delegated or exempt from TRPA review and approval **and describes all procedures and responsibilities to ensure effective implementation of the Area Plan**".

13.7.2. Contents of MOU states:

An MOU for an Area Plan shall contain, at minimum, the following elements:

- A. A comprehensive statement of the type and size of all activities within the Area Plan that are delegated or exempt from TRPA review and approval.
- B. A clear statement defining the projects over which TRPA will retain development review responsibility;
- C. An agreement to make all findings required by the Compact, Regional Plan, Area Plan and Code for project approval and inclusion of special conditions not inconsistent with the Area Plan.
- D. Identification of the types of proposed activities for which TRPA will receive notification pursuant to subsection 13.8.1;
- E. Identification of the type and extent of procedures the lead agency government will use to notify TRPA of proposed local development activities and include TRPA in development review proceedings.
- F. A description of how the Area Plan will be modified to reflect amendments by TRPA to the Regional Plan, as well as assurances to enforce and maintain conformance with the Regional Plan amendments prior to amendment of the Area Plan;
- G. Statement of how the MOU for the Area Plan will relate to any existing MOUs that the lead agency government has with TRPA; and
- H. If necessary, additional clarification of any requirements of this chapter, provided that all such clarifications are consistent with the intent and substance of this chapter and the Regional Plan.

Washoe County Code:

Section 110.220.435 Appeals. An “aggrieved person” as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact may appeal a final determination **on a development permit by the County to TRPA pursuant to Section 13.9, Appeals of the TRPA Code of Ordinances. Appellants shall exhaust all administrative remedies provided by Washoe County prior to appealing the decision to TRPA.**

WCC Code Section 110.220.440 Variances. The provisions of Article 804, Variances of this chapter **shall not apply to any regulations established by the TRPA Code of Ordinances.**

Exhibit A - Link to Washoe County Board of Adjustment Special Use Permit Staff Report - The Resort at Tahoe and Residences

[WSUP21-0035 THE RESORT AT TAHOE AND RESIDENCES Staff Report \(washoecounty.gov\)](https://washoecounty.gov/Planning/2021-0035%20The%20Resort%20at%20Tahoe%20and%20Residences%20Staff%20Report)

Exhibit B - attached MOU letter from TRPA.

Exhibit C - February 1, 2022 Letter from Ann Nichols - North Lake Tahoe Preservation Alliance (less attachments due to file size).

MARK & CYNTHIA HIGGINS

1 Big Water Drive, Unit A205
Crystal Bay, Nevada 89402
805-231-1178

January 27th, 2022

Washoe County Board of Adjustment
1001 East Ninth Street, Building A
Reno, Nevada 89512
Washoe311@washoecounty.gov

Re: Special Use Permit Case Number WSUP21-0035 (Resort at Tahoe and Residences)

Dear Sirs/Madams:

Revised grading plans for the completion of the project adjacent to our 18 unit condominium complex, known as “Granite Place”, have recently come to our attention. We were surprised by a number of proposed changes that were not what was once described to my us by Roger Wittenberg, the original developer of our condominiums and the adjacent mixed-use Boulder Bay development. It should be noted that our condominiums were once considered the first phase of the Boulder Bay development, at least that was the case when we bought our unit in December, 2019.

For the record, we are not opposed to the adjacent development, at least not as it was described to us in 2019. We continue to hope the development is completed and believe it will bring vitality to an area that has clearly become “run down”, for lack of a better term. Our issue is with a number of the proposed changes, that were illustrated in EKN Tahoe LLC’s (“EKN”) Grading SUP Submittal originally dated December 8th, 2021 and updated December 13th, 2021; that was submitted to Washoe County by the EKN, the new developers of the project. These changes will directly, significantly, and negatively impact our existing residential property.

First and foremost is the proposed new road that will connect Wassou Road to Route 28. It would appear that it is being proposed to call this new road “Wellness Way” and it will change the address of our building from our current address of “Big Water Drive”. This name makes absolutely NO sense to us relative to our Lake Tahoe location, and it will greatly affect our existing building and mail & package delivery systems that have only recently stabilized. Why a new name, that has no relation to anything in the area, is being proposed is beyond us. I’m sure that our condominium ownership as whole will strongly object to this random name change. IF the name of our entrance road was to change, and we sincerely hope it doesn’t, we do not know why anything other than Wassou Road would even be considered.

Special Use Permit Case Number WSUP21-0035

January 27th, 2022

Page 2

This ill-conceived new road will separate our project from the rest of the development and it is now proposed to run behind, and next to, our homes. In fact, to our surprise, this new road is proposed to run more than the entire length of our condominium building and require the use and disruption of a significant hillside directly adjacent to our property. The proposed road will move closer to our building, require the removal of numerous mature pine trees, and absorb a landscaped buffer area that we were once told was permanently part of the first phase of the development. Additionally, if permitted, automobile headlights will strafe two entire sides of our building as cars twice turn 90 degrees to use it. It also appears this new road, that was not part of the original plan, is being pushed behind our complex to allow for more developable land for the remaining project. We don't see the need for this road, or certainly its proposed placement, unless the developer is significantly altering Roger Wittenberg's original development plan. It makes us wonder what else is changing.

Regardless of this proposed new road's exact location someday, if added to the existing plan, the road itself will compound what is already a difficult and dangerous problem for those trying to make a left turn out of Big Water Drive on to Route 28; as well as those turning left from Route 28 on to Big Water Drive. More traffic from the neighborhood above us, that already has better alternatives to head North and South on Route 28, will also be compounded by the additional traffic on Big Water Drive from the additional mixed-use development. Unless a traffic light is installed at what is now Big Water Drive and Route 28, we think linking the existing road to Wassou Road above us is a mistake, no matter where it might be located.

An additional major concern to us is that the grading plan calls for the existing park to the North of our condominiums to serve as a "stock pile area" during the construction of the mixed-use part of Boulder Bay / Tahoe Resort development. We can't imagine Washoe County, TRPA or our neighbors would allow this community amenity, installed only a few years ago by Roger Wittenberg, to be destroyed even if temporarily. If this staging area is permitted, it will effectively envelope our property in construction activity for at least two years and exacerbate what will already be nightmarish traffic and construction adjacent to our property. As with the placement of the new road, this appears to just be a way to save the new developer land, time, and/or money at the community's expense. We obviously hope this will not be allowed.

Thank you for your consideration of this letter. We hope that by addressing our concerns, and what we are sure are our neighbors' as well, the proposed development and its impact on its immediate neighborhood and the community as a whole, is greatly improved.

Mark S. & Cynthia T. Higgins

Mark S. & Cynthia T. Higgins
Granite Place Homeowners
1 Big Water Drive, Unit A205
Crystal Bay, NV 89402
805-231-1178

From: Washoe311
To: Planning Counter
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:49:44 PM
Attachments: image002.png
image003.png

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Marc Kessner <mkessner@jwmclenahanco.com>
Sent: Wednesday, February 2, 2022 1:53 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.



Marc Kessner
J.W. McClenahan Co.
1610 Marietta Way
Sparks, NV 89431
775.331.6700 775.671.5501

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From: Washoe311
To: Planning Counter
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:47:03 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Michelle Sturge <msturge@chaseinternational.com>
Sent: Wednesday, February 2, 2022 1:48 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

[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 Washoe County Board of Adjustment,

I am a long-time resident of Reno, and have a family owned second home in Incline Village. I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Best regards,
Michelle A. Sturge

From: Washoe311
To: Planning Counter
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:44:04 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



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washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Katie Robinson <ktrobinson2020@gmail.com>
Sent: Wednesday, February 2, 2022 1:48 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

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I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you for your time,
Katie Robinson
775-229-5763

From: Washoe311
To: Planning Counter
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:39:18 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Megan Lowe-Lynch <mlowelynch@gmail.com>
Sent: Wednesday, February 2, 2022 1:47 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

[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 Washoe County Board of Adjustment,

I was born and raised in the Tahoe area, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

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I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you,

Megan Lowe
775-690-0040

Sent from my iPhone

From: Washoe311
To: Planning Center
Subject: FW: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 4:55:13 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Jim Wright <rtowne@jwsestructural.com>
Sent: Wednesday, February 2, 2022 2:39 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Support for Special Use Permit Case No. WSUP21-0035

[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 Washoe County Board of Adjustment,

I am a long-time resident of Northern California, and I along with family and friends are regular visitors to the Lake Tahoe Basin. I am writing to express my full support for the approval of Special Use Permit Case No. WSUP21-0035.

I am one of many, who believe the revitalization of the Biltmore will bring great benefit to Crystal Bay and the surrounding community in many different ways. We look forward to the road improvements and new life that will be brought to the Crystal Bay area.

Someone is finally able to perform the proposed redevelopment, and I am excited to put my support behind the project. This project has been approved multiple times before by several agencies. It is time for this project to move forward.

Approval of this Special Use Permit will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

Thank you for considering all the benefits that can be realized by the completion of this project and moving forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site.

Regards,

--

-- Jim Wright

Principal

JWSE Structural Engineers
100 Amber Grove Drive Suite 109
Chico, California 95973
(530) 894-5345
www.jwsestructural.com



Virus-free. www.avast.com

From: Washoe311
To: Planning Center
Subject: FW: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 5:01:04 PM
Attachments: [Special Use Permit Case No. WSUP21-0035.msg](#)
[Special Use Permit Case Number WSUP21-0035](#)
[Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msg](#)
[Support for Special Use Permit Case No. WSUP21-0035.msg](#)
[Boulder Bay Development.msg](#)
[Support for Special Use Permit Case No. WSUP21-0035.msg](#)
[The Resort at Tahoe and Residences - SUP Approval.msg](#)
[Written Public Comment - Re Feb 3 2022 WC Board of Adjustment Mtng - WSUP21-0035.msa](#)

Greetings,

Below please find the public comment as well as the additional eight attached, submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Robert Towne <rtowne@live.com>
Sent: Wednesday, February 2, 2022 2:51 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Support for Special Use Permit Case No. WSUP21-0035

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

Good Afternoon Washoe County Board of Adjustment,

I am writing to express my full support for the approval of Special Use Permit Case No. WSUP21-0035.

I am a frequent visitor to the Tahoe Basin and am very excited someone is finally able to perform the proposed revitalization of the Biltmore. My family and I are sure that the road improvements and new life that will be brought to the Crystal Bay area will only improve this already beautiful area.

I am excited to put my support behind this project.

Thank you for your time and consideration of this great project!

Robert Towne

Sent from [Mail](#) for Windows

From: [Drew Q](#)
To: [Washoe311](#)
Subject: Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 2:52:07 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 Washoe County Board of Adjustment,

I've lived in Northern California for the past 16 years. My wife and I visit Lake Tahoe frequently. We love the vistas and the warm communities. I am writing to express my full support for the approval of Special Use Permit Case No. WSUP21-0035.

I am one of many, who look forward to the revitalization of the Biltmore complex. It will greatly benefit Crystal Bay and the surrounding community.

Please approve and move forward with this redevelopment project.

Thank you for considering my voice among the many and all the benefits that the completion of this project will bring to residents and visitors alike for the years to come.

Regards,

Andrew Quiñones

Mobile: [530-828-9909](tel:530-828-9909)

From: [Howard "Skip" Jessee](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035
Date: Wednesday, February 2, 2022 2:57:04 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 Washoe County Board of Adjustment,

I've lived here in Reno since 1978 and worked on many of the large projects here in Washoe County and the Tahoe Basin area. We just finished up Edgewood Resort project a few years back and look forward to working on this project which will add beauty and value to the Crystal Bay area.

Thank you,

Skip Jessee

SMC CONSTRUCTION, CO. | SMC CONTRACTING, INC.

1086 GREG STREET, SPARKS, NV 89431

O: 775-324-1800, C: 775-691-0717, E: HJessee@SMCCO.BIZ

CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

From: [Darren Vanderford](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 2:58:53 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.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.]

Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to the Lake Tahoe community.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have an organization who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

	DARREN VANDERFORD	o: 775.440.2391 d: 775.300.7507 m: 775.376.3235
HELIX ELECTRIC	Vice President	w: www.helixelectric.com
	   	a: 961 Matley Lane, Suite 190 Reno, NV 89502

From: [Ryan Hunt](#)
To: [Washoe311](#)
Subject: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 3:07:41 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 Washoe County Board of Adjustment,

I am a long-time resident of the Northern California area and one of my favorite vacation spots is the Lake Tahoe area. I am writing this email to show my support for the approval of Special Use Permit Case No. WSUP21-0035.

I believe that the redevelopment of the Biltmore will be very advantageous to the entire community and will greatly improve the Crystal Bay area. After multiple approvals of this project, I believe it is time for this project to move forward.

There are so numerous benefits associated with the approval of the Special Use Permit for the grading of the Biltmore Site and I urge you to consider all of them.

Thank you,

Ryan Hunt

From: [Joan Frei](#)
To: [Washoe311](#)
Subject: Boulder Bay Development
Date: Wednesday, February 2, 2022 4:02:07 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 am a resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035. I own a home at 952 Northwood Blvd. in Incline Village and have lived here for years. Prior to being a local resident I visited my Father- in-Law for over 20 years. I have been following the Boulder Bay project and all I can say “it’s about time!!” Not only do I support this project, but this project will improve the community and bring Jobs and careers. We need this project to happen!!

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.”

Joan Frei

Joan Frei Enterprises
714.403.0883 (cell)
Joan@JoanFrei.com
Sent from my iPhone

From: [Jonathan Wimmer](#)
To: [Washoe311](#)
Subject: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 4:03:21 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 Washoe County Board of Adjustment,

I was born in the Northern California area along with my father and his father for six generations.

My family has stories across generations of the Tahoe area from my grandfather's logging activity to my current visits during the summer and winter seasons. I have noticed a large influx of visitors in the area and a growing demand for lodging and activities, but the development of supply has yet to materialize.

As a local to the area, but residing outside of Lake Tahoe. I have watched as my little community has begun to grow, with poor control over safety and quality of road maintenance. I have watched as wildfires have devastated my surrounding communities with poor evacuation routes. Local families bid for housing as supply could not meet demand, in part because people buy houses for yearly renting or temporary vacation rentals

I am writing this letter to express my support for the approval of Special Use Permit Case No. WSUP21-0035.

Revitalization of the Biltmore area will benefit the Crystal Bay area for these reasons.

1. The safety improvements to the interstate intersection
2. Better evacuation routes and emergency vehicle access, along with potential staging of emergency responders..
3. Local taxes and revenue to help fund and improve the area.
4. Fewer people resorting to purchasing multiple homes to generate income from visitors staying in residential zoning.

Sincerely,
Jonathan Wimmer

From: [Jeff Janakus](#)
To: [Washoe311](#)
Subject: The Resort at Tahoe and Residences - SUP Approval
Date: Wednesday, February 2, 2022 4:06:15 PM
Importance: High

[**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 Washoe County Board of Adjustment: It is my understanding that some in our community, as well as some outside our community, have voiced concern over this approved project moving forward. As a resident of Washoe County, I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035. I am one of many people I know who believe the redevelopment of the dilapidated Biltmore property will bring a welcome new energy and long lasting benefits to the area as well as increase property values, repaired roadways, etc. Further, approval of the SUP will accelerate construction of BMP's reducing nutrient loading, improve intersection safety, and improve fire protection and emergency evacuation routes. Thank you.

Jeff Janakus

From: [Washoe311](#)
To: [Planning Counter](#)
Subject: FW: Special Use Permit Case Number WSUP21-0035, The Resort at Tahoe Residences
Date: Wednesday, February 2, 2022 1:54:55 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Georgia Chase <georgiairby@yahoo.com>
Sent: Wednesday, February 2, 2022 1:26 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: RE: Special Use Permit Case Number WSUP21-0035, The Resort at Tahoe Residences

[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 Washoe County Board of Adjustment,

I am a long-time resident in the Lake Tahoe region, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many ways.

That area of Lake Tahoe has been an eyesore for a very long time and I believe this project will help our property values, and more importantly help our environment. The basin has come a long way from the uncontrolled growth in 1970's. It's our responsibility as a community to continue to protect Lake Tahoe. The following generations will thank us for it.

I believe, we finally have someone who can perform on the proposed redevelopment, and I am excited to put my full support behind the project.

After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. Please help to make our community better in so many ways.

Thank you,
Georgia Chase

From: Washoe311
To: Planning Counter
Subject: FW: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 1:48:33 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Cindy <cincinlt@yahoo.com>
Sent: Wednesday, February 2, 2022 1:18 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

[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 Washoe County Board of Adjustment,

I am a long-time resident of Lake Tahoe, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

From: Washoe311
To: Planning Counter
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:55:19 PM
Attachments: Biltmore Redevelopment.msg
RE Special Use Permit (The Resort at Tahoe and Residences).msg
RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences).msg
Special Use Permit (The Resort at Tahoe and Residences).msg
Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences).msg
Special Use Permit Case No. WSUP21-0035.msg
RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences).msg
RE Special Use Permit Case Number WSUP21-0035 The Resort at Tahoe Residences.msg
RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences).msg
Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences).msg
Support - Special Use Permit Case No. WSUP21-0035.msg
Tahoe Biltmore.msg
RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences).msg

Greetings,

Below please find the public comment as well as the additional attached submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: lisawoodstock@aol.com <lisawoodstock@aol.com>
Sent: Wednesday, February 2, 2022 11:19 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

[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 Washoe County Board of Adjustment,

I am a long-time resident of El Dorado County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I know that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am who believes the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in so many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay and feel this project will help our property values and our environment.

There is finally have an entity who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I strongly recommend you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community greater than it already is for now, for the future, for everyone - for TAHOE!

Thank you so very much for your consideration and understanding.

Sincerely,

Lisa Woodstock
long tie Lake Tahoe Resident
530-318-9820
lisawoodstock@aol.com

From: [Larry Finkel](#)
To: [Washoe311](#)
Subject: Biltmore Redevelopment
Date: Wednesday, February 2, 2022 11:29:42 AM

[**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 Washoe County Board of Adjustment,

I am a long-time resident of Lake Tahoe, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both the community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Regards,

Larry Finkel
530-613-2487

From: [MD](#)
To: [Washoe311](#)
Subject: RE Special Use Permit (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:31:57 AM

[**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 Washoe County Board of Adjustment,

I moved to Nevada's East Shore in 1992 and as a thirty year resident of Lake Tahoe, where I am raising my family, I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

Like many other long term residents of this beautiful area, I am sick and tired of driving around the lake and seeing deteriorated buildings and unimproved communities due to the historical challenges and lack of followthrough from developers as well as opposition of any and all improvements from one sided groups that want our community to sit and rot.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

This is not a new development!!! This is a very tired resort site that can become a revitalized resort providing endless benefits to both residents and guests of Lake Tahoe.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. I ask that you help make our community great and give the long overdue revitalization to this deteriorating part of our beautiful Lake Tahoe Region.

--

Mike Dunn

From: [Brent Johnson](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:33:26 AM

[**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 Washoe County Board of Adjustment,

I am a lifelong resident of El Dorado County/Lake Tahoe, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Sincerely,
Brent Johnson

From: [Susan Lowe](#)
To: [Washoe311](#)
Subject: Special Use Permit (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:49:55 AM

[**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 Washoe County Board of Adjustment,

I am a 42 year resident of Lake Tahoe and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

Like many other long term residents of this beautiful area, I am sick and tired of driving around the lake and seeing deteriorated buildings and unimproved communities due to the historical challenges and lack of followthrough from developers as well as opposition of any and all improvements from one sided groups that want our community to sit and rot.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

This is not a new development!!! This is a very tired resort site that can become a revitalized resort providing endless benefits to both residents and guests of Lake Tahoe.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. I ask that you help make our community great and give the long overdue revitalization to this deteriorating part of our beautiful Lake Tahoe Region.

--

Susan Lowe

--

Mike Dunn
775.690-1444

From: [Fawne Hayes](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:59:20 AM

[**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 Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035. This project would be amazing for our community

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you,



Fawne Hayes
NV/CA Realtor®
CAL BRE#01491811 Nevada Lic s.0176418
www.buylaketahoehomes.com
fhayes@chaseinternational.com
(775) 588-6130
(800) 322-6130
(530) 416-2272 cell
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“The purpose of life is not to be happy. It is to be useful, to be honorable, to be compassionate, to have it make some difference that you have lived and lived well.” Ralph Waldo Emerson

WARNING! WIRE FRAUD ALERT! Wire fraud and email hacking/phishing attacks are on the rise. Please do not convey your financial information to me via email. If you receive an email containing Wiring Instructions, DO NOT RESPOND TO THE EMAIL! Instead, call your escrow officer immediately using previously known contact information, and NOT information provided in the email, to verify the information prior to sending funds.

From: [BAMBI CHRISTIE](#)
To: [Washoe311](#)
Subject: Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 12:18:21 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 Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

With kind regards,

Bambi

CONFIDENTIALITY NOTICE: This communication may contain confidential information. If you are not the intended recipient, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: [Stuart Yount](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:21:25 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 Washoe County Board of Adjustment,

I am a 25 year full time resident of Crystal Bay and I also served 6 ½ years on the TRPA Governing Board, personally representing the President of the United States. I am writing to express my *full* support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that a very small, but vocal group in our community have voiced concern over this approved project moving forward. I am one of the true local majority who believe the **RE**development of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways. **RE**development is *precisely* what TRPA thinks best for our Tahoe Basin and I wholeheartedly agree!

I also see a very few, and I believe *former*, community members, such as Ann Nichols, opposing this **RE**development. Why do people like that care or have a voice? Are they now hired guns for the opposition?

For a very long time, we local residents have been eagerly awaiting the roads to be fixed and new life to finally come to Crystal Bay. We believe this project will *dramatically* increase our property values, our local quality of life, safety and improve our Lake Tahoe Basin environment.

We *finally* have someone who is willing and able to perform on the proposed redevelopment, and I am excited to put my full support behind this project. After being approved multiple times, by several agencies, it is time for this project to move forward!

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and enhance this *one* of only *three* emergency evacuation routes.

I urge you to consider all the benefits that will be realized by the completion of this project and move forward with your decision to approve the Special Use Permit associated with the grading of the Biltmore Site *today*. We ask you to help our community, not keep us stuck in the distant and now dilapidated past! Thank you so very much for your thoughtful and positive efforts for the future of our

community and Washoe County.

Most sincerely yours,

Stuart Yount

300 State Route 28

Crystal Bay, NV 89402

From: [Joseph Pehanick](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035, The Resort at Tahoe Residences
Date: Wednesday, February 2, 2022 12:30:27 PM
Attachments: [ebt-vector-logo_email_a1998ba0-b4a1-4d46-b132-21d77fcadd6a.png](#)
[DPT-for-Signature_cafc4a23-10c6-4bd0-8710-af35a225f758.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.]

Dear Washoe County Board of Adjustment,

I am a long-time Lake Tahoe Lakefront Owner on Nevada's East Shore, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many ways. I have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. I can't help but reflect on spending summers on The North Shore in my youth. My Grandparents and my mom were born and raised in Nevada. They introduced me to the beauty of The Lake as a child. We have owned property in the basin for over 48 years. That area of The Lake has been an eyesore for decades. I believe this project will help our property values and more importantly help our environment. The basin has come a long way from the uncontrolled growth in 1970's. It's our responsibility as a community to continue to protect The Lake. The following generations will thank us for it.

We finally have someone who can perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. It's time to step up and improve the basin community.

Sincerely

Joseph Pehanick

JOSEPH PEHANICK

PRESIDENT



DIRECT: (707) 402-7703
WWW.EASTBAYTIRE.COM

From: [Kelly Gesick](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:37:18 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 Washoe County Board of Adjustment,
I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you for your consideration,
Kelly

Kelly Gesick
775.224.4502
kelly@kellygesick.com

From: [Monise McCabe](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:38:25 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 Washoe County Board of Adjustment,

I am a 32-year resident of Washoe County both of Incline Village and Reno.

I and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-003

I have many memories from the Biltmore over the years and truly believe the redevelopment of this casino will benefit those in and outside of this community. It has long been an eye-sore and the re-development makes a lot of sense.

I believe this project will positively affect the area and property values. We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Sincerely,

Monise McCabe

From: [Kristina Mattson](#)
To: [Washoe311](#)
Subject: Support - Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 12:39:05 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 Washoe County Board of Adjustment,

I have heard there is a meeting regarding the Biltmore area development tomorrow and wanted to send my support. I have lived in the Kings Beach area for 15 years and could not be more excited to see the enhancements come to fruition. There are always people who will oppose change of any kind but this area is in need of upgrades and facilities that will bring a much stronger economic presence and beautify an area that deserves to look appealing and not attract a bad element as the run-down area is doing now.

I and my family who live right here would love to see this development move forward and see it as a huge benefit to the surrounding communities.

Thank you,
Kristina Mattson

From: [Jana Bednar](#)
To: [Washoe311](#)
Subject: Tahoe Biltmore
Date: Wednesday, February 2, 2022 12:39:52 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 Washoe County Board of Adjustment,

I am a 33 year proud resident of Lake Tahoe. I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

The Biltmore project will bring great benefits to both our community and Lake Tahoe in many different ways. First, our roads along with our road BMP's need to be forever improved. Second, our bike trail system which has become the success of the North Shore, will continue to need to be expanded as a community asset and helping with our continue traffic issues. This is a lifetime financial commitment that we will need to make. It will only take place when our community takes a progressive approach in their future growth with new and improved BMP construction.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

Jana and I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Sincerely,

Ken and Jana Bednar

From: [Alex West](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:45:00 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 Washoe County Board of Adjustment,

I am a long-time resident of Placer County specifically Kings Beach, just down the street from the current, dilapidated Biltmore Casino. I am writing to express my support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

The Biltmore is in terrible shape and it gives off a rough vibe that could include some danger for those who pass by and live nearby. My son rides TART connect from KB to Incline frequently and he often has to wait on the corner of the Biltmore and N Lake Blvd. I do not consider this a very safe location as it is now because of what appears like a rough element entering and exiting the Biltmore. The new project would eliminate much of this as the clientele and overall experience will be much nicer.

In greater, community terms the redevelopment of the Biltmore is long overdue and it will bring many benefits to our community in both Washoe and Placer Counties. Lots of jobs, employee housing, higher property values and taxes are just a few.

I hope you approve the project and let it continue forward. Please approve the Special Use Permit associated with the grading of the Biltmore Site.

Thank you,

Alex West