



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 at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on October 13, 2016 5:30 P.M.

1. *CALL TO ORDER/ PLEDGE OF ALLEGIANCE – Pete Todoroff called the meeting to order at 5:30 P.M.

2. *ROLL CALL/DETERMINATION OF A QUORUM - Judy Miller, Pete Todoroff, Tom Cardinale, Andrew Wolf, Kevin Lyons. A quorum was determined.

Absent: Mike Sullivan, Gerry Eick (excused).

3. *PUBLIC COMMENT – No public comment

4. APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 13, 2016 - The board unanimously moved to approve the agenda.

5. WASHOE COUNTY TAHOE AREA PLAN – Washoe County Planning and Development will review and discuss what staff heard from the public at the September 28th workshop. Planning staff will then open the meeting to attendees to continue the discussion of the Tahoe Area Plan update. For additional information on area plans, please visit www.washoecounty.us or call (775) 328-6100. Bill Whitney, Planning Director, introduced: Eva Krause and Eric Young

Short presentation from Eva and Eric:

Wayne spoke about architecture concerns. Suggested to have architecture that works. The plan in 2006 didn't work; it takes a lot of funding. There was a suggestion to have a tree committee; we are beyond that now. its been taken care of. Don't create committees to have others do it.

Wayne spoke about code and enforcement; it wasn't practical. Keep it general with choices and creativity.

Trevor Smith spoke about allocations back in the day. He talked about flexibility. He said there is some unrealistic things set forth by TRPA. Please be more creative than TRPA. A lot of development, we have been forced to do things we didn't want to do, and it wasn't best for the community. He spoke about haphazard affordable housing; it's scattered without a plan. It needs to be in one place. It was a lost goal of TRPA. He said he encourages the County to take the ideas they have and identify if it works in Incline Village. If there are things we want, we should be able to have – push every possible options. School sites have spoken about – we would like to know if something can go there such as housing or recreation. The bundled rights are great, but limitation in coverage. There aren't enough parking; there are always parking issues. We need to be realistic. Let's get concessions from them for all uses. If we want to affordable housing at the old school site, where would the parking go? Push them a little bit. He asked about the timeline, and if it is set for adoption next month? Bill Whitney said the timeframe should back up a couple of months to work on these topics that we are covering in the feedback. Trevor said we are soliciting information from this community. Just because TRPA said we can have it doesn't mean we want it. They shouldn't force those requirements on this community. Listen to the community.

Bill Whitney asked the public to work with Eric and Ava on specifics. Trevor said its about flexibility. It's tough to be pigeon holed. It's a dated town. Our main corridor is embarrassing. Surrounding communities look better than ours.

Bill Whitney said they can set the stage and policies for all those things, but also the private entities. Mr. Hansen said the plan is aggressive and he liked it. He spoke about multi use paths. He said he looked at a population density map of the town center and urban residential of College drive. Units have been added in the past year; there are no cross walks or shoulders. It's a main path for walking down to school. He said he spoke to Clara Lawson about College Blvd and environmental impacts. He spoke about drainage ditches. He wants this on the project list. There is southside area for a multi-use paths. He said environmental improvements need to occur. Address the environmental concerns so that the pathways can get on the project list.

Judy Miller thanked the audience for bringing compelling information about alternative funding. She spoke about town center being more attractive. Ava said she reviewed the list of alternative funding, and we have always gone after sources and combined projects for coverage. We have coverage limitations. We are after grant funding for environmental improvement projects. Often are California exclusive projects. Ava said they are always seeking alternative funding.

Eric spoke about maps proposed multi-use path facilities on College Drive. It's not impossible, but its complex. We have to keep in mind, the necessary funds are a fraction of what's needed – we need money to built and the money it takes to maintain it. Overtime, the County has to send a crew to keep it maintained. It's a funding process. It's unfair to community and County to build it and walk away from it. The full scope overtime to build and maintain it in such a way that the community is proud of it for years to come. It will be a system of trails on the map. There are HOAs and their boards to help maintain it.

Eva said in 2006, the plan was updated with many community meetings. There were several bike paths identified. We can add to them and make improvements. We can't always work it into our projects.

Judy Miller asked about master plan developments. One of the master plan developments with IVGID is the Diamond Peak. She asked about discretionary reviews. Eva said outside plans, when they come into build a lodge, they will need special use permit. Judy said the problem she has with it, TRPA doesn't have a say about the character or bother the residents with adverse effects. It's very important. That's what a special use permit does. She said she has heard concerns of adverse effects. She said she was on the steering committee and the impression that was given was that everyone was in favor of it, but she speaks with people in the community, and people don't in fact want it. It will create noise and traffic. These are these kinds of issues that TRPA doesn't deal with. Take that language out. Eva said we can take public comment. Judy said that isn't a factor in their decision. Eva said she is only on the advisory board. Ava said we do discretionary review. Judy said that's in the past. TRPA asks Washoe County for final approval. Ava said they need to go through approval process. That language needs to be clearer. In Section 110 master plan developments, 'do not require discretionary review.' And under 'use types' commercial recreation, and that's what they are proposing. It would still need to go through Washoe County approval process. Ava said she can make that clearer.

Andy Wolf said he doesn't want to see special red tape and 're-review' of projects. This overarching document should not be for that particular objection. If that's approve, why would we add a layer of red tape. Judy said it's the differences in the two reviews between the two agencies. Ava said Special Use Permit for every structure even though the master plan had those identified for the College.

Andy Wolf said we don't want additional approval layers or extra reviews. Andy said he wanted to commend this staff on this task. It's a complex task at hand with clarity of presentation.

Ava spoke about allowed uses. She said if it allowed it on Tahoe Blvd (special area 1), why wouldn't it be allowed in another area such as Northwood. The Elementary School required a special use permit.

Eric said there may be minor changes with Special Use permits.

Medical Marijuana is a retail sale allowed by the County. it's usually considered 'specialty retail.' The State has enabled that up here. The state passed the law.

Andy Wolf mentioned the old school site allowed and discretionary uses. It's PSP (public semi public).

Ava said she spoke to school planner to look into it now or wait until they want to do something with it.

Andy said he hopes it will be categorized for flexible use in the future. Eric said we are giving the

school district time to decide what they want to do with it. It could be really beneficial to the community for public or private and what their market analysis will be. Eric said he would like the plan to go forward with more clarity regarding that site. He said he was hoping since it will take a while to draw up this plan, that the school district will give us an answer. Andy asked if it's the school board's jurisdiction. He said he isn't suggesting taking away their designation, but there are 1000s of parcel owners who aren't here. Is it possible to have dual zoning. Eric said yes. There are future changes that might be desirable for the town center development, or to maintain the current center, but allow some changes in the future. It would have to be a public process for future zoning. The policy will recognize future changes and support future development. Ava said she is speaking with school district regarding re-zoning. Once a master plan is changed, it's easy to do a public hearing process in the future. It's harder to make modifications later. Andy asked if they would make it sub-category. Ava said master plan is a generalized plan. Master plan says this area would be commercial, but then we determine what type – you have different classifications for that. PSP can be different categories. It won't change the zoning of PSP, but there may be a more appropriate category. Allowed zoning designation under the zoning. If we do change it in the master plan to commercial, that public zoning is allowed, but as well as other. Depending on the school district, we can change the master plan designation. Ava said it's a broad brush. Andy said if it's designated as commercial, would it be able to be used for mixed use? Ava said yes; she gave examples.

Ava talked about taking moving activity out of SEZ and sensitive area. Re-development is good for lake quality. Old development is bad for the lake. She said it depends on the distance and sensitivity. Kevin asked about the cars in the town center. He spoke about parking needs. Ava said they want us to do an alternative parking study. Incline Village is a challenge due to coverage. South of Tahoe Blvd. has little to no parking. It a challenge to re-development. There is a balance. Eric is working on shared parking or official parking in NDOT right-a-way. Working on an agreement. South lake has flexibility. We don't have space to do that. Parking challenge is fundamentally different than other locations which is a barrier to development. This area master plan has language with getting creative with parking. We need to figure out how to do it. We need to push TRPA that this is Incline, not South Lake. Kevin suggested using Flash Vote to gauge the public.

Tom Cardinale spoke about parking. There needs to be more pedestrian friendly orientation. He asked what does the public want. We got too many cars now. What about summer or spring time. What do with all the people who visit? Where do they park. Which direction do we go as a community. He said he is surprised this group didn't bring it up. We are on an incline from lake up to 8,000. He said the bypass goes down from 431 to town instead of taking the roundabout. He said we are creating more access on and off of Village. It's an accident waiting to happen. There aren't any walking trails. Kevin said we had the sidewalk conversation a year ago regarding moving a sidewalk from one side to another. You have to get the local knowledge. Ava said it was a pedestrian and vehicle traffic meeting; the people choose the highest priority. Ava said yes, and they had a great turn out in 2006. Things have changed. Pete said he received emails about College Drive walking challenges. Ava asked Pete to forward the emails to her.

Kevin asked about bypasses – what other roads do you take – Country Club, McCourry. He asked which one do you see people walking on? There is no sidewalk below Tahoe Blvd. There is a shoulder.

Andy asked if there should there be a parking structure with allowed use; does there need to be changes with classification with a parking structure. Ski resorts towns have a structure or underground parking. there is premium on coverage. Tahoe City has an intermodal transit center. Kevin said cool idea; he talked about credit from moving things from the woods into the town center. Ava said according to TRPA, we are encouraged to get creative. We need to develop those details. The old school site is used for parking.

Trevor Smith asked about urban center transfer – maybe it should be incentives for shared parking for excessive parking. Develop an underground parking. Dual usage. Eric said the Sand Harbor shuttle was highly used. Kevin said it was successful because they closed the parking lot at 9am.

Andy said for TRPA issues, it's important to talk about development incentives, but will only work with transferable rights. Incentive features with economic development rights. Eric said depending on what you want to do, you need to go to TRPA. He said Washoe County is trying to create our own incentives – tourist accommodation units, or whatever they may be. Some incentive credits can be transferred from east to west, north to south shore. Ava spoke about environmental studies and what the basin can handle. It's relocating development rights, it's not new development, TAUs. Residential allocations have been capped. You need residential allocation for empty lots. They are transferable. Incline village has been fortunate, there hasn't been a lot of new homes, they have been tear downs or expansions. We are sitting on development rights. We won't give them away. We will keep them for when we get the plans done to implement. They are TRPA allocations to Washoe County to be distributed.

Andy followed up on Trevor's comment, and asked what can you do to push TRPA. Eric said we haven't present this to TRPA. We don't want it to trigger an AIS. We are trying a community based plan, which will push their boundaries. He said he encouraged going to a planning commission to talk about pushing TRPA boundaries. It's getting 4 other jurisdictions to accept that Incline Village is different because they will want special rules too. What we are proposing isn't simple or easy. It's getting the other jurisdictions to agree incline needs special rules (Clark County, Douglas, Carson City, Placer County). Eva said there are TAU, CFAs. Do we need to do a regional plan update. It took 25 years to conduct in the past. Eric said everyone feels special, and feel TRPA is too blanketed. It won't be easy. It will be turmoil.

Bill Whitney said we got great input tonight. Thank you to the board and audience members. We will incorporate into the plan, turn into TRPA in a form they will find it in conformance with the regional plan. He said they will find tune the plan and maps. We will work on the timeline and back it out a couple of months and start down the adoption process.

Pete suggested the County uses the Flash Vote for those working people to get community input.

6. *PUBLIC COMMENT – No public comment.

ADJOURNMENT- Meeting adjourned.

Number of CAB members present: 4

Number of Public Present: 4

Presence of Elected Officials: 0

Number of staff present: 3

Submitted By: Misty Moga