

Public Comment - Item 8D - WDCA22-0002 (Article 220 Tahoe Area)

Date/Time: 10/31/2022 11:16 AM

Type: Comment on BCC Agenda Item

Address: Incline Village

Origin: Call Center

Comments:

Dear Washoe County Planning Commission Board Members,

RE: Planning Commission Meeting on November 1, 2022 - Agenda Item 8.D. - Development Code Amendment Case Number WDCA22-0002 (Amends Chapter 110, Article 220 (Tahoe Area), Section 110.220.145 (Incline Village Commercial Regulatory Zone Special Area 1) and Section 110.220.150 (Incline Village Commercial Regulatory Zone Special Policies)

The following quote is from the Washoe County Tahoe Area Plan – Vision Statement:

“The purpose of this area plan is to implement the planning concepts contained in the Regional Plan in a manner that is consistent with the desired community character and vision as expressed by the community throughout the development of this plan.”

Washoe County Tahoe Area Plan, pg. 1-2

The community did not express the desire for luxury condominiums lining our Main Street, State Route 28. Yet, by approving this change, you will be allowing all property owners in the Incline Village Commercial Regulatory Zone to demolish their commercial building(s) and replace them with luxury condominiums.

The Washoe County Tahoe Area Plan states that the community did express the desire for:

- Workforce housing
- A safe pedestrian/bicycle network (the east intersection of the Commercial Zone is an “F” rated intersection and dangerous to pedestrians, cyclists and vehicles.)

Neither of these have been accomplished. While it is not my intention to hamper industry-driven financial gains, proper planning for our community must prioritize workforce housing and pedestrian/cyclist safety so that these critical initiatives are achieved before amendments to the recently adopted area plan (that do not address these improvements) are considered. The proposed project behind the request for this zoning change has merits but why not just adjust the southeast border of the map? And, require a traffic signal and pedestrian/cyclist improvements at the “F” rated intersection that borders this project?

Please do not approve this wide-sweeping amendment to the Washoe County Tahoe Area Plan that goes against the Vision Statement of the plan and the wishes of the community.

Thank you,

Submitter

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