



NEVADA LEGISLATURE
LEGISLATIVE COMMITTEE FOR THE REVIEW AND
OVERSIGHT OF THE TAHOE REGIONAL PLANNING
AGENCY AND THE MARLETTE LAKE WATER SYSTEM
(Nevada Revised Statutes [NRS] 218.53871)

SUMMARY MINUTES AND ACTION REPORT

The second meeting of the Nevada Legislature's Committee for the Review and Oversight of the Tahoe Regional Planning Agency (TRPA) and the Marlette Lake Water System (NRS 218.53871) was held on Wednesday, March 8, 2006, at 9:30 a.m., in the Emerald Bay Room, Harvey's Lake Tahoe Casino and Resort, Highway 50, Stateline, Nevada. A copy of this set of "Summary Minutes and Action Report," including the "Meeting Notice and Agenda" ([Exhibit A](#)) and other substantive exhibits, is available on the Nevada Legislature's Web site at www.leg.state.nv.us/73nd/Interim. In addition, copies of the audio record may be purchased through the Publications Office of the Legislative Counsel Bureau (LCB) (e-mail: publications@lcb.state.nv.us; telephone: 775/684-6835).

COMMITTEE MEMBERS PRESENT AT STATELINE:

Senator Mark E. Amodei, Chairman
Assemblywoman Peggy Pierce, Vice Chair
Senator Maggie A. Carlton
Senator Dean A. Rhoads
Assemblyman Morse Arberry Jr.
Assemblyman Tom Grady

LEGISLATIVE COUNSEL BUREAU STAFF PRESENT:

Diane C. Thornton, Senior Research Analyst, Research Division, LCB
M. Scott McKenna, Principal Deputy Legislative Counsel, Legal Division, LCB
Nenita Wasserman, Senior Research Secretary, Research Division LCB

OPENING REMARKS AND INTRODUCTIONS

- Chairman Amodei welcomed Committee members, presenters and the public to the second meeting of the Legislature's Committee for the Review and Oversight of the TRPA and the Marlette Lake Water System.

APPROVAL OF MINUTES OF THE JANUARY 9, 2006, MEETING

- The Committee **APPROVED THE FOLLOWING ACTION:**

ASSEMBLYMAN GRADY MOVED TO APPROVE THE MINUTES OF THE MEETING OF THE LEGISLATURE'S COMMITTEE FOR THE REVIEW AND OVERSIGHT OF THE TRPA AND THE MARLETTE LAKE WATER SYSTEM HELD ON MONDAY, JANUARY 9, 2006. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN PIERCE AND CARRIED UNANIMOUSLY.

OVERVIEW OF PATHWAY 2007 SOCIO-ECONOMIC GOALS

- John Singlaub, Executive Director, TRPA, Stateline, gave an overview of the socio-economic goals discussed in the regional plan process called "Pathway 2007." His presentation highlighted the following issues: (1) recreation and tourism; (2) economic and social diversity; (3) quality of life; (4) revitalization vs. redevelopment; (5) business investment; (6) housing opportunities; (7) pedestrian-friendly town centers with diverse businesses and public services; (8) social issues; (9) user friendly regulatory framework; and (10) budget. A copy of Mr. Singlaub's presentation is available as [Exhibit B](#).
- After some discussion among Committee members, the Chairman requested that Mr. Singlaub discuss at a future meeting the Pathway 2007 Forum's decision to not include proposed standards for socio-economic goals.

PRESENTATION ON LAKE TAHOE GAMING MARKETS

- Frank Streshley, C.P.A., Senior Research Analyst, Nevada's State Gaming Control Board, Carson City, Nevada, reviewed statistics for Lake Tahoe's gaming market. He stated that gaming "win" in the market has decreased due to a combination of economic factors, including increased tribal gaming and a decline in the Dot Com technology markets in California. A copy of information provided by Mr. Streshley is available as [Exhibit C](#).

PRESENTATION ON ECONOMIC TRENDS AND CONDITIONS IN THE TAHOE REGION

- Mike Bradford, Owner, Lakeside Inn and Casino, Stateline, Nevada, discussed economic trends and conditions in the Lake Tahoe Region.
- Bill Wood, Owner, Crystal Bay Club, Crystal Bay, Nevada, testified on the challenges of operating a small business at Lake Tahoe. He described economic trends and conditions regarding small businesses, and the decrease in year-round residents at North Lake Tahoe. His testimony is available as [Exhibit D](#).
- Carl Ribaud, President, Strategic Marketing Group, South Lake Tahoe, California, gave a presentation which described how Lake Tahoe's economy is tourism-driven ([Exhibit E](#)). He noted that: (1) burdensome regulations have had a negative impact on businesses in the Tahoe Basin; (2) small businesses have inadequate capital to hire consultants to understand the complexities of TRPA regulations; and (3) there is an increase in residents leaving, which causes local schools to close.
- Steve Teshara, Executive Director, North Lake Tahoe Resort Association, Tahoe City, California, gave an economic overview of Incline Village and Crystal Bay. He noted that: (1) real estate prices continue to rise; (2) businesses on the North Shore are not thriving; (3) community demographics are changing; and (4) redevelopment is needed to help revitalize the economy of the area. His detailed testimony is available as [Exhibit F](#).
- Deb Howard, Broker Owner, Deb Howard & Company, Nevada, and California Real Estate Brokerage Firm, South Lake Tahoe, addressed the following issues regarding trends at Lake Tahoe: (1) appreciation values in the South Lake Tahoe real estate market have increased over the past six years; (2) absentee owner issues; and (3) projections of second home ownership. Her detailed remarks are available as [Exhibit G](#).

Presentation on the Real Estate Market in the Tahoe Region

- Sara Ellis, Government Affairs Director, Nevada's Lake Tahoe Realtors, Incline Village, Nevada, testified that the median house price at Lake Tahoe is approximately \$500,000. She opined that the increase in second and third home owners at Lake Tahoe has led to "skyrocketing housing prices." Her presentation is available as [Exhibit H](#).
- M. Trevor Smith, Broker Salesman, Coldwell Banker Incline Village Realty, Inc., Incline Village, Nevada, listed the entities that benefit from a healthy real estate market in the Lake Tahoe area.

OVERVIEW OF AFFORDABLE HOUSING PROGRAMS IN THE TAHOE REGION

- Lyn Barnett, President, St. Josephs Community Land Trust/St. Josephs Homes and Land, South Lake Tahoe, California, reviewed affordable programs provided by his group. A copy of his presentation is available as [Exhibit I](#). He suggested changing current law to allow the use of the word “trust” for community land trusts operating in the State of Nevada.
- Patrick Conway, Housing Coordinator, City of South Lake Tahoe, gave an overview of affordable housing projects the City of South Lake Tahoe is sponsoring which includes Tahoe Pines, Tahoe Senior Plaza and Tahoe Valley Townhomes. Descriptions are detailed in [Exhibit J](#).
- John Falk, Legislative Advocate for the Board of Realtors, Carnelian Bay, California, speaking for Rachelle Pellisier, Executive Director, Workforce Housing Association of Truckee Tahoe (WHATT) hypothesized that a lack of workforce housing in the Lake Tahoe Basin due to increased housing prices has encouraged several different sectors of the community to create affordable housing programs in an effort to provide housing for lower-income workers and residents. His detailed remarks are available as [Exhibit K](#).

PRESENTATION AND DISCUSSION OF TRANSPORTATION IN THE TAHOE REGION

- Carl Hasty, previously identified, and Michael A. Harper, FAICP, Tahoe Transportation District, and Planning Manager, Advanced Planning, Stateline, discussed transportation in the Lake Tahoe region. Mr. Hasty estimated that approximately 80 percent of project costs in the environmental improvement projects (EIPs) are transportation-related [Exhibit L](#). Concluding, he recommended that a regional revenue source be developed for transit services. A copy of Mr. Hasty’s testimony is available as [Exhibit M](#).

DISCUSSION OF FUTURE MEETINGS

- Chairman Amodei noted that future meeting dates include April 13, 2006, in Incline Village; May 18, 2006, in Sacramento; June 23, 2006, tour/meeting Marlette Lake; and July 21, 2006, in Carson City.

PUBLIC COMMENT

- Garry Bowen, resident, South Lake Tahoe, commented on the affordable home issue at Lake Tahoe. He provided information on a project to increase community sustainability ([Exhibit N](#)).
- Michael Donaho, local businessman, South Lake Tahoe, expressed concerns with operating a small business at Lake Tahoe. He opined that the environment be the first priority for the Committee and suggested that affordable housing be placed on redeveloped land.
- John Friedrich, Program Director, League to Save Lake Tahoe, South Lake Tahoe, expressed concerns regarding Lake Tahoe's economic situation including businesses failing, increasing housing prices, and environmental concerns. His detailed remarks are available as [Exhibit O](#).
- Mike Berg, resident, South Lake Tahoe, suggested that priority be given to local workers when capital improvement projects are approved.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 1:29 p.m.

Respectfully submitted,

Nenita Wasserman
Senior Research Secretary

Diane C. Thornton
Senior Research Analyst

APPROVED BY:

Senator Mark E. Amodei, Chairman

Date: _____

LIST OF EXHIBITS

[Exhibit A](#) is the “Meeting Notice and Agenda” provided by Diane C. Thornton, Senior Research Analyst, Research Division, Legislative Counsel Bureau (LCB), Carson City, Nevada.

[Exhibit B](#) is a seven-page Microsoft PowerPoint presentation titled “Pathway 2007 Socio Economic Goals,” given by John Singlaub, Executive Director, Tahoe Regional Planning Agency (TRPA), Stateline, Nevada.

[Exhibit C](#) is a 13-page handout dated March 8, 2006, and titled “Lake Tahoe Gaming Markets” submitted by Frank Streshley, C.P.A., Senior Research Analyst, Nevada’s State Gaming Control Board, Carson City.

[Exhibit D](#) is one-page document dated March 8, 2006, and titled “Notes for legislative meeting on Wednesday, March 8, 2006,” given by Roger Norman, Owner, Crystal Bay Club, North Lake Tahoe, Nevada.

[Exhibit E](#) is a 24-slide Microsoft PowerPoint presentation titled “Lake Tahoe Economic Trends and Issues and TRPA’s Impact” offered by Carl Ribaud, President, Strategic Marketing Group, South Lake Tahoe, California.

[Exhibit F](#) is a three-page copy of testimony provided by Steve Teshara, Executive Director, North Lake Tahoe Resort Association, Tahoe City, California.

[Exhibit G](#) is a two-page copy of testimony provided Deb Howard, Broker Owner of Deb Howard & Company, Nevada, and California Real Estate Brokerage firm, South Lake Tahoe.

[Exhibit H](#) is a seven-page Microsoft PowerPoint presentation dated March 8, 2006, and titled “Real Estate @ Lake Tahoe, Legislative Committee on the Review and Oversight of the TRPA and the Marlette Lake Water System,” furnished by Sara Ellis, Government Affairs Director, Nevada’s Lake Tahoe Realtors, Incline Village, Nevada.

[Exhibit I](#) is a five-slide Microsoft PowerPoint presentation titled “Saint Joseph Community Land Trust, Saint Joseph Community Homes and Land,” given by Lyn Barnett, President, St. Joseph’s Community Land Trust/St. Joseph’s Homes and Land, City of South Lake Tahoe, South Lake Tahoe.

[Exhibit J](#) is a seven-slide Microsoft PowerPoint presentation titled “Affordable Housing, City of South Lake Tahoe, Projects and Programs,” submitted by Patrick Conway, Housing Coordinator, City of South Lake Tahoe, South Lake Tahoe.

[Exhibit K](#) is a five-slide Microsoft PowerPoint presentation, dated March 8, 2006, titled “Nevada Legislative Committee on TRPA Presentation” provided by John Falk, Legislative Advocate for the Board of Realtors, Carnelian Bay, California, for Rachelle Pellisier, Executive Director, Workforce Housing Association of Truckee Tahoe, Truckee, California.

[Exhibit L](#) is a one-page flow chart titled “Regional Plan (Goals & Policies)” provided by Carl Hasty, Deputy Executive Director, TRPA, Stateline.

[Exhibit M](#) is a two-page document titled “Lake Tahoe EIP and the Transportation Program” provided by Carl Hasty, Deputy Executive Director, TRPA, Stateline.

[Exhibit N](#) is a two-page document dated March 1, 2006, and titled “For Immediate Release: AIA Selects Northern Nevada for Community Assistance to Promote Long Term Regional Sustainability,” from Garry Bowen, Principal, Markettexture, South Lake Tahoe.

[Exhibit O](#) is two-page copy of testimony dated March 8, 2006, and titled “Public comment to the Legislative Committee for the Review and Oversight of the Tahoe Regional Planning Agency,” furnished by John Friedrich, Program Director, League to Save Lake Tahoe South Lake Tahoe.

This set of “Summary Minutes and Action Report” is supplied as an informational service. Exhibits in electronic format may not be complete. Copies of the complete exhibits, other materials distributed at the meeting, and the audio record are on file in the Research Library of the Legislative Counsel Bureau, Carson City, Nevada. You may contact the Library online at www.leg.state.nv.us/lcb/research/library/feedbackmail.cfm or telephone: 775/684-6827.