

# Letter: Muddled Meyers plan a concern

To the community,

Most of us moved to Meyers because it's a rural community, away from the city and tourist congestion. I am pro-growth; most locals are as long as it's appropriately-sized growth for our community.

The proposed Meyer's Plan, however, opens the door to a mega resort, with incentives for large development and in my mind, lacks long-range planning.

I started going to planning meetings last summer, just to listen, but it wasn't until December that I got really concerned. Here's a timeline of events, from my perspective:

Fall 2013 – At Meyers Community Advisory Council (MCAC) meetings, talk of a large project called the Catalyst. When asked about it, the subject was changed or question ignored.

December 2013 – Catalyst leaked, scares the heck out of residents and businesses due to enormous size.

January 2014 – County's letter to Feinstein leaked. Letter pushes huge project forward in Meyers.

Around this time – Found out our commercial/light industrial zone changed by the TRPA back in 2012 to town center zone, without notification to property owners or businesses. "Town Center" allows for large projects, up to 40 units per acre along both sides of Highway 50, where only 10 units per acre were allowed before (West Meyers, Catalyst vicinity).

January 2014 – Six acres of California Tahoe Conservancy lots considered for sale in town center, land previously referred to as unbuildable Conservancy lots, now referred to as asset

properties in direct vicinity of Catalyst project area. Does the CTC smell money?

January 2014 – Meyers Plan draft is released, complete with the aforementioned incentives.

Found out that the TRPA's Regional Plan update now allows for conversion/transfer of commodities, things like commercial floor area and tourist accommodation units, a very sneaky business since it's not mentioned in the Meyer's plan, you must read the TRPA's plan to know that these can be bought and brought into Meyers. This is a big deal. Commercial floor area is to large development what sewer permits are to residential building, except that you have to buy thousands of them. Does the TRPA smell money too?

February 2014 – Locals circulate fliers, petitions and hold community meeting – more that 100 people attend and almost all were unaware of zone and plan changes to Meyers.

February 2014 – Town center zone change detrimental to existing business owners, threat of eminent domain and the county's lack of transparency leaves private property owner's in limbo.

February 2014 – TRPA and county hold public show and tell, however, community still in the dark about plan changes because the meeting was conducted in TRPA speak.

March 2014 – Catalyst project name changed to incentive project due to negative reaction from the Meyer's community.

March 2014 – Million dollar grant application by agencies falsely claims the Meyers plan is ready to go. They did not get the grant.

March 2014 – CTC promised asset lands can be used as green belt/open space if the community wants it, however , makes no attempt to inform the community.

April 2014 – CTC sends survey crew onto private properties in Catalyst project vicinity without permission and when asked why, lied and got caught.

May 2014 – U.S. Forest Service land swap, visitors center dismantled, also in direct vicinity of Catalyst project area. Can they smell money too?

June 2014 – Another agency dog and pony show, people left, remaining were asked about height limit for new buildings in Meyers, show of hands agreed upon maximum height of 35 feet.

Somewhere around this time the county announces “no more Meyers meetings”. The Meyers Community Advisory Council sort of fizzles and the community finds itself without a voice.

May-August 2014 – South Tahoe Chamber of Commerce writes several letters to the county on Meyer’s behalf, reiterating ongoing concerns, also requesting an independent survey with which to direct planners when rewriting the plan.

July 2014 – No response from county.

July 2014 – California chamber helps organize meeting with agencies. TRPA states they would not allow height limit in plan regardless of community’s vote.

July 2014 – Locals again try to inform Meyers by booking a facility for workshop and sending out agenda. Interestingly, the booked and confirmed date for workshop gets bumped by the Nevada chamber for their previously unscheduled and unheard of event.

August 2014 – Still no response from county.

August 2014 – Documents surface regarding county takeover of 56-acre Tahoe Paradise Park ( Senate Bill 1023), also in direct vicinity of Catalyst project. County denies takeover but suggests the park board sign a memorandum of understanding to help fund bookkeeping and such.

Somewhere in here, agency meeting, not open to public, CTC unpromises green belt land and re-rezones some lands "recreation zone", which, coincidentally allows for large development, as long as it is sports-related, which includes pretty much everything.

October 2014 – Nevada chamber writes a creatively worded letter to the county in response to second Meyers draft. Somehow they found 300 employees in Meyers, really? State Fund will be thrilled. This letter alludes to 15 Nevada chamber businesses here, but after a quick look, their roster reflects differently, more like three. Could the Nevada chamber have an agenda, maybe something that includes a large smelly project?

October 2014 – At candidate meet and greet, the concept of the city of South Lake Tahoe expanding its boundaries or creating a whole new county with Meyers and city combined. Why would the city want anything to do with us now, they never did before? What's in it for them?

Enough, you get the point. Whether "pro-growth" or "big growth", future growth needs to be a community decision. And, well, transparency would be nice. Does anyone really believe the TRPA, county, Conservancy, USFS, Nevada chamber, and now even the city, changed all these things willy-nilly, at the same time, for no reason?

If the new Meyers plan is written with this in mind, growth can be the communities decision, so let's take the time, create a survey for resident's ideas and vision for our community. Please come to the Oct. 16 meeting at the airport, City Council Chamber, 9am.

**Angela Olson, Meyers**