

The following information was provided
to the Board of County Commissioners
by the public on 9/14/26.

From: [susan glasson](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Glamping
Date: Monday, September 14, 2026 3:30:58 PM

I am opposed to this project due to wrong zoning, increased congestion at an already congested corridor and environmental concerns.

The forest behind my lower Kingsbury home is being decimated and I no longer trust TRPA or the USFS as stewards of our precious land.

Please preserve the forest, meadows and our beautiful lake!

Susan Glasson
775-741-2574

From: [Frank D'Angelo](#)
To: [Inbox - BOCC Public Comment](#)
Subject: 12.3 oppose approval of glamping project
Date: Sunday, September 13, 2026 9:54:29 AM

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Dear Commissioners,
Stop rubber stamping everything TRPA approves.
Represent the residents who live in your area and oppose this monster glamping project.
It defies the imagination to call this camping and push it through with an ill defined concept which is anything but.

Frank D'Angelo
Glenbrook, NV

From: [Kathryn Bricker](#)
To: [Inbox - BOCC Public Comment](#)
Subject: 12.3 oppose glamping project
Date: Sunday, September 13, 2026 9:51:12 AM

Commissioners:

It is incredulous that this project is being approved as recreational use or camping.

This is a high-end, year-round resort with permanent structures.

The area is already overrun and grid locked from current usage.

Anyone who uses the area experiences this.

With Barton hospital most likely going in on the southern border of the Lam Watah trail/Rabe Meadows, now adding this to the northern end, complete with 30 e bikes and so forth, the area will be simply ruined.

Your credibility to govern is at stake with your decision.

Please protect what is precious and do the right thing.

Oppose allowing this glamping project to move forward.

Kathryn Bricker

Tahoe Douglas resident and voter

From: [Kristie Grisafe](#)
To: [Inbox - BOCC Public Comment](#)
Subject: APN 1318-22-001-013/DP25-0184/2026-APPEAL-0003
Date: Friday, September 11, 2026 2:01:50 PM

Hello,

We are writing to oppose the Globetrotter Properties glamping site near Dorla Ct and Elks Point Road in Zephyr Cove Nevada.

We live nearby and traverse this area many times a day and it is already a very busy area winter and summer.

Frankly, we are astonished this even got past TRPA due to the current density.

We are strongly opposed to this project as we basically give up our freedom due to a blocked road all summer long already. Please uphold the zoning laws and reject this proposal.

Thank you,

Matthew & Kristie Grisafe
254 McFaul Ct
Zephyr Cove, NV 89448

From: [Beth Wallace](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Appeal of Elk's Point Glamping Project
Date: Monday, September 14, 2026 1:16:17 PM

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Please accept these public comments for the 9/17/2026 Douglas County Board of Commissioners meeting, Agenda 12.3 (Elk's Point Glamping project).

Most of us in the Zephyr Cove/Round Hill area were quite surprised when the project was first approved by TRPA. I generally search for items on both your agenda and TRPA's that are of concern or interest, and I feel very little publicity was given to seek out resident input and take questions. When a clamping area was being proposed in the Zephyr Shoals area, at least the US Forest Service was forthright in holding a public meeting and getting community feedback. This project seemed to just "happen", and many of us were unaware of it until it had already been approved.

I believe that the area of concern has been approved for a campground.....this project sounds like a "rustic" version of a hotel in the woods. I can't imagine that many cabins, domes, treehouses, event center, etc. being built on that nine acre plot of land. Where are all of these people going to park? I see that shuttles will be provided, but again, that won't stop campers from bringing in their own vehicles. The Nevada State Beach parking lot and the Elk's Point Road are often filled to capacity, with cars parking over in the Safeway parking lot. As a resident wanting to walk the trails around Nevada Beach, I often have to go early in the morning to find a parking spot. You can't possibly go ahead with this project with no plan for parking and transportation.

I truly don't understand the thinking behind the TRPA and Douglas County Planning Commission approval. If everyone is out to save the lake, keep it clean, save the outdoor, open area areas, then why do you continue to approve projects like this that will only bring more people, more cars, more congestion, more environmental damage, and less enjoyment for those wanting the outdoor experience?

Again, this to me just sounds like a hotel experience being portrayed as a "Campsite". I urge the BOCC to carefully consider the impact of this project, reexamine the guidelines for what the property can be used for, and postpone any approval for this project to move ahead.

Respectfully,

Beth Wallace
Zephyr Heights resident

From: notification@civiclive.com
To: [Inbox - BOCC Public Comment](#)
Subject: Board of County Commissioners Comment Form 2026-09-14 01:45 PM(PST) Submission Notification
Date: Monday, September 14, 2026 1:45:50 PM

Board of County Commissioners Comment Form 2026-09-14 01:45 PM(PST) was submitted by Guest on 9/14/2026 4:45:40 PM (GMT-08:00) US/Pacific

Name	Value
MeetingDate	2026-09-17
AgendaItem	Item 12.3 (I think)
Topic	Glamping project Elks Point
Support	
Opposed	I am opposed to this item
Undecided	
Name	Lisa Ann Hokholt
Contact Information	lisahokholt@gmail.com
Comments	My name is Lisa Hokholt and I am the Zephyr Heights Fire Wise Program Leader. My family has lived in Zephyr Cove since the 1970's. I am extremely opposed to the Elk Point Glamping project. Why ruin quiet experiences that are fewer and fewer available? Any additional visitor attractions, especially lodging, only brings more vehicles into the basin which causes greater noise impacts (try living above the highway - the noise is practically insufferable! - it didn't used to be that way), more traffic, more beach impacts, etc. Please consider those of us who live here full-time (people, wildlife). Already there have been more residential and vacation developments in the last few short years than the number of remaining building permits we were made aware of when we invested in a home here. As a Fire Wise Program Leader and a career resource conservationist with the USDA, I have had many occasions where I have been detailed into fire-ravaged residential neighborhoods for post-fire watershed risk assessments, including the Angora Fire. I'm not sure if you had seen, as we did, the hours-long stoppages on Highway 50 as South Lake Tahoe residents were directed out during the Caldor Fire - and that was a measured evacuation with time for people to move. What if that were not the case? My neighborhood of Zephyr Heights, as most neighborhoods do, has several Vacation homes that already add to the evacuation impacts. Vacation homes frequently bring two or more vehicles per visit, plus boats and other small watercraft during their stays. I mention this because a large glamping development, such as the one proposed, will load up all cars available and cram the roads in the event of evacuation. We have no emergency refuge here in Zephyr Heights and I fear we could be trapped. Please think about the land use impacts that in my professional opinion are not appropriate for the proposed area. When will lakeside/basin development stop? Consider Rabe Meadow and impacts realized from fringe development. Think

about those of us who call the Tahoe Basin home. We feel pinched out of the natural resources we came to enjoy and share. I'm not saying that visitors aren't welcome, because they are. I am, however, saying that enough is ENOUGH! There are so many visitors now, even the beaches are JAMMED with people - and trash. And Glampers aren't going to be any more considerate than others are. Even visitor experiences are impacted, such as where can a person find a quiet respite near the shore? My husband and I have picked up shoreline and vicinity trash for years, and it is decidedly getting worse. To sum up: MORE vehicles, MORE noise, MORE beach impacts, MORE human life risk during a forced evacuation, MORE water quality impacts. Please move the Tahoe Regional Planning Agency back to where its purpose was for protecting Lake Tahoe and its precious resources. I feel TRPA has gone far astray from its previous vision. Please do more to appreciate and listen the people who live here, the taxes we pay, and our thoughts and consideration. It should not always be about further residential growth (and here I mean vacation development), but rather about the needs of Douglas County residents. Respectfully submitted, Lisa A. Hokholt

To view this form submission online, please follow the link below:

<https://www.douglascountynv.gov/form/one.aspx?objectId=21397930&contextId=16206027&returnto=submissions>

From: [Maryann 'Maggie' Gordon](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Comment from us
Date: Monday, September 14, 2026 1:48:31 PM

We are opposed to this project at 50 and near Elks Point Drive due to adding congestion to an already congested area.

Bill and Maryann Gordon
321 Thomas Drive
Stateline, CA

From: [Amanda Sharp](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Density Development behind Nevada Beach
Date: Thursday, September 10, 2026 10:52:52 AM

Please protect our land from them developing a glamping campground or any construction at Nevada Beach trails. I use this area everyday and would be devastated if you took this from us. Please consider us locals we need to stand against this.

Thanks for your time -Amanda Mitchell-

From: [David Durst](#)
To: [Inbox - BOCC Public Comment](#)
Cc: [David Durst](#)
Subject: Development behind Nv Beach
Date: Monday, September 14, 2026 9:28:33 AM

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Commissioners,

As a Round Hill resident, I strongly oppose the development of the site behind NV Beach.

I am very disappointed to hear that TRPA failed to oppose this development and ignored zoning requirements.

The impact to traffic and density proposed for the development of a pristine site with a high density property by Globtrotter Properties is not in the communities best interest. Not to mention the removal of a significant number of trees, some of which are on public lands. This should never be approved.

I strongly oppose this development in any shape or form, and especially not in the proposed high density plan.

Not only will this diminish the quality of life for those of us living nearby and paying taxes, also including those locals and visitors using this area by camping nearby, hiking and biking in this area.

Any high density development in this space, in addition to the traffic from the nearby Barton development will create unacceptable traffic and density loads in this area.

Please exercise your authority and responsibility in representing us, the people that live here and pay taxes to stop, uphold zoning requirements or whatever you can do within your authority to preserve this beautiful site.

Respectfully,

David and Julie Durst
4 Elks Point Ct.
Zephyr Cove

From: [Hardy](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Elk Point Glamping Project
Date: Monday, September 14, 2026 12:59:47 PM

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I am a resident in Skyland . This is in regard to the Glamping Project proposed in Elks Point area. This sounds more like a hotel project than a camping proposal. Additionally I have heard that the project is for sale and/or the developer is looking for a joint venture partner.

I am not able to attend the September 17th hearing but I want to register my opposition to this project as described due to wrong zoning, increased congestion at an already congested corridor and environmental concerns. Thank you
Lana Hardy

From: [DENNIS MORGAN](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Elks Point Glamping Project Opposition
Date: Friday, September 11, 2026 11:54:34 AM

Dear Supervisors: Please vote to halt this proposed project, and enforce the recreational zoning designation. As proposed, this is essentially a lodging facility that will exacerbate the bad summer traffic problems on Elks Point Road.

Furthermore, it is doomed to fail, as the sewage odors from the sewer plant at Round Hill generally waft downhill from the plant in the AM (when cool air sinks). Once the word gets out on social media about the objectionable smells, visitors will shun it, and it will fail financially. Then what happens to the property? DUMB IDEA!!!!

Dennis Morgan CPA retired

CellPhone (775) 842-8830

From: [Russell Kempt](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Elks Point Glamping Project
Date: Monday, September 14, 2026 11:08:49 AM

To Whom It May Concern,

I'm opposed to the Elks Point Glamping Project due to increased traffic, tree removal and inappropriate zoning request. This is not camping!

I live at 317 Gull Court in Glenbrook.

Best regards,
Russell Kempt
+1.408.230.0663 mobile

From: junewexler.hiddenwoods.net
To: [Inbox - BOCC Public Comment](#)
Subject: Elks Point Glamping project.
Date: Monday, September 14, 2026 3:11:23 PM

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I am opposed to this project!

The zoning is wrong and it will only cause increased traffic in an already congested corridor.

As a local resident using this part of the highway regularly I do not want to be at increased risk for accidents and lengthy delays from traffic caused by this project.

June Y Wexler.

Sent from June Wexler's iPad

From: [Sunny Vale](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Elks Point Glamping Project
Date: Monday, September 14, 2026 8:57:55 AM

Douglas County Board of Commissioners:

I am writing to let you know that I am opposed to the Elks Point Glamping Project. My reasons include the following: increased congestion at an already congested corridor; wrong zoning; major environmental concerns; removal of hundreds of trees that also includes logging over 50 mature trees on forest land; clearing and paving a wide, lengthy road across forest land to create the year-round, heavily-used one access to Glampground.

Parsla Blakis

From: [Brett Currier](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Elks Point Glamping Project
Date: Monday, September 14, 2026 9:41:21 AM

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I am opposed to this project due to wrong zoning, increased congestion at an already congested corridor and environmental concerns.

Thank you
Brett Currier
1302 Cave Rock Drive Unit A
Glenbrook, NV 89413

Sent from my iPhone

From: [Ron Brandow](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Elks point luxury project
Date: Monday, September 14, 2026 10:24:45 AM

I am opposed to the \$300-500 a nite for a camping site..

The state park is only \$30 a nite.

Ron Brandow Zephyr Heights.

From: [Colleen Manzer](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Flawed traffic study for the "Glamping" project at Elks Point and Hwy, 50 behind Dorla Ct. Please reject this project
Date: Friday, September 11, 2026 11:59:42 AM

Dear Douglas County Commissioners,

The traffic study for this project was done in May. If you have ever visited Elks Point Drive leading into Nevada Beach in the summer months (especially on weekends) you would know that the proposed Globetrotter properties "Glamping" project should not move forward. The ingress and egress from Elks Point would cause gridlock that would back up onto Highway 50. This is already a dangerous intersection with pedestrians now walking from Elks Point Drive east of the highway on busy weekends.

I went to the 8:30 mass a few weekends ago (not a holiday weekend) and the line of cars waiting to get into the NV beach gate (that opened up at 8 am) was backed up onto the highway. I couldn't get into the lane to go to church (coming from the Round Hill neighborhood) as cars were turning right from the highway and there was a constant line of cars. My only option was to go into the oncoming lane that had no cars in it coming from the beach in order to reach the church. What if you were a resident at the end of this street? What if you were a gl camper coming back from Safeway if this proposed project was approved? This backing up of cars used to only occur on holidays but it is occurring more and more often at this location. Nevada beach has always been a very popular day trip for valley locals. With the expanding population in Reno and Carson Valley, I have seen this beach getting busier and busier over the years. The Douglas County Sheriff department does what they can to stop illegal parking but often times it is a safety concern as cars plug up this street parking on both sides of the road and cars are constantly driving in and out of this street trying to find parking. There are pedestrians walking in the street. I dread the day a fire breaks out and emergency responders can't get to the fire because of the gridlock.

Please uphold zoning codes, protect our public lands, and reject this project! We are already at critical mass with the current population in this area. We can't have another project attracting large numbers of people in this space.

Thank you,
Colleen Manzer

--

Colleen Manzer

"Between every two pine trees there is a door leading to a new way of life."
John Muir

From: [Linda Dengler](#)
To: [Linda Dengler](#); [Inbox - BOCC Public Comment](#)
Subject: Fw: Do not approve of this project as it is against the codes
Date: Monday, September 14, 2026 2:57:28 AM

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Please see the following submission and submit it to the Douglas County Board of County Commissioners for their review.
Linda Dengler

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, September 14, 2026, 12:38 PM, Linda Dengler <lindadengler@yahoo.com> wrote:

What the TRPA has approved for Glamping means that the TRPA is breaking the law as this area is not zoned for a hotel. It is zoned for camping.

If I want to use my home in Douglas County as a hotel I would be refused the permit as my home on Kingsbury grade is not zoned for a hotel.

WE MUST STOP the TRPA from breaking the codes we must all follow. Then there is the Douglas County Board of Commissioners. My question is are they going to rubber stamp this illegal according to the codes project? Will they do that when I plan to make my own home a hotel?

How corrupt is the TRPA to do this?

Who has bought their votes. This is about those with money who only want money and not the loving care that our environment and lake and WE the people deserve to have who call this our home.

I am currently visiting a place that has done this to their environment.





This is the Arctic Snow Hotel in Finland. These are hotel rooms. They are not camp sites. The TRPA and Douglas County Board plans to approve this same project and do not call it hotel rooms THAT IS A LIE!!!! Once this project is approved there will be many more that destroyed our beloved place that we live.

To look at a real camp ground just look at Camp Richarson's. I have camped i.n a tent my whole life at Camp Richarson's in a tent, not a hotel room. If the Board approves of this then they are completely corrupt. How stupid are we if we believe their lies.

The Douglas County Board of Commissioners must cancel this project.

In these photos you can see that they have removed all of the beautiful trees to put up hotel rooms. The beauty of the place has been destroyed. This is what will happen if the board approves of these HOTEL ROOMS.

We will soon see how corrupt they all are.

I truly hope the Board will have the integrity to follow the actual building codes and stop this horrific destruction of our environment for money. As it is this project is already for sale. Not even approved and the one who asked for it to be approved has no intention to continue to own it. Just sell it off for a fortune. He must have paid off the TRPA and the BOARD to get this approval against the County Codes.

I ask the Douglas County Board of Supervisors to stand up for integrity and cancel this project.

Linda Dengler

[Sent from Yahoo Mail for iPhone](#)

From: [Lawson Flanagan](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Fwd: "Glamping " project at Elk's Point
Date: Monday, September 14, 2026 8:03:01 AM

----- Forwarded message -----

From: **Lawson Flanagan** <lhftahoe@gmail.com>
Date: Sun, Sep 13, 2026 at 8:42 AM
Subject: 'Glamping ' project at Elk's Point
To: <boccpubliccomment@douglasnv.us>

To the Douglas County Commissioners,

It is my understanding that the proposed 'glamping' site is zoned for camping, not 'glamping'. Tents and sleeping bags, Coleman lanterns and campfires not heated structures with electricity and indoor plumbing, not to mention a clubhouse with hospitality staff. This proposed project should not be allowed. It does not comply with the approved zoning permit, requires the removal of many trees and will significantly degrade the aesthetics of this beautiful forested area.

Respectfully submitted,
Lawson and Sarah Flanagan
Long time residents of Zephyr Heights.

From: [Matt Jenner](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Fwd: Opposition to the Proposed Glamping Project Near Nevada Beach
Date: Saturday, September 12, 2026 11:02:36 AM

Dear Members of the Board,

I am writing to express my strong opposition to the proposed new glampground development located behind Dora Court near Nevada Beach. While I understand the desire to expand lodging options in the Tahoe Basin, this specific project poses significant risks to our local environment, community safety, and infrastructure that cannot be overlooked.

My primary concerns regarding this development include:

- **Environmental, Trash, and Light Pollution:** The project area sits in a delicate ecosystem already impacted by heavy tourism. Introducing a high-density glamping site will lead to a substantial increase in trash, litter, and improperly discarded food waste, which attracts dangerous wildlife like bears to the area. Additionally, the constant turnover of guests will cause light pollution that disrupts the natural habitat and the surrounding dark skies.
- **Fire Risk and Safety:** Introducing a high-density glamping site into a heavily forested area drastically escalates the risk of wildfires. Managing campfires, grills, and outdoor heating elements in this zone presents an unnecessary hazard to neighboring residential communities.
- **Traffic and Gridlock:** The roads leading to Nevada Beach are already severely congested during peak seasons. Adding a commercial campground will worsen traffic, strain local infrastructure, and potentially compromise emergency evacuation routes. The Elks Point Rd/Hwy 50 intersection is already very dangerous with no Left Turn lane/light or Yield sign for cars traveling on Elks Point Road.
- **Water Quality:** Increased foot traffic, waste generation, and permanent structures will disrupt local wildlife habitats and threaten the pristine water quality of Lake Tahoe.

For these reasons, I urge the board to deny the permits for this glampground project and prioritize the preservation of our natural spaces and the safety of our residents. Thank you for your time, consideration, and service to our community.

Sincerely,

Matt Jenner

Round Hill Resident

From: [Lisa Jenner](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Fwd: Strong Opposition to the Proposed Glamping Project Near Nevada Beach
Date: Saturday, September 12, 2026 11:06:51 AM

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- **Fire Risk and Safety:** Introducing a high-density glamping site into a heavily forested area drastically escalates the risk of wildfires. Managing campfires, grills, and outdoor heating elements in this zone presents an unnecessary hazard to neighboring residential communities.
- **Traffic and Gridlock:** The roads leading to Nevada Beach are already severely congested during peak seasons. Adding a commercial campground will worsen traffic, strain local infrastructure, and potentially compromise emergency evacuation routes. The Elks Point Rd/Hwy 50 intersection is already very dangerous with no Left Turn lane/light or Yield sign for cars traveling on Elks Point Road.
- **Water Quality:** Increased foot traffic, waste generation, and permanent structures will disrupt local wildlife habitats and threaten the pristine water quality of Lake Tahoe.

As an alternative, I would suggest developers look to build this type of glamp ground/resort at the old Round Hill Pines Resort cabins that are located on the hillside between Nevada Beach and Round Hill Pines Beach Club. This site would have its own entrance off Hwy 50 which may alleviate traffic issues, is a bit more isolated (enhancing the glamping

experience without being an eyesore off Hwy 50 and creating traffic congestion for local Dora Ct businesses) and remove dangerous dilapidated cabins currently on this federally owned land.

For these reasons, I urge the board to deny the permits for this glamp ground project and prioritize the preservation of our natural spaces and the safety of our residents. Thank you for your time, consideration, and service to our community.

Sincerely,

Lisa Jenner

Resident Round Hill/Zephyr Cove

From: [Di Bisbee](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Glamping project at Elk Point
Date: Monday, September 14, 2026 2:16:19 PM

I am opposed to this project on many levels from too many tourists & overcrowding in our community to serious environmental issues. We are losing our sensibility to developers.

Di bisbee

Sent from my iPhone

From: [Liz N](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Glamping Project
Date: Monday, September 14, 2026 3:30:31 PM

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I am opposed to this project due to wrong zoning, increased congestion at an already congested corridor and environmental concerns!!!!!!

Dan & Liz Norman
40 yr Stateline residents

From: [john clark](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Glamping project
Date: Monday, September 14, 2026 10:10:31 AM

I am opposed to this project as it does not meeting zoning restrictions, it would add undue congestion to an already overcrowded area and potentially create additional traffic hazards on highway 50 where cars lining up to enter recreational areas already cause havoc at times.

Thank you for your consideration,

John j clark

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [john clark](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Glamping project
Date: Monday, September 14, 2026 10:10:31 AM

I am opposed to this project as it does not meeting zoning restrictions, it would add undue congestion to an already overcrowded area and potentially create additional traffic hazards on highway 50 where cars lining up to enter recreational areas already cause havoc at times.

Thank you for your consideration,

John j clark

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Dan Bowler](#)
To: [Inbox - BOCC Public Comment](#)
Cc: [Michelle Bowler](#)
Subject: High density development behind Nevada Beach
Date: Thursday, September 10, 2026 10:41:02 AM

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I am voicing my OPPOSITION to the Development behind Dorla Court masquerading as "campground" that involves the permanent destruction of 282 trees to be cut down, constructing 9 two-story motel units, 18 dome shelters, an events lawn for loud gatherings, a commercial kitchen adding to the pollution Lake Tahoe doesnt need, increasing traffic on Elks Point Road and Highway 50 already suffering from gridlock and traffic problems there.

The increasing traffic and pollution problems are happening thanks to government officials selling out and destroying our environment for their own personal gains, true enemies to our environment and the people who live here.

Dan Bowler
Financial Advisor

2320 South Carson Street, Suite 3
Carson City, NV 89701

Office: (775) 883-4667
Email: dan.bowler@lpl.com

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From: [Fredricka Laurian](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Item 12.3 (Glamping Project) on your September 17, 2026 Agenda.
Date: Saturday, September 12, 2026 8:04:14 PM

I am submitting this email as public comment for Item 12.3 (Glamping Project) on your September 17, 2026 Agenda.

Dear Douglas County Commissioners,

As the owner of the property at 188 Hwy. 50 in Roundhill, (the southwest corner of Elk Point Rd. and Hwy 50, I am currently directly affected by traffic and the summer stench of the sewer between Elk Point road and Hwy 50 as well as the road conditions, noise and degradation of the natural landscape and the lake. Though I am generally pro-business, the glamping project is absolutely ill advised.

To increase traffic, pollution and to degrade the natural landscape further does nothing for the businesses and residents in Roundhill. Please step up and protect your constituents.

The resulting increase in TOT, etc. may line County pockets, but does nothing for lake residents who are the ones hugely impacted. We don't need another commercial hotel-like property impacting the lake, the meadow, and adjacent stream zone. Roundhill is NOT the casino corridor.

As it is, in the summer months traffic begins to pile up on Highway 50 to make a right turn on ElkPoint Rd to get to Nevada beach. This starts at 6 AM on weekends.

The beach opens at eight. After the beach parking is full, the line persists for hours and hours and hours backing up traffic and creating hazards on Highway 50.

Beachgoers Park illegally on either side of ElkPoint Rd, on the dirt and private properties, littering as they please, leaving everything from ice chests to underwear on the road. This is also the situation on the walking/jogging/bike path next to the road.

The tourists have broken forest service fences all along Elk Point road. We don't need any more visitors carving up this forested, environmentally sensitive zone.

Due to the amount of traffic currently, Homeowners trying to access their homes in Elk Point Country Club are forced into oncoming traffic to drive illegally on Elk Point Rd. More traffic would be a travesty on either the Hwy or Dorla court or Elk Point Rd.

Though they are great and a tremendous asset, our DC Sherriff's Dept is not adequately staffed to contend with this amount of traffic and illegal parking during peak months.

The proposed project will only increase traffic/safety issues, litter and grafiti, at the lake. In case of fire, this continuing increase can cost lives.

Please consider the local residents and business owner's input. Thank you.

Sincerely,

Fredricka Laurian

From: [Barbara Smith](#)
To: [Inbox - BOCC Public Comment](#)
Subject: My Objection to the Elks Point Glamping Project
Date: Monday, September 14, 2026 2:05:01 PM

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Douglas County Board of County Commissioners,

I am grateful to have this opportunity to express my thinking to you.

I have been walking to Nevada Beach through the beautiful forest and enjoying the various trails in Rabe Meadow since moving to (Round Hill) Zephyr Cove, Nevada in 1997. I came here from the mid-west, where there was nothing that could be compared to it.

This area is unique Nevada and open to all.

I am opposed to this project due to wrong zoning, increased congestion at an already congested corridor and environmental concerns.

Barbara J. Smith

From: [don9](#)
To: [Inbox - BOCC Public Comment](#)
Subject: NEVADA BEACH GLAMPING PROJECT
Date: Saturday, September 12, 2026 7:29:12 PM

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Hi,

Please mark me down as a longtime resident very much against this project.

Don Holloway

637 Riven Rock Rd

Zephyr Cove, Nv

Get [Outlook for Android](#)

From: [Jon](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Nevada beach Globetrotter Properties
Date: Saturday, September 12, 2026 8:05:14 PM

Hi,

I have never written in to a board before but I would like to voice my opposition to the plan to build near Nevada beach.

In the summer the traffic is terrible, there's no parking, and adding more people to the mix is a bad idea. More importantly is the trees and nature there is absolutely beautiful, tearing it down to put glamping grounds seems like a grave mistake.

There are already plenty of areas to build without tearing down a beautiful forest or worsen traffic at one of the only beaches for Douglas county.

We are stewards for the next generation.

Please consider the needs of the residents to enjoy our nature.

Gardnerville homeowner, voter, and taxpayer,
Dr. Jonathan Kinscherff

From: [Sarah Clotfelter](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Nevada Beach Project
Date: Thursday, September 10, 2026 10:12:17 PM

Public commissioners,

PLEASE uphold the zoning codes, protect our public lands, and REJECT The Nevada Beach development project led by Globetrotter Properties.

These are unique public lands. Tahoe is becoming more and more of a playground for the elite. Please save our trees and our beautiful spaces for ALL to enjoy!! Do not allow this land to become privatized.

Most Sincerely,
Sarah Clotfelter
Gardnerville, NV

From: [Kali Posey](#)
To: [Inbox - BOCC Public Comment](#)
Subject: NO BUILDING OR CONSTRUCTION IN THE TAHOE BASIN
Date: Thursday, September 10, 2026 11:10:08 AM

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The proposed plans for a glamping campground is 100000% UNNECESSARY infrastructure. STOP PAVING OVER NATURE, STOP TAKING LAND AWAY FROM WILDLIFE, GET THE HELL OUT OF NEVADA.

NOTICE OF PUBLIC HEARING

SITE ADDRESS: near the southwesterly intersection of Elks Point Road and Highway 50
APN(s): 1318-22-001-013

The Board(s) reserve the right to: take items in a different order; combine two or more agenda items for consideration; remove items from the agenda; and/or delay discussions relating to an item on the agenda at any time. The application will be considered under the Public Hearing portion of the meeting. The Agenda and Staff Reports will be online prior to the meeting <https://www.douglascountynv.gov> - click on Agendas and Minutes.

PROPOSAL: For possible action. Discussion of Appeal 2026-APPEAL-0003, an appeal of the Planning Commission's decision to approve Major Design Review DP25-0184, for a Developed Campground with 53 camping spaces and accessory structures that include a clubhouse for common use and an accessory dwelling for up to nine (9) employees. The subject property is located in the S-070B (Sports-oriented in the Rabe Community Plan Area) in the Tahoe Basin, near the southwesterly intersection of Elks Point Road and Highway 50. The original applicant for the Design Review is Jamie Schmidt of JLS-Development, on behalf of Globetrotters Property LLC (property owner).

PUBLIC HEARING(S):
Board of County Commission Meeting:
Date/Time: September 17, 2026 at 10:00 AM
Location: Historic Courthouse, 1616 Eighth Street, Minden.

Appellant: G&T Properties LLC
Appellant Representative: Samantha Vanillo of Womble Bond Dickinson LLP.
Phone: 775-321-3443

For further information, please contact: Linda Doherty ldoherty@douglasnv.us or planning@douglasnv.us;
Phone: (775) 782-6209 Fax: (775) 782-9007 PO BOX 218/1594 ESMERALDA AVENUE,
MINDEN, Nevada 89423



Please check <http://www.douglascountynv.gov/> for full agenda.

From: [Dorothy Dean](#)
To: [Inbox - BOCC Public Comment](#)
Subject: NO to Glamping at Elks Point
Date: Monday, September 14, 2026 11:21:18 AM

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Dear Board of Douglas County Commissioners,

Don't kill the goose that's laying the golden eggs!

Exploitation of Lake Tahoe for profit seems to be the motivation for a lot of local development decisions, without concern for evacuation safety, traffic, quality of life, and most importantly, the environment of the lake itself.

Lake Tahoe attracts tourists and money and revenue for our county because it is beautiful and, in some places, unspoiled. If the lake becomes more overbuilt, more crowded, dirtier, and noisier, then tourists will stop visiting and no money will be made by those proposing such unnecessarily grandiose projects as this so-called glamping (it's a hotel), and the potential taxes generated by allowing such intrusive building will be lost, along with all the other income generated by tourism.

The lake, its natural environment, tourist economy, and human infrastructure, has an innate carrying capacity which if exceeded will collapse.

Lake Tahoe may have already passed the point of no return environmentally. For the tourist economy, the pristine beauty and solitude that attract so many is on the edge of undesirability. But absolutely and without doubt we have far surpassed what our human infrastructure can safely handle in the event of a disaster.

Please consider the health of Lake Tahoe, our economy, and the lives of citizens and visitors alike.

Vote NO on this project.

--Robert and Dorothy Dean, residents of Stateline

From: madlands@aol.com
To: [Inbox - BOCC Public Comment](#); madlands@aol.com
Subject: OPPOSE GLAMPING PROJECT
Date: Friday, September 11, 2026 7:01:45 AM

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Dear Commissioners,

Thank you for taking the time to reconsider the approval of the Glamping Project off Elks Point Road. There are several issues to be considered, but the biggest question I have is the development of motel type units without the requirement of TAUs. Calling a development a camp ground that does not require TAUs and then building permanent lodging units seems an abuse And intent of the ordinance and zoning.

Also, this area during Summer season is heavily impacted with cars and people trying to access the lake from Nevada Beach. Elks Point Road is fully occupied with cars from over flow of the Nevada Beach parking lot. On a Saturday morning in Summer the cars are backed up onto Hwy 50 causing traffic and safety issues.

Yes, please reconsider this approval as it is NOT a campground, but rather a motel in the woods under the deceptive marketing name Glamping.

Sincerely,
Peggy Bourland

[Sent from the all new AOL app for iOS](#)

From: [Alan Priest](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Opposed to 53-space "glampground" on nine acres at Elks Point Road
Date: Monday, September 14, 2026 2:35:30 PM

As a resident of the Nevada side of Lake Tahoe, I am opposed to the addition of glamping/camping sites at Elks Point Road. It's already too congested and this would make everyone's lake experience worse, especially locals.

Alan Priest
222 Glenbrook Inn Road

Alan Priest | 650.619.0487 | alanjpriest@yahoo.com

From: bv6decker@aol.com
To: [Inbox - BOCC Public Comment](#)
Subject: Opposition to Item 12.3 Glamping Project
Date: Monday, September 14, 2026 10:36:01 AM

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I am submitting this email as public comment for Item 12.3 (Glamping Project) on your September 17, 2026 Agenda.

In my opinion, this project has been treated dishonestly by the TRPA and your Staff and Planning Commission. This project is a high-end hotel project and not a camp site project. The zoning for the project allows for traditional camping, not a hotel. TRPA chose to gloss over this very important fact. I urge you to stop this project now and deal honestly with the zoning aspects of this project. You have the moral and legal authority to do this and should do this on September 17, 2026.

Here is the Douglas County Planning Staff's summation of this project as listed on your agenda:

"53 campsites to include 26 cabins/sleeping shelters, nine (9) tree house structures (on the ground), 18 seasonal dome structures, and three (3) comfort stations (bathrooms/showers). The project also includes a clubhouse for guest use (including a communal kitchen, edible garden, digital nomad space, conference room, communal eating area, and educational wall) and one accessory dwelling to be used to house up to nine employees."

The Douglas County Staff submission is clearly written to appear as a campsite. In my opinion, this is dishonest and misleading. Here are photos of what the Developer wants to build:

<https://www.crex.com/properties/2361597/nevada-talaz-eco-camp>

This is nothing other than a high end luxury resort that will cost \$300 -\$500 a night - that is NOT camping. The site is already in a very high traffic, congested area right on Hwy 50.

As you have seen with the Stormwater tax proposal and the mess with the Park Ranch Development , the public is getting fed up with not being dealt with honestly by the County.

Please push the pause button on this project and find out what is going on with it. And please quit deferring to the TRPA for everything at the Lake.

Thank you,
Barbara Decker

From: [K Lynne](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Opposition to new Nevada Beach Development
Date: Saturday, September 12, 2026 2:22:13 PM

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To whom it may concern –

I am writing an opposition to the new development proposal near Nevada Beach.

I am employing the commissioners, to uphold the zoning codes, to protect our public lands, and reject this project.

I have been going to Nevada Beach since I was a child, and this new project would devastate the area and ruin the feel of the community. Please do not allow it to go through.

Thank you for your consideration.

Karin Rooney

From: [Marlena Wyborska](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Opposition to Proposed Glamping Development Near Nevada Beach
Date: Friday, September 11, 2026 1:27:18 PM

Dear Douglas County Board of Commissioners,

I am a local resident, and I strongly oppose the proposed glamping development near Nevada Beach.

This area is already extremely busy during the summer. Traffic on Highway 50 and Elks Point Road gets so bad that my family and I sometimes avoid Nevada Beach completely during the busiest months. Adding a large year-round resort, events, and hundreds of additional visitors will only make this problem worse.

I also don't understand why we would remove so many trees and take away more of the natural space that makes Tahoe special just to build another luxury tourist development. We already have plenty of hotels and vacation rentals in the area.

What we do not have enough of is housing for people who actually live and work here. If something has to be built on this land, I would much rather see a few condos or homes for local residents than accommodations renting for hundreds of dollars a night.

Please listen to the people who live here year-round and have to deal with the traffic, overcrowding, and housing shortage every day. I respectfully ask you to reject this project and protect this area from unnecessary commercial development.

Thank you for considering the concerns of local residents.

Sincerely,
Marlena Means

From: somis5@cs.com
To: [Mark Gardner](#); [Nathan Tolbert](#); [Sharla Hales](#); [Danny Tarkanian](#); [Wesley Rice](#); [Inbox - BOCC Public Comment; Jenifer Davidson](#)
Subject: Plea for Honesty - Item 12.3 - September 17, 2026 Meeting
Date: Saturday, September 12, 2026 9:52:05 AM

Good morning,

I am submitting this email as public comment for Item 12.3 (Glamping Project) on your September 17, 2026 Agenda.

In my opinion, this project has been treated dishonestly by the TRPA and your Staff and Planning Commission. This project is a high-end hotel project and not a camp site project. The zoning for the project allows for traditional camping, not a hotel. TRPA chose to gloss over this very important fact. I urge you to stop this project now and deal honestly with the zoning aspects of this project. You have the moral and legal authority to do this and should do this on September 17, 2026.

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<https://www.crex.com/properties/2361597/nevada-talaz-eco-camp>

This is nothing other than a high end luxury resort that will cost \$300 - \$500 a night - that is NOT camping. The site is already in a very high traffic, congested area right on Hwy 50.

As you have seen with the Stormwater tax proposal and the mess with the Park Ranch Development, the public is getting fed up with not being dealt with honestly by the County.

Please push the pause button on this project and find out what is going on with it. And please quit deferring to the TRPA for everything at the Lake.

Respectfully submitted,

Brett Tibbitts

From: [Daylen Simpson](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Please Reject the Nevada Beach / Dorla Court Glamping Development
Date: Thursday, September 10, 2026 1:01:22 PM

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Dear Douglas County Commissioners,

I am writing to strongly oppose the proposed Globetrotter Properties development behind Nevada Beach near Dorla Court and Elks Point Road.

This area is one of the things that makes the Nevada side of Lake Tahoe special. Residents and visitors use these forest lands and trails for walking, running, biking, and enjoying the outdoors. A large, year-round commercial resort development is not an appropriate use of this area, and I urge the Board to protect the character of this community rather than allow it to be fundamentally changed.

I am particularly concerned by the proposed removal of hundreds of trees, the scale and commercial nature of the development, increased traffic on Elks Point Road and Highway 50, impacts to nearby public lands and trails, and the potential noise and congestion associated with events, weddings, retreats, and year-round lodging.

I am also concerned about whether a project consisting of multiple two-story lodging units, dome accommodations, a large clubhouse and commercial kitchen, and an events area is consistent with the intent of the property's recreational zoning. Calling something a campground should not exempt what is functionally a commercial lodging and events development from the zoning protections residents rely upon.

TRPA approval should not mean that Douglas County must approve the project. The County has its own responsibility to consider land use, zoning, traffic, public access, neighborhood compatibility, and the interests of the people who actually live here.

Once this forest is cleared and developed, we cannot simply put it back.

Please do not treat approval of this project as a formality. I respectfully ask the Board of County Commissioners to uphold Douglas County's zoning requirements and reject the proposed development.

Please preserve the Nevada Beach area as the low-impact recreational and forest environment that residents and visitors value.

Thank you for your consideration and for representing the interests of our community.

Sincerely,

Daylen
Douglas County / Round Hill resident

From: [Ashley Mavon](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Please stop unnecessary development behind Nevada Beach!
Date: Friday, September 11, 2026 9:10:18 AM

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Dear Douglas County Board of Commisioners,

I am writing to express my support for preserving our local trails and forests. Please keep these peaceful areas intact and protected from unnecessary development. It is vital that we maintain public land for residents to exercise, walk their dogs, and enjoy the natural beauty of our community.

Personally, my dog and I walk and jog in this area multiple times a week and we enjoy the native plants and trees as we use the trails. I would personally feel devastated by development in the area. We have plenty of hotels and lodging options all over town for guests to stay. Please help us to keep this area wild.

Thank you for your time, consideration, and dedication to protecting our local environment.

Sincerely,

Ashley Mavon
South Lake Tahoe

From: [Steve Means](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Proposed campground behind Dorla Ct/NV Beach
Date: Thursday, September 10, 2026 7:25:31 PM

Hi,

I'm writing in to oppose the 'campground' that has been planned and approved by the TRPA in the Dorla Ct/Nevada Beach area. It's my understanding that this is actually a motel complex thinly disguised as a campground despite being zoned for recreation. Additionally the traffic study was done when NV beach was closed???

Look, we all know that area is an absolute goat rodeo during peak summer season. The idea that it can support MORE development and traffic boggles the mind. There has been a pattern of developers in town trying to sneak by the TRPA, local zoning and the people who actually live here in recent years. (Lakeside/Barton anyone?)

We need to do better. We need to be strict, especially when the area will be negatively impacted as I and many others locally believe is the case here.

Thank you for reading,

Steve Means from lower Kingsbury

From: cdigibb@aol.com
To: [Inbox - BOCC Public Comment](#)
Subject: Proposed globetrotter properties project on September 17, 2026 agenda
Date: Friday, September 11, 2026 10:24:01 AM

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Dear commissioners,

As a resident of Round Hill, and a regular user of the trails adjacent to Nevada Beach, I oppose the project slated to bring commercial development to an area used And zoned for recreation. For 2 to 3 months during the summer, it is extremely difficult to get access to Nevada Beach. Elks point Road is full of cars going and coming from the beach and parking alongside the roads. The walking paths Are well used. This development will make access to this recreation area difficult for anyone wanting to Use these lands. It seems that it will also make it difficult for the fires to Exit and enter their facility, creating a real safety issue.

Please reject this proposal and helped minimize the impacts of Over tourism in our community.

Respectfully,

Cathy Gibb

From: [Ziv M](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Protecting Nevada Beach
Date: Thursday, September 10, 2026 11:10:47 AM

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Hello,

As a resident of Stateline and a frequent visitor to Nevada beach, I am asking the commission to uphold the zoning regulations and stop this luxury glampground from forming in my backyard. I will be at the session next Thursday to share my thoughts in person.

Ziv

From: [Ellie](#)
To: [Mark Gardner](#); [Nathan Tolbert](#); [Daniel Tarkanian](#); [Sharla Hales](#); [Wesley Rice](#)
Cc: [Tom Dallaire](#); [Jenifer Davidson](#); [Wendy Lang](#); [Inbox - BOCC Public Comment](#); [Julie Regan TRPA](#); [Paul Nielsen TRPA](#); [Graham St. Michel TRPA](#); [TRPA Public Comment](#)
Subject: Public Comment 9-17-2026 Douglas County Board of Commissioners Agenda item 12.3 Glamping project appeal. TRPA 9-23-2026 mtg
Date: Sunday, September 13, 2026 5:41:29 PM

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Please accept this public comment for the 9-17-2026 Douglas County Board of Commissioners meeting Agenda item 12.3 Glamping project appeal and the Tahoe Regional Planning Agency meeting 9-23-2026 as General Public Comment. ~Ellie Waller , Douglas County resident

I know it's a lot of information but it's necessary to have a clear understanding of the issues enabling the Commissioners to make a well-informed decision.

I strongly urge you to read or re-read all **Tahoe Regional Planning Agency-September 24, 2025** meeting packet to better understand public outrage and misunderstanding of the procedural issues. Also the Crexi sales opportunity link of the project that states entitlements that have not been approved.

Commissioners your task is to determine if Design Review and building permit criteria are even achievable with no definition of "Glamping" in TRPA or Douglas County Title 20 code. At the end of this comment are graphic depictions approved and Crexi for sales luxury glamping pictures. TRPA perhaps you need to have a discussion with the development team about the entitlements they are considering approved and their sales pitch.

TRPA Code and Douglas County agenda item statement 9-17-2026.

TRPA Code defines a "Developed campground" as: Land or premises designed to be used, let, or rented for temporary occupancy by campers traveling by motorized vehicle, and that contain such facilities as campsites with parking area, barbecue grills, tables, restrooms, and at least some utilities.

Has Community Development staff been provided any proposal for an up to 150 guest event capability/capacity as a special use permit or Japanese onsen facilities, etc. stated in the Crexi sales information link provided in this comment ?

TRPA I'm not sure you know what you approved and what Talaz is requesting.

Attachment D Draft Plans September 2025 Governing Board Packet call it

"Eco Camping". Whist the For Sale/possible partnership webpage calls it "luxury outdoor hospitality" and 53 "high-end eco-keys".

Link to TRPA September 24, 2025 meeting

<https://www.trpa.gov/2025/09/?cat=9>

Link to TRPA Agenda referencing Glamping item Planning Matters

<https://www.trpa.gov/wp-content/uploads/September-24-Governing-Board-Agenda.pdf>

Link to TRPA 48 page staff report Page 6 of the TRPA staff report clearly states: Douglas County: This project requires a Douglas County Design Review and Building Permit. <https://www.trpa.gov/wp-content/uploads/Agenda-Item-No.-VII.-B.-Developed-Campground-Projectcom.pdf>

Additional TRPA presentation materials that do not include Douglas County required approval of Design Review and building permits. Nor does it mention anything about proposed use for 150 person events, wedding venue and Japanese onsen available as stated in the sales opportunity website for the

project. <https://www.trpa.gov/wp-content/uploads/Agenda-Item-No-VIIB-Developed-Campground-Project.pdf>

Link to Crexi.com properties

<https://www.crexi.com/properties/2361597/nevada-talaz-eco-camp>

"Multiple Revenue Streams: Beyond the 53 keys, the project includes entitlements for a **5,000 sq ft Lodge**, a BBQ Pavilion, and **dedicated event rights, allowing for high-margin wedding and corporate retreat income.**

Crexi Executive Summary Globetrotter Properties, LLC is pleased to present a unique "soft sell" opportunity for the development of Talaz Tahoe, a premier 9.1-acre luxury outdoor hospitality project in Zephyr Cove. **This is a fully entitled development** featuring 53 high-end eco-keys (including 35 A frame cabins and 18 glass domes) and a 2,500 sq. ft. clubhouse, **event capabilities up to 150 guests, six Japanese inspired onsens** throughout, eco-friendly attributes, and prime location on the Nevada side of South Lake Tahoe. **With TRPA approval secured—a significant barrier to entry in the Tahoe Basin**—this project is primed for a partner to step in and help bring this sustainable vision to life.

Note: I looked up Japanese Onsen "A Japanese **onsen** is a natural geothermal hot spring and the traditional bathing facility built around it".

This is where more confusion happens as Tahoe residents provide written and public testimony to TRPA first. This creates the misunderstanding of the administrative process.

Verbal Public comments at the September 2025 meeting captured from the October 2025 TRPA Governing Board packet.

Ellie Waller, Douglas County resident, said effective communication is essential in any endeavor such as the proposed glamping project. Please postpone approval after more comprehensive information, definition and analysis is provided. This discretion lies with the Executive Director and this Governing Board. Detailed pages and pages of information could be found in Accela files and not Parcel Tracker per se where most people

are directed. There is a significant amount of info the public has not been made aware of because they don't know how to use Accela. Actual depictions of unit types, glamping ground layout, and land capability, etc. Glamping may have a place in the recreation toolbox in the future, but not today. This project proposal is precedent setting and glamping is not sufficiently or effectively defined or analyzed by TRPA or any local jurisdiction. The loosely defined "Developed Campground" definitions and discretionary interpretation and lack of stringent mitigations are not sufficient to approve this new undefined use and project today. This project should require an Environmental Assessment to assess the impacts that the Initial Environmental Checklist documentation does not require. The proposed built environment has newly undefined hardened structures, not typical of camping sites, year-round sleeping structures on stilts that shouldn't be called treehouses and hardened domes more like a hotel room. Who will monitor rock outcrops and possible movement of "floaters" for compliance and protection on the land.

A Cultural study a must, not when "oops" we found something all based on what has been uncovered at nearby Rabe Meadow. The glamping use with no definition is no better than the Martis Camp Beach Shack shameful approval under the Placer County guise of a single-family home remodel, as Beach Recreation. And subsequent approval of another out of the basin private amenity, the Ritz Beach House both in Tahoe Vista. These are precedent setting examples and believe the same will happen with this glamping. This is an abuse of the Douglas County Plan Area Statements still in play. TRPA records show this Plan Area Statement was edited by staff in April 2025. Why and what was edited? Hotels are now at luxury level, housing is unaffordable, camping is the last vestige of a level playing field for all to enjoy Tahoe as envisioned.

Tobi Tyler (Douglas County resident) retired environmental engineer, speaking on behalf of the Sierra Club Tahoe Area Group regarding the proposed Round Hill Private Glamping Site. We urge the Governing Board to postpone this vote. See my written comments for more specific questions and unsubstantiated claims of no environmental impact. There has been too little time for public review for this project, with an errata sheet coming out at the last minute. The check the box Initial Environmental Checklist (IEC) is woefully inadequate and unsubstantiated with facts. The concept of a glamping site. With permanent year-round tree houses and sleeping shelters, has never been approved before and needs much more extensive environmental analysis than a checklist. There are also discrepancies in the reports provided. This project will increase vehicle miles traveled, causing worse traffic problems, especially during a wildfire evacuation. The demands for more and more recreation opportunities do not mean the TRPA must concede to those demands. When will enough be enough? When the lake becomes so polluted that it no longer attracts the hordes of tourists. Conceding to development and recreational pressures will be the ultimate demise of the

lake. Which is already showing persistent severe summertime clarity problems. TRPA's job is to protect the lake, not appease the hordes of tourists and moneyed interests.

Chief Lindgren, Fire Chief for Tahoe Douglas Fire comments are regarding the private campground in the Round Hill area. My fire prevention team and fire marshal have been working with that group for over a year. We already set the guidelines for entrance, exits, turnarounds, fire hydrants, fire safety mechanisms inside, fire sprinklers for the buildings and emergency access in and out. Highway 50 is not a daily access for everybody. That was a requirement that we put on, because we wanted to see two ways in and two ways out, so their main entrance is going to be off of Elks Point and then Highway 50 across from the sewer treatment plant road is only for emergency access or for evacuation.

Lisa O'Daly said the final decade of my career focused on recreation, including, as TRPA's Recreation Program Manager. SF Gate recently characterized campgrounds as cheap hotels without walls. I applaud the limited glamping options such as seasonal yurts, offered at many of Tahoe's traditional campgrounds. They get families outside with the smaller equipment investment. Their modest scale is consistent with the tents and RVs also enjoying the campground, and they cost about \$80 a night. Contrast that to Big Sur's private Treebones "glamping" Resort where its autonomous tent collection begins at \$948 a night. The proposed campground would offer permanently constructed rentals of up to 586 square feet, some with

private bathrooms. Compare this to a tent cabin at Yosemite's Curry Village. We all know what a campground is. Cool as it is, this glamping proposal just isn't a campground. I understand the desire to squish the project into Code Chapter 21, developed campground definition. The site is recreation land, thus outside of the TRPA urban boundary, and ineligible for tourist

accommodation uses. Please consult with regional recreation providers before broadening through interpretation the definition of the developed campground. I'd also suggest another TRPA recreation use category. Namely, group facility is more appropriate for this project and permissible within PAS070B. Such group facility uses include Berkeley Camp and the Zephyr Point Conference Center. Also, consider past TRPA use verifications, such as for Tahoe Vista's former Sandy Beach Resort. The 12 Lakeside parcel cabins that the Tahoe Conservancy acquired were verified separately from the resort's campground and not as Persons At One Time (PAOTS). Similarly, other Forest Service resort properties provide diverse lodging options separate from their campgrounds. The staff summary says that Code Section 31.3.3 requires four PAOTS, the measure of recreation site capacity for each campground site. The code actually says the inverse. That four people at one time is equivalent to one recreation site. Doesn't it imply that a four-person recreation campsite might be smaller than some of the shelters proposed. Perhaps the project's 212 PAOT capacity should be a condition of approval.

Written Public Comments submissions

My comment September 2025 (yes 2025) to TRPA included Douglas County. It's now a year and here we are this week addressing an issue that did not come to this Board or Planning Commission for approval or the ability for the public to address their elected officials.

The loosely defined "Developed Campground" definitions and discretionary interpretation and lack of stringent mitigations are not sufficient to approve this new undefined use and project today. This project should require an Environmental Assessment to assess the impacts that the Initial Environmental Checklist documentation does not require. The proposed built environment has newly undefined hardened structures, not typical of camping sites, year- round sleeping structures on stilts that shouldn't be called treehouses and hardened domes more like a hotel room. Who will monitor rock outcrops and possible movement of "floaters" for compliance and protection on the land. A Cultural study a must, not when "oops" we found something all based on what has been uncovered at nearby Rabe Meadow. The glamping use with no definition is no better than the Martis Camp Beach Shack shameful approval under the Placer County guise of a single-family home remodel, then approved by as "beach recreation" use. And subsequent approval of another out of the basin private amenity, the Ritz Beach House both in Tahoe Vista. These are precedent setting examples and believe the same will happen with this glamping. This is an abuse of the Douglas County Plan Area Statements still in play. TRPA records show this Plan Area Statement was edited by staff in April 2025. Why and what was edited? TRPA has not required Douglas County to complete a Tahoe Douglas Area Plan (TDAP) but the TDAP was in motion until the Barton Hospital proposal came forward. Douglas County has no dedicated staff for Tahoe Township issues relying heavily on TRPA staff guidance and usually an attorney as the project proponent. Many of the comments ask you to delay approval today. Hotels are now at luxury level, housing is unaffordable, camping is the last vestige of a level playing field for all to enjoy Tahoe as envisioned.

From: Ellie <tahoellie@yahoo.com>
Sent: 9/22/2025 10:07:01 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: 9-24-2025 TRPA Governing Board Agenda item VII.B Developed Campground Project Public Comment

Please accept this public comment for the 9-24-2025 TRPA Governing Board Agenda item VII.B Developed Campground Project . ~Ellie Waller, Douglas County Resident

----- Forwarded Message -----

From: Ellie <tahoellie@yahoo.com>
To: hayley.a.williamson@gmail.com <hayley.a.williamson@gmail.com>; whoenigman@yahoo.com <whoenigman@yahoo.com>; fvagular@sos.nv.gov <fvagular@sos.nv.gov>; shellyaldean@gmail.com <shellyaldean@gmail.com>; TRPALeumer@yahoo.com <trpaleumer@yahoo.com>; ashleyc@alumni.princeton.edu <ashleyc@alumni.princeton.edu>; benontrpa@gmail.com <benontrpa@gmail.com>; belindaustinos@gmail.com <belindaustinos@gmail.com>; cbass@cityofsl.us <cbass@cityofsl.us>; Meghan.hays9@gmail.com <meghan.hays9@gmail.com>; AHill@washoeconomy.us <ahill@washoeconomy.us>; cindygustafson@placer.ca.gov <cindygustafson@placer.ca.gov>; jsettelmeyer@dcnr.nv.gov <jsettelmeyer@dcnr.nv.gov>; BOSFive@edcgov.us <bosfive@edcgov.us>; wrice@douglasnv.us <wrice@douglasnv.us>
Cc: Julie Regan TRPA <jregan@trpa.gov>; Graham St. Michel TRPA <gstmichel@trpa.gov>; Brandy McMahon <bcmahon@trpa.gov>; Jenifer Davidson Douglas Cty Mgr <jrdavidson@douglasnv.us>; Wendy Lang Douglas Asst Cty Mgr <wang@douglasnv.us>; Tom Dallaire <tdallaire@douglasnv.us>
Sent: Sunday, September 21, 2025 at 03:42:25 PM PDT
Subject: 9-24-2025 TRPA Governing Board Agenda item VII.B Developed Campground Project Public Comment

<https://www.trpa.gov/wp-content/uploads/Agenda-Item-No.-VII.-B.-Developed-Campground-Projectcom.pdf>

Public outreach is shockingly absent. This item should be tabled and rescheduled until a public workshop or presentation is provided before approval which is at the discretion of the Executive Director and this Governing Board in my opinion, even though not required.

This is yet another example of non-transparency and fast-tracking. I believe this project proposal is precedent setting and glamping is not sufficiently or effectively defined or analyzed by TRPA or any local jurisdiction.

The loosely defined "Developed Campground" definitions and lack of stringent mitigations are not sufficient enough to approve this NEW UNDEFINED USE, in my opinion and at the very least require an Environmental Assessment.

Existing conditions and trailhead usage counts need to be identified for impact analysis at and around Nevada Beach. What was analyzed in the 2012 Regional Plan as related to Nevada Beach and vicinity?

What about the increased traffic that will affect Elks Point residents?

This is NOT TRADITIONAL camping so how can it be compared to any other use for detailed analysis?

This is an abuse of the Douglas County Plan Area Statements still in play in my opinion. YES, Plan Area Statement (PAS) not Area Plan.

Condition of Permit should require the Deed Restricted Accessory Dwelling Unit should be in Phase 1 of project and built first

In the future, Douglas County will be responsible for Design Review and Building Permits. Who on staff at Douglas County has weighed in, if at all, on this "Developed Campground" glamping concept?

Furthermore, even a City of South Lake Tahoe, Ca City council member (as private citizen) provided comment to TRPA on this Douglas County project.

From: djinkens@charter.net <djinkens@charter.net>
Sent: 9/20/2025 12:56:54 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: 'David Jinkens' <djinkens@cityofslt.us>;
Subject: New 53 Unit Camping and Conference Site At Round Hill
Attachments: [image002.jpg](#)



Dear Honorable Governing Board Members:

Thank you for your service to our region.

I am writing to express concern with the proposed project because I am being told by my friends in Nevada and California that there has been no transparent process in the review of the project nor an analysis of the benefits and determinants posed by the project on the South Shore and Lake Tahoe region. *I am not saying the project is a bad one. I don't know.* My point is that the application should be further examined to determine what are the cumulative impacts of this project in relationship to other proposed or approved projects in the area. As you know, there are major projects being proposed and/or considered by TRPA along the South Shore, and it is important the cumulative impacts of all are considered in the planning and review process.

I am respectfully asking the Board to have require further review done by staff of cumulative impacts and transparency with neighbors in the South Shore. It is important that neighbors of the project have a meaningful voice in the process.

Best wishes and regards,

David

David Jinkens, MPA
City Council Member
Good Government Advocate
South Lake Tahoe, CA

Opinions expressed here are mine alone

Brett Tibbitts Douglas County Resident

From: Brandy McMahon <brcmahon@trpa.gov>
Sent: 9/22/2025 10:55:42 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: FW: Proposed 53 Unit Round Hill Camping / Conference Center

FYI

From: somis5@cs.com <somis5@cs.com>
Sent: Friday, September 19, 2025 1:35 PM
To: Hayley Williamson <hayley.a.williamson@gmail.com>; Vince Hoenigman <vhoenigman@yahoo.com>; Francisco Aguilar <fvaguilar@sos.nv.gov>; Alexis Hill <AHill@washoeconomy.us>; Shelly Aldean <shellyaldean@gmail.com>; Ben Kieckhefer <benontrpa@gmail.com>; Belinda Faustinos <belindafastinos@gmail.com>; Cody Bass <cbass@cityofslit.us>; Meghan Hays <Meghan.hays9@gmail.com>; Cindy Gustafson <cindygustafson@placer.ca.gov>; Brooke Laine <Brooke.Laine@edc.gov.us>; Wesley Rice <wrice@douglasnv.us>; James Settelmeier <JSettelmeier@dcnr.nv.gov>; Julie Regan <jregan@trpa.gov>; Graham St. Michel <gstmichel@trpa.gov>; Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Proposed 53 Unit Round Hill Camping / Conference Center

Dear TRPA Board:

We are faced once again with learning of a project at the last minute set for approval by the Board at next week's meeting - a 53 unit camping / conference center fronting Hwy 50 at Elks Point in Round Hill.

This is already a very congested area and the TRPA remains in true violation of its own rules on VMTs.

Why are we once again learning about this project at the last minute? Is this good governance?

The TRPA Board and management are constantly referring to many business entities as its partners - Tahoe Fund, Keep Tahoe Blue, the Chamber of Commerce, the Lake Tahoe Visitors Authority, Tahoe Douglas Transportation District, South Tahoe Area Resorts, etc.

Virtually everyone is a partner except for residents. You tend to hold them in disdain. Is that good governance?

Why don't you try to make the residents a partner too? And please don't tell me it is because of the governing documents. None of the organizations you constantly refer to as partners are allowed to be partners under the governing documents either.

Why do you think it is good management to have your staff work behind the scenes on a project using their checklists and then recommend to you what you should do without allowing for public input on material projects before they come to you for approval?

Why cannot public input be solicited to try to come up with a better plan? This is not a small project and is deserving of far more public scrutiny than you are currently providing for in your approval process.

The TRPA has articles in the Tahoe Daily Tribune every other week at least. It is really the TRPA Daily Tribune. Why can't you use the Daily Tribune to talk about projects coming up through the review process instead of dropping them on us with a staff recommendation at the last minute?

I urge you to table this project until you allow for true public discourse on it. Putting it on an agenda a week before it is voted upon is not remotely public discourse. It is a closed loop system unless you are in the inner circle like the organizations mentioned above.

Please include this comment in the record of the meeting for September 24, 2025.

Brett Tibbitts

Public and Governing Board members concerns were captured in the Nevada Current October 2025

<https://nevadacurrent.com/2025/10/09/tahoe-agency-okays-removal-of-hundreds-of-trees-to-make-room-for-glamping/>

The finding "proves yet again (TRPA) does not know how to assess environmental impact," civil and environmental engineer **Alan Miller** said during public comment. "Almost 300 trees, and all will be cut, and there's no significant effect from that."

Article author states "**Residents argue the last thing** Tahoe needs is [more tourists](#), and suggest the development resembles a hotel more than

a campground." California Senate Rules Committee Appointee **Alexandra Leumer, who voted against the proposal**, said she'd "love to see access to people that generally can't afford to come to Tahoe." She asked staff "to revisit how we're defining camping." Glamping, Leumer observed, "is beginning to get us into a gray area. I'm not feeling like this is even accomplishing some of the goals that I would like to see us prioritizing with camping."

Conrad-Saydah of California said she wanted "a sense of what a stay at this place would cost, If we're not actually increasing accessibility for people in middle or lower income ranges, we're just sort of forcing folks into casinos or lower priced hotels and motels around the lake, instead of giving them this access to nature," she said. **"I think that's a really critical thing to understand. Who is this development serving."**
October 2025 TRPA Governing Board member captured comments from September 2025 meeting.

Mr. Hoenigman said I'm not familiar with that land use category and what's included and what's not. It seems like a lot of the opposition has been because this is a built-out facility, instead of the old-school car camping place where there's really no structures. I just wanted to see what is included in our category, because **I can see why some people are making the argument that this is a hotel versus a campground.** I wanted to understand how we found it to fit in this category.

Ms. Leumer strongly supports expanding outdoor access. In California, the government has made that one of their key priorities at the Resources Agency. I appreciate the points being made about expanding accessibility for people who may have physical limitations or are older. There's a glamping site in Mendocino that starts at \$200 a night. **While I appreciate expanding access, when it ends up pricing people out, it's really just providing access for wealthy individuals with physical limitations.** Which is still important, but I would love to see access expanded for people who generally can't afford to come to Tahoe. That's what camping has traditionally meant. Camping in Tahoe has historically served families who can't afford a hotel or a large Airbnb. **I would like staff to revisit how we're defining camping. Glamping is starting to get us into a gray area,** and I don't feel like it's achieving the goals I'd like to see prioritized.

Ms. Conrad-Saydah said nearly all of my questions were addressed. But I want to emphasize Ms. Leumer's comments. I want to understand what a stay at this place would cost. **If we're not actually increasing accessibility for people in middle-or lower-income ranges, then we're just forcing folks into casinos or lower priced hotels and motels around the lake, instead of giving them access to nature.** It is critical to understand who this development is serving.

Talaz Development team :Outright Sale or Partnership Opportunity website information:

The ownership is seeking an outright sale of the property and project, with all associated ownership rights transferring to the buyer. Following closing,

the current owner would be available to remain involved as a consultant for up to 12 months to support continuity, construction coordination, and a successful project transition. **In a strategic Joint Venture (JV) capital partner, the ideal scenario is a collaboration with an experienced vertical hotel developer.** The Sponsor, Rachel Bowers, has already invested heavily into the project to date and will remain active in the completion of the design and ongoing operations.

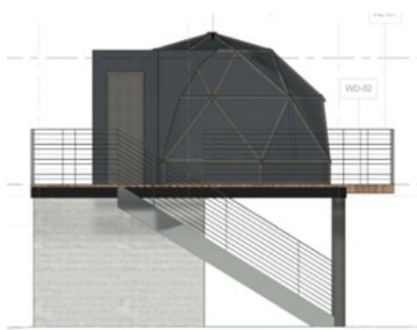
I completely understand concept versus design of project.
Project as submitted.

Sleeping Structures

Sleeping Shelter



Dome

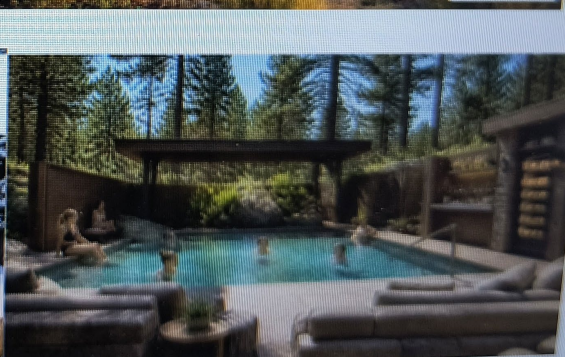
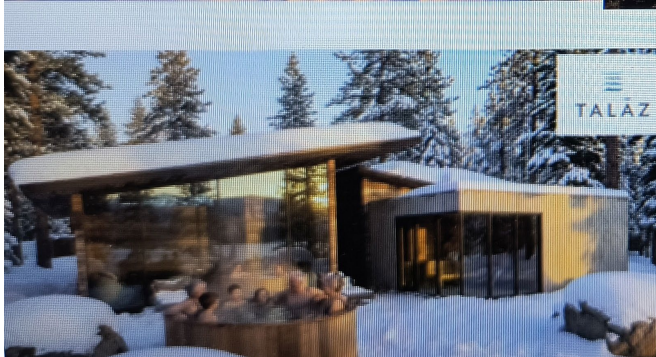
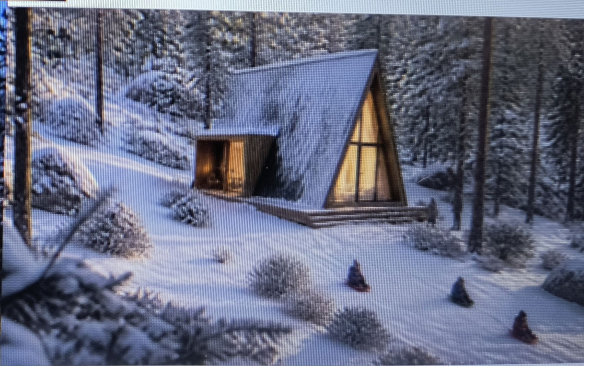


Treehouse
(not attached to
trees)



Crexi depictions

Your typical "developed campground" structures and amenities?





Typical depiction (from Crexi) for view-shed analysis of a "Developed campground"?



From: [3rd Creek Friend](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Public Comment Douglas county Commissioners
Date: Monday, September 14, 2026 12:07:50 PM

Subject: Public Comment for Item 12.3: Oppose Design Review Approval DP25-0184 (Talaz Eco-Camp Project)

Dear Douglas County Commissioners,

Like many concerned residents of the Tahoe basin, I am strongly opposed to Item 12.3: the proposed approval of the Talaz Eco-Camp glamping project on Highway 50 (DP25-0184). This project is a high-end luxury resort—featuring fully furnished cabins, dome structures, treehouses, a commercial lodge, a caterer’s kitchen, and an event lawn for weddings—disguised as a low-intensity "campground." Classifying a luxury resort charging high nightly rates as a traditional campsite improperly bypasses the strict zoning protections governing Tahoe communities.

Beyond the fundamental misclassification of its land use, this project poses severe safety, environmental, and infrastructure risks that have not been adequately addressed:

- **Wildfire & Evacuation Safety:** Introducing 53 units of transient lodging into an area with documented 5-to-7-hour wildfire evacuation clearance times severely threatens public safety during a critical emergency.
- **Failing Traffic Infrastructure:** Project traffic will pour directly onto Elks Point Road and Highway 50—an intersection already operating at a failing Level of Service (LOS) “F” -- without requiring necessary roadway improvements.
- **Unmitigated Land & Visual Impacts:** The proposed clearing of 60% of the site's existing trees (over 200 trees) alongside unanalyzed noise and building heights damages the visual character and environmental integrity of the Tahoe Basin.
- **Incomplete Design & Authority:** Design review approval should not move forward on incomplete floor plans, nor should Douglas County defer its independent authority and duty to enforce local zoning codes to the TRPA.

I urge the Board to exercise its legal authority, show some leadership, and reveal this project for what it is – a workaround for a high-density year-round event center and resort. This luxury project will create more Vehicle Miles Traveled (VMT) in an environmentally compromised location, heighten traffic congestion, and exacerbate wildfire evacuation risks that jeopardize public welfare. I implore you to do what is right: reverse the Planning Commission’s decision and deny this application.

Thank you,
Stephen Dolan
Full-time Douglas County resident

From: [Ellie](#)
To: [Inbox - BOCC Public Comment](#)
Cc: [Tom Dallaire](#); [Jenifer Davidson](#); [Wendy Lang](#); [Kathy Lewis](#)
Subject: Public Comment for 9-17-2026 Douglas County BOCC.
Date: Monday, September 14, 2026 12:01:13 PM

Please accept this public comment for the Douglas County Board of County Commissioners meeting 9-17-2026. ~Ellie Waller

Does Douglas County really want to **SET THE PRECEDENT** for glamping development potential in the Tahoe Basin?

Smaller affordable motels/hotels are disappearing. Camping is the only other option as an affordable stay for many families. Two California Tahoe Regional Planning Agency Governing Board members challenged this very issue and voted NOT TO APPROVE the project.
Price points are never discussed and should be disclosed.

As noted below Yosemite isn't for sale
Kings Beach isn't for sale
Douglas County should not be for sale for this type of development.

EXERCISE YOUR RIGHT and request to condition the permit requiring tourist accommodation units (TAU) must be obtained and enable the collection of TOT taxes to be assessed. Staff has already stated this is not "developed campground" type units.

----- Forwarded Message -----

From: Ann Nichols
To: "tahoellie@yahoo.com" <tahoellie@yahoo.com>
Sent: Saturday, September 12, 2026 at 06:06:01 PM PDT
Subject: Same Developer: Yosemite and Kings Beach. Neither is for Sale.

[View this email in your browser](#)





In Yosemite, Kingsbarn is seeking access through federal park land that could increase the value of its private property.

In Kings Beach, it is seeking public land, development rights and approvals to unlock a much larger private project.

Different places. Same development model: public assets helping create private value.

In Kings Beach, the public contribution is already considerable.

The properties underlying much of 39 North were assembled and held by Placer County.

Purchase agreements totaling approximately \$4.1 million were approved in 2018 and 2019.

Kingsbarn later acquired the buyer's rights, but the sale still has not closed because it remains contingent upon obtaining project approvals.

In other words, the County continues holding the property while the developer pursues the entitlements that could make it far more valuable. And that is only the beginning.

Placer County has reserved 106 scarce Tourist Accommodation Units for 39 North and has contemplated rebating 80 percent of the project's hotel tax for 20 years—previously estimated at roughly \$22.9 million to \$30.9 million.

But in Kings Beach, there is an added problem:

39 North is still too big for little Kings Beach.

It has been reduced from an outlandishly oversized original proposal, but Kings Beach still faces two-lane road constraints, wildfire evacuation problems, limited infrastructure and peak visitor pressure.

Before approving 39 North, Placer County should require a full, defensible CEQA review of evacuation, roadway capacity, emergency access, infrastructure and cumulative North Shore development impacts.

North Tahoe Preservation Alliance
P.O. Box 4
Crystal Bay, NV 89402
775-831-0625
preserve@ntpac.org

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Linda Doherty

From: Jeff Bryan <maverickdog@charter.net>
Sent: Sunday, September 13, 2026 12:00 PM
To: Linda Doherty
Cc: Planning Department
Subject: Development near Nevada Beach

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

I am writing to formally express my strong displeasure and concern regarding building project located on Elks Point road and Highway 50. As a local resident I believe this development will negatively impact our community and local environment. My primary concerns regarding this project include:

Environmental impact: The construction poses a significant risk to the lake's water quality and local wetlands.

Wildlife Disruption: The project disturbs critical habitat for local birds and other wildlife who depend on the current environment for food and shelter.

Community Integrity: The scale and nature of these proposed projects do not align with the recreational values of this area.

Property Values and Resources: Increased traffic, noise, pollution and trash threaten our quality of life and love of nature.

Water quality: The beach at Nevada Beach is becoming polluted with moss, and weeds blown into the area from the Keys area. Recent swims in this area show a level of pollution never seen in 60 years of observation. This project will contribute to the further decline in water clarity.

I strongly encourage you to stop this project and any further projects like this. Nevada Beach is a place to relax and spend time in a beautiful environment. The TRPA has approved too many projects that make it more difficult to enjoy our beautiful environment.

Thank you for your time
Jeff and Lisa Bryan 50 year resident of Douglas County
775-338-8804

Linda Doherty

From: John Gurner <johngurner@hotmail.com>
Sent: Saturday, September 12, 2026 9:49 PM
To: Planning Department; Linda Doherty
Subject: Public comment on APN 1318-22-001-013

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To whom it may concern,

I would like to voice my dissatisfaction as to how this project has been just green lighted based on a both TRPA and Douglas county not requiring more detailed studies done on the impact on

- wildlife
- environmental impacts
- economic impacts
- traffic studies
- fire evacuation procedures
- impact on the forest service area and its ability to handle increased use

It would seem a full EIS should have been required by TRPA like many other projects but TRPA has been green lighting development at the cost of the environment and not using the processes in place to protect Lake Tahoe. The Barton project is a fine example of that which has now apparently been put on hold due to issues arising on that site after more detailed studies were required.

A study should have been done and consideration given to the fact this is being put in an area that will experience odor issues due to the pre existing and necessary sewer treatment facility. For 25 years I have worked in the area and it is common practice for odor to sit in the area daily until the breeze picks up each day. If nothing else that needs to be a mitigation cost to be absorbed as an ongoing cost for the developer not Douglas County and it's residents if and when odor is brought up as an issue by the developer who will be requesting it be mitigated by someone other than them. You cannot buy a house in the path of an airport and expect the airport to then mitigate the noise issue.

John Gurner

970-324-0138

From: [Aaron](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Public Comment Sept 17th
Date: Monday, September 14, 2026 7:44:11 AM

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Please accept this public comment for Item 12.3 (Glamping Project) on your September 17, 2026 Agenda.

I oppose this project for a multitude of reasons, including but not limited to:

1. More environmental pollution
2. It worsens the affordability crisis which also makes environmental pollution worse through more tourism, more workforce commuters and more demand.
3. It worsens the carrying capacity when it comes to traffic safety and wildfire evacuation.
4. It increases fire danger due to a significant number wildland fires originating from camp grounds and camping areas.
5. It worsens quality of life for residents and wildlife dealing with the problems that come with overtourism.

Respectfully,
Aaron Vanderpool

From: [Pamela Tsigdinos](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Public Comment: Agenda Item 12.3 Douglas BOCC Mtng 9-17-26— DP25-0184 / Talaz Glamping Project
Date: Monday, September 14, 2026 11:21:40 AM
Attachments: [PublicComment.Agenda.Item.12.3.DouglasBOCC.Talaz.9.17.26.pdf](#)

Please accept this email and my attached public comment. I ask that you include it in the official record and minutes of Douglas County's September 17, 2026 Board of County Commissioners meeting and share it with the Douglas County's Commissioners and staff.

Thank you,
Pamela Tsigdinos
Full-time Washoe Tahoe resident



September 13, 2026

Douglas County Board of County Commissioners

PUBLIC COMMENT

Re: Request to include this letter in the record and minutes — September 17, 2026 Board of County Commissioners meeting, Agenda Item 12.3 (Appeal of Design Review DP25-0184 – Talaz / Globetrotter developed campground, 176 U.S. Highway 50, APN 1318-22-001-013)

Dear Chair and Members of the Board:

Tahoe Sierra Clean Air Coalition (TSCAC), doing business as TahoeCleanAir.org, a Nevada 501(c)(3) nonprofit, respectfully requests that this letter be made part of the official record and minutes of the September 17, 2026 meeting on Agenda Item 12.3.

This letter addresses Douglas County’s independent duty to make Finding H. This under the Douglas County Consolidated Development Code. It does not seek to reopen Tahoe Regional Planning Agency action on File No. ERSP2024-1277.

Finding H cannot be made by the County. DCCDC 20.614.040(H) requires a finding, supported by substantial evidence, that the proposed development “will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.” NRS 278.020 independently directs the Board, when reviewing land-use decisions, to promote the health, safety, and general welfare of the community. These are County findings. They cannot be satisfied by adopting TRPA’s project classification, TRPA’s Finding of No Significant Effect, or TRPA’s Compact Article V(g) findings.

The staff report’s Finding H discussion is conclusory. The following statements do not constitute

substantial evidence that the Project will not be materially detrimental to public health and safety:

1. The assertion that “This finding can be made.”
2. That the Project is a sustainability-focused campground that preserves natural character and fosters a connection to the landscape.
3. That environmental stewardship and access to trails, the lake, and winter sports support approval.
4. That electric bicycles, recreational equipment rentals, and two electric shuttle vans will reduce vehicle trips.
5. That a 50-foot landscaped buffer under DCCDC 20.660.060.A.2 will screen Dorla Court commercial uses.

Those points describe amenities and design intent. They do not analyze wildfire evacuation, emergency access, occupancy of 53 transient lodging sites plus employees and events, or impacts on the U.S. 50 / Elks Point Road intersection, which the Project’s own transportation materials identify as operating at Level of Service F. A landscaped buffer does not address life-safety on the Project’s only non-emergency access route.

The IEC and Compact Article V(g) paragraph stated by the County is not a substitute for Finding H. Staff’s environmental-review paragraph recites that the **applicant** prepared an Initial Environmental Checklist (IEC), that TRPA staff completed a Project Review Conformance Checklist and Compact Article V(g) findings, and that staff therefore recommends a Finding of No Significant Effect. That recitation does not supply substantial evidence for County Finding H.

While it may be too late in this proceeding to challenge TRPA’s September 24, 2025 action. **That is not the issue presented here.**

The issue is that Douglas County must still independently determine whether this record supports Finding H. Compact Article V(g) requires TRPA to adopt ordinances prescribing written findings that a project will not adversely affect implementation of the Regional Plan and will not cause adopted

environmental threshold carrying capacities to be exceeded. Those are TRPA findings. They do not answer DCCDC 20.614.040(H), campground hazard and access standards in DCCDC 20.668.040, or NRS 278.020. DCCDC 20.700.030(D) provides that where County and TRPA regulations conflict, the more restrictive provision governs. Parallel review is required; deference is not.

The IEC itself shows the evacuation question was not analyzed. IEC Section 10, Risk of Upset, asks whether the proposal will **“involve possible interference with an emergency evacuation plan?”** The box checked is “No.” The Discussion field is blank. There is no identification of an applicable evacuation plan; no occupancy or vehicle estimate under emergency conditions; no analysis of Elks Point Road / U.S. 50; no treatment of transient guests unfamiliar with local routes; and no analysis of the gated Highway 50 emergency driveway versus primary access through the Forest Service easement. A checked box with no discussion is not substantial evidence. If anything, it is evidence that the evacuation question was not evaluated.

The same IEC checks “No,” again without meaningful discussion, on fire protection and other public services (IEC Section 14). That does not close the County’s inquiry under Finding H or DCCDC 20.668.040.

Evidence already in the County record contradicts a “no interference” conclusion. The October 2024 Independent Lake Tahoe Basin Wildfire Evacuation Analysis is already in this appeal record. For the Douglas/Tahoe study area, that analysis estimates no-notice wildfire clearance times on the order of five to seven hours or more under existing conditions, before this Project. U.S. 50 is a designated evacuation route. The Project would add 53 overnight sites (212 PAOTs as allocated by TRPA), employee housing, service traffic, and event use, with primary access onto Elks Point Road at an intersection already operating at LOS F. Transient occupants are the population least likely to know local roads, alert systems, or egress routes.

The record contains no project-specific evacuation analysis addressing those facts. A later condition requiring an event-management plan defers the issue; it does not supply the finding the

Code requires before approval.

Request. TSCAC respectfully requests that the Board (1) include this letter in the official record and minutes of Agenda Item 12.3; (2) find that Finding H is not supported by substantial evidence; and (3) reverse the Planning Commission and vacate or remand Design Review DP25-0184. At minimum, the Board should not treat TRPA's blank IEC answer on emergency evacuation, or TRPA's Finding of No Significant Effect, as satisfying Douglas County's independent public-health-and-safety findings.

Respectfully submitted,
Douglas Flaherty
President
Tahoe Sierra Clean Air Coalition (TSCAC)
d/b/a TahoeCleanAir.org

From: [CLARK MILLER](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Re: Elk Point Glamping Project
Date: Monday, September 14, 2026 8:46:06 AM

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We are opposed to the Elk Point Glamping Project due to wrong zoning, increased congestion in an already congested corridor and environmental concerns. Do NOT vote to authorize this project.

Clark Miller
Jeanne Bogle
661 Inspiration Dr.
Zephyr Cove, NV 89448

From: [John Bandarra](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Re: item 12.3, proposed Glamping project
Date: Monday, September 14, 2026 1:56:34 PM

Honorable County Commissioners:

As a full time resident living in Zephyr Heights we respectfully request your denial of the proposed “Glamping Project “ at Roundhill before you today. Traffic congestion is already at critical levels much of the year; increasing visitors impact and resort creep beyond the Stateline Zone is irresponsible, and impacting those of us that live here is torturous at best.

We are inundated by “new” ways to draw more visitors to our narrow corridor. Massive parking lot at Roundhill Pines, the parking expansion lying in wait at Zephyr Cove Resort, the constant issues with too many VHR’s...when is enough enough?

I am certain the real motivation for this is money. It would be interesting to require TRPA, the building department as well as the county administrator to be required to disclose/provide the fees generated and future tax revenue projections. Doing so would make it perfectly clear why this is being done and show why exactly our quality of life is further being sacrificed.

Please do some soul searching and do the right thing.

Respectfully,

John & Lorrie Bandarra
624 Alma Way
Box 935
Zephyr Cove, NV 89448

775-580-5122

From: [david.duemling](#)
To: [Inbox - BOCC Public Comment](#)
Cc: [Sarah Clotfelter](#); [Rick Duemling](#)
Subject: Re: Nevada Beach Project
Date: Friday, September 11, 2026 8:33:40 PM

County commissioners, planners and whomever else this may concern. I am writing you as a concerned tax paying resident of Gardnerville, Douglas County Nevada.

I am in strong opposition to the proposed development in and around Nevada Beach, Zephyr Cove, Nevada. So much of Lake Tahoe has been privatized and is now only accessible to the elites and people that are willing to pay fees and or afford memberships.

Spectacular meadows and abundant forests are for all people, especially tax paying residents of the State, County and surrounding lands.

Converting these pristine Alpine spaces to high-end, revenue and profit generating enterprises is not the best use of these lands nor is it what the people want in their elected leadership that is representing them and protecting these vital open spaces for generations to come.

Sincerely,

Dr. David Duemling
Gardnerville, Nv.

From: [Ashlan](#)
To: [Inbox - BOCC Public Comment](#)
Subject: SAVE NEVADA BEACH!
Date: Thursday, September 10, 2026 1:55:55 PM

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This morning I heard of plans to build a luxury resort complex on the public lands behind Nevada Beach.

I urge you to not let this go through!!

I have been in Tahoe seasonally on and off since 2023, and this year I have finally settled in South Lake. Nevada Beach and the trails around it are one of my absolute favorite outdoor spots around the lake. To submit and allow this recreation area turn commercialized would be a dishonor to the community around the lake and all its history.

The forest is mighty special and with all the bears that have been killed recently, the last thing we need is more land being taken over and trees cut down for \$1000+ nightly rentals- of which many Tahoe local service industry workers could not even afford. Keep Tahoe local and Save Nevada Beach!

Thank you for your time.

Ashlan Gerety

From: [Alice Grulich-Jones](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Stop over-development at NV beach site
Date: Friday, September 11, 2026 7:20:15 AM

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I am a Tahoe resident since 1978 and live here full time. I live in the Roundhill neighborhood, and will be heavily impacted by the proposed Glamping project at Elks Point Rd and Hwy 50. The new glamping compound set to be developed is an atrocity and danger for the area.

Traffic at Elks Point Rd and Hwy 50 will be a nightmare...the traffic study was done when NV beach was CLOSED, not during the extremely busy summer season. It will be a nightmare as well for street parking and parking at the Roundhill center. Parking is already a big problem in the summer months especially. As a local resident I use the center for shopping, banking, gym, etc.

Rabe Meadow parking has already become very difficult. I used to be able to park there any time... now, I rarely find a space.

The new hospital is set to be constructed on an adjacent property. Increased traffic will also interfere with ambulances and other emergency vehicles.

My husband and I utilize the hiking trails and bike path in the Rabe meadow area and that is one of our favorite places to recreate and enjoy the beauty and peacefulness of our neighborhood.

Let's not forget the fire danger as well. Visitors to NV Beach in recent years have been so dispositive that the beach has had to close several times! This influx of people will increase trash in the area and the FIRE danger greatly, Just one cigarette or one illegal sparkler can cause a wildfire. Evacuation will be greatly threatened by the additional number of people on the roadway.

People that don't live in a fire zone really don't know the impact their careless measures can create. We were here for the Caldor fire...and know the scenario well.

Please do not approve this huge project. It will impact the entire neighborhood in many negative ways. Our roadways and facilities were not designed for this influx of visitors. Our fire fighting resources cannot handle the increase either.

Please vote NO.

Thank you,

Alice Grulich-Jones
Zephyr Cove, NV

From: [Teri Clark](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Stop the high density development behind Nevada Beach
Date: Friday, September 11, 2026 4:36:16 AM

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In 1975, I used to live at RoundRidge behind where the old Zephyr Cove Post Office was in the Round Hill Mall. I would put Wade Clark, current Lt. with RPD, in a tiny red wagon and walk down to Nevada Beach every day in the summers ... a quiet, peaceful, beautiful nature-filled environment. It was the reason people came to Tahoe. Now, due to traffic and elbow to elbow people, I don't even go to Tahoe. I encourage you, for the sake of regular people and to keep some sense of how Tahoe used to be, to STOP this.

Stop the High Density Development Behind Nevada Beach!

If you love biking, walking, or running on the trails behind Nevada Beach, our forest lands are under immediate threat. A luxury developer wants to clear-cut our trees and build a massive, year-round commercial "glampground" resort right in our backyard—and we need you to speak up NOW.

Globetrotter Properties is trying to bypass zoning rules to build a high-density, luxury motel complex masquerading as a "campground" behind Dorla Court.

What they plan to build:

- 282 trees cut down (including 56 on public Forest Service land)

- 9 two-story "Treehouse" motel units renting for up to \$1,000/night

- 18 dome shelters & a massive 5,000 sq. ft. clubhouse with a commercial kitchen

- An events lawn for loud weddings and commercial retreats

- Severe traffic gridlock on Elks Point Rd & Hwy 50 (based on a flawed traffic study done in May when Nevada Beach was closed!)

The Bad News: TRPA already approved this and restored the easement and coverage rights!

The Good News: The Douglas County Board of Commissioners can still STOP it if they refuse to rubber-stamp the approval and actually uphold local zoning codes. This is zoned for recreation, NOT a year-round commercial motel!

HOW TO TAKE ACTION TODAY

1 EMAIL YOUR OPPOSITION (Takes 2 minutes!):

Send an email right now to boccpubcomment@douglasnv.us. Tell the Commissioners to uphold zoning codes, protect our public lands, and reject this project!

2 ATTEND THE MEETING IN MINDEN:

We need a sea of locals in the room to show them we mean business.

Date: Thursday, September 17, 2026

🕒 Time: 10:00 AM

Location: Douglas County Board of County Commissioners Meeting, Old Courthouse 1616 Eighth Street, Minden

Please SHARE this post to every Tahoe biking, running, and community group! Our trails depend on it. ♂

#southlaketahoerealestate #laketahoelocals #sierranevadaalliance #usforestservice
#SaveLakeTahoe #Nevada Beach #TahoeTrails #KeepTahoeBlue #DouglasCountyNV
#DefendOurForests #LakeTahoe

Teri Clark

https://youtu.be/7AqSHjLhT6Y?si=-M8EiJb_kB7y-ZC8

From: [Diane Dunkelman](#)
To: [Inbox - BOCC Public Comment](#)
Subject: STOP THE HIGH DENSITY DEVELOPMENT BEHIND NEVADA BEACH
Date: Saturday, September 12, 2026 4:07:23 AM

Please vote down this proposition at the County Commissioner Meeting on September 17th!

Stop the High Density Development Behind Nevada Beach!

If you love biking, walking, or running on the trails behind Nevada Beach, our forest lands are under immediate threat. A luxury developer wants to clear-cut our trees and build a massive, year-round commercial "glampground" resort right in our backyard—and we need you to speak up NOW.

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Please SHARE this post to every Tahoe biking, running, and community group! Our trails depend on it. ♂

Thank you,

Diane Dunkelman

Douglas County resident and active outdoors woman for 24 years! Wild Nevada

From: [Amy Hackleman](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Talaz Eco Resort/Globetrotter Properties
Date: Friday, September 11, 2026 1:58:27 PM

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Dear Gentlemen and/or Ladies:

I would like to state my opposition to the proposed high density glamping site slated for the Dorla Court/Elks Point area. I work off of Dorla Court and we are already severely impacted by congestion and parking issues for Nevada Beach during the summer months and poor snow removal and congestion during the winter months. Adding an additional glampground with on site housing (year round???) and a clubhouse for weddings and commercial events seems like a recipe for additional gridlock. Not to mention there is no access to the glampground from Highway 50 so Elks Point Road will be a mess with the additional glampers. We only just had the bike path completed, will this be destroyed so that road access will can run through the forest to the glampsite? Has a study been done for traffic down Elks Point Road during the summer months, May - September?

Sincerely,
Amy Hackleman



September 14, 2026

Douglas County Planning Commission

Douglas County, Nevada

Via email: boccpubliccomment@douglasnv.us

Re: Sierra Club Opposition to the Talaz Eco Resort Project

Dear Members of the Planning Commission:

The Sierra Club Tahoe Area Group respectfully submits this letter opposing the proposed Talaz Eco Resort glamping development in Douglas County. Although we recognize the importance of a strong local economy and responsible recreation, this project raises serious concerns regarding forest loss, wildlife habitat, traffic, water use, public safety, and the cumulative impacts of commercial development in the Lake Tahoe region.

The proposed 53-unit, year-round resort would substantially intensify use of the site and surrounding area. Reported plans to remove approximately 300 trees to accommodate the development would permanently alter the existing forest landscape, reduce habitat, and potentially disrupt wildlife movement. Mature trees also provide important benefits, including erosion control, stormwater absorption, carbon storage, shade, and protection of scenic character. Replacing these functions through limited landscaping or tree-planting commitments would not adequately compensate for the loss of an established forest ecosystem.

We are also concerned about the project's effects on traffic and public safety along Highway 50 and nearby roads. A year-round destination resort, including guest accommodations, a clubhouse, employee housing, and related services, would generate additional vehicle trips during both peak tourism periods and winter conditions. Increased traffic could affect congestion, pedestrian and bicycle safety, emergency response, evacuation routes, and the ability of local agencies to serve existing residents and visitors.

The project's scale and intensity also appear inconsistent with the area's rural and residential character. A commercial resort may bring substantial noise, lighting, activity, and nighttime operations to a setting that currently provides a quieter environment for neighboring residents and wildlife. These impacts should not be dismissed simply because the accommodations are described as "eco-friendly" or "glamping." Sustainable branding does not, by itself, eliminate the environmental impacts associated with clearing land, constructing infrastructure, increasing vehicle traffic, and operating a year-round resort.

The Sierra Club Tahoe Area Group further urges the County to examine the project's demand for water, wastewater treatment, solid-waste services, energy, and emergency services. These issues must be evaluated not only individually, but also in combination with existing and reasonably foreseeable development in the Tahoe area. The County should require clear, enforceable information demonstrating that the project can be served without compromising water resources, public services, environmental protections, or the needs of existing communities.

Before any additional approvals are granted, we ask Douglas County to require a thorough, independent, and publicly accessible environmental and cumulative-impact review. That review should address, at a minimum:

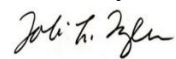
- The full extent and significance of proposed tree removal and habitat disturbance;
- Impacts on wildlife corridors, sensitive species, soil stability, erosion, and stormwater runoff;
- Traffic, road safety, emergency access, and evacuation conditions;
- Water supply, wastewater capacity, and long-term resource demand;
- Noise, lighting, visual, and nighttime impacts;
- Fire risk and emergency preparedness;
- Impacts on neighboring residents and the area's rural character; and
- Alternatives that would avoid or substantially reduce forest clearing and development intensity.

The public process should provide meaningful opportunities for residents, conservation organizations, and other affected stakeholders to review project materials and comment before decisions are made. If the project's impacts cannot be fully avoided, adequately mitigated, and enforced through binding conditions, we respectfully urge the County to deny the Talaz Eco Resort proposal.

Protecting the Lake Tahoe region requires more than describing a development as sustainable. It requires decisions that preserve forests, protect water and wildlife, maintain public safety, and respect the capacity and character of local communities. We urge the Planning Commission to apply that standard to the Talaz project.

Thank you for your consideration.

Sincerely,



Tobi Tyler

Sierra Club – Tahoe Area Group

From: [Jessica Fox](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Uphold zoning REJECT this project
Date: Thursday, September 10, 2026 12:24:20 PM

To Whom It May Concern:

I am writing to vocalize my dissatisfaction with the plan to move forward with all of the construction by Nevada State Beach. The commissioners need to uphold the zoning codes, protect our beloved lands and reject this project.

Respectfully,

Jessika Fox

[Sent from Yahoo Mail for iPhone](#)

From: [Lauren Meeks](#)
To: [Inbox - BOCC Public Comment](#); [Linda Doherty](#)
Subject: Zoning Code Development
Date: Monday, September 14, 2026 11:49:51 AM

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To Whom it May Concern,

I am a resident of Douglas County, Nevada and have been since 2017. This email is to address the High Density Development behind Nevada Beach and to ask you to uphold the zoning codes, thus disallowing this project. The zoning codes reducing development along the lake front are to protect the health of the lake and surrounding community. Lake Tahoe's beauty is the biggest attractor of tourism and subsequent tax revenue. Adding more developments will only destroy the natural habitats that make Lake Tahoe so beautiful.

This area is a highly used network of trails used by the community and tourists alike including a bike path that connects Round Hill to the Stateline neighborhoods. Adding a development with permanent structures will introduce major traffic congestion, litter, and negative impact on the environment in the area. There are animal habitats in the area that need to be protected such as beaver activity, bird breeding grounds, and a new marsh area that is filtering the water running into the lake.

Elks Point Road is severely congested during the summer with beach goers and tourists that utilize the campground already established at Nevada Beach. Personally, I have seen the line of traffic to gain entry to the beach extend all the way from the entrance gate to Highway 50 and further. Parking has become a major problem along the road in the summer with many people walking along the road as well. A new development here will only add to the parking and pedestrian problems resulting in dangerous situations.

Lastly, there is a fire station on this road that is extremely busy responding to calls during the night and day, many at the casinos and surrounding beaches. Added cars and congestion in this area can severely impact their ability to reach emergencies in time.

Please do not allow the zoning to change and keep Rabe Meadow a pristine property for the wild animals and humans alike.

Respectfully,

Lauren Meeks
Douglas County Resident

From: [Robert Pavich](#)
To: [Inbox - BOCC Public Comment](#)
Subject: Glamping
Date: Monday, September 14, 2026 3:52:19 PM

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I oppose this project for so many reasons:
traffic congestion needs to be decreased, not increased.

A potential fire hazard to surrounding structures.

Douglas County Commissioners seem hell bent on revenue generation, as opposed to listening to concerned citizens. Example: vacation home rentals. Locals opposed this by a large measure. Commissioners approved it anyway.

I vote no on this project.

Robert Pavich

Sent from my iPhone