Brandy McMahon

From: Wayne Ford <waynefordresidentialdesigner@yahoo.com>

Sent: Thursday, July 18, 2019 11:58 AM

To: Brandy McMahon; Ronda Tycer Phd; Sara Schmitz

Subject: Environmental requirements for a Short Term Rental Use; Not a fan of it, yet these basic

things need to be done by TRPA/ A list to consider.

Brandy McMahon, AIPC, Local Government Coordinator

Brandy my name is Wayne Ford / Wayne Fore Residential Design, Incline Village, NV.

Washoe County:

In the past two years Washoe County has in some ways pulled away from the enforcement of the TRPA Codes. One of the major setbacks was the suspension of the MOU. I will not go into that

at this time, yet email me if you would like to know ,what was in the agreement.

So yesterday at the Wednesday meeting I spoke and I did notice you were taking some notes.

There seem no place to leave the written comments that would follow the spoken ones, so

here are some of them for now.

In some ways I agreed to one speaker's point that TRPA needs to be at 10,000 feet in some of the agency involvement in the rules. Yet as we all know Lake Tahoe and the waters are at 6,200 feet +-.

So where do I see TRPA?

It is at the 6200 foot level, and yet what takes place above the elevation where we all live must

be accountable to how it affects the water, air and scenic quality thresholds TRPA are trying

to meet.

So: All applications for STR' must have current full site assessments.

TRPA change the fee last

year to make it easier for that to be done. \$500 for most parcels.

The parcels must be conforming in coverage under Baily, or IPES. If coverage is grandfathered

that exceeds the Baily allowed coverage a mitigation fee must be paid each year the permit is

given till it reaches "0". Just like a project would be assessed. STR's are a change in use whether

some people want to agree to that or not. Non-conforming site cannot get STR permits.

The parcels must be BMP Certified and every 5 years submit for review, found in good order and certified for another 5 years. This has been done for other uses under the TRPA Code.

All parcel must have a site plan submitted that has the current approval for defensible space by in our area the NLTFPD. This defensible space certification must be approve each year by review and if determined by the NLTFPD. Defensible space is a yearly thing to do.

Note site plans must be to scale and of a quality that they can be reviewed for all aspects of the

TRPA applications as outlined for a full site assessment. All site plans must certified as being

current by the surveyor or the owner. All site plans must show the grades at 2 foot intervals and

have all coverage calculations. Part of this review is to also establish if existing dirt areas are

being used for parking or could be, that would then require a barrier be put in (boulders) or the

area paved if the allowable coverage could be approved. (See check list for application).

A form also needs to be developed that is for STR's for approval at the TRPA level. This all

needs to be put on the TRPA website for access to information for parcels. This can also be

accessed by the Counties for information and enforcement.

Brandy this is a way the TRPA/The Counties, Environment and Lake Tahoe will begin

to be winners in all this. The Counties can then determine what rules of use they want and TRPA

can continue to manage Lake Tahoe both in Nevada and California. In my mind anything short of what I have outlined being done, I would stand against the

idea of STR's at all in Residential areas.

Wayne Ford

PS: TRPA may need to add to the fee schedule side to cover their costs now, not later.

Brandy McMahon

From:

Sara Schmitz < schmitz61@gmail.com>

Sent:

Tuesday, July 30, 2019 4:09 PM

To:

rondatycer@aol.com; dbheirshberg@gmail.com;

waynefordresidentialdesigner@yahoo.com; jacquie chandler; Brandy McMahon

Subject:

Data Reveals Vacation Home Hot Spots Across the Country - IPX1031

How can TRPA allow the Nevada explosion of short term rentals with understanding the environmental impacts?

https://www.ipx1031.com/vacation-hot-spots/

Sent from 925-858-4384

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IPX1031 Insight Blog

Data Reveals Vacation Home Hot Spots Across the Country

Whether it's a cabin in the woods or a beachside bungalow, vacation homes come in all shapes, sizes and locations. We took a closer look at vacation home destinations across the country to find which cities and towns have the most vacation homes. We also analyzed the overall percent of vacation homes in every state.

We researched vacation home data from more than 29,000 different census designated places across all 50 states and ranked the top three locations with the most vacation homes in every state.

Before we analyze the top three locations with the most vacation homes in every state, let's look at the overall percentage of vacation homes in each state. When you think of a popular vacation home hot spot, images of sandy beaches in Florida might come to mind. While Florida ranks high in terms of its number of vacation homes, it doesn't beat out Maine, which is No. 1 in the country. Surprisingly, 19% of all homes in the Pine Tree State are vacation homes. Vermont and New Hampshire round out the top 3 states with 17% and 12%, respectively. Florida comes in at No. 6 with 10% of its homes categorized as vacation homes, according to the Census Bureau.

PERCENT OF VACATION HOMES BY STATE MASSACHUSETTS OREGON CONNECTICUT NERRASKA NEW JERSEY MARYLAND KANSAS AISSOURI KENTUCKY TENNESSEE OKLAHOMA TEXAS LOUISIANA KEY VACATION HOMES: 1-2% 2-3% 3-5% 5-7% 9-10% 10-12% 17-19%

Apparently, the Midwest isn't a hot spot for vacation homes. Maybe it's the brutally cold and long winters, but Midwest states rank low on our list. In fact, Illinois ranks dead last on our list with just 1% of its homes categorized

as vacation homes. Other Midwest states like Ohio (1.1%), Iowa (1.6%), Indiana (1.7%) and Kansas (1.4%) are at the bottom of the list as well.

However, there is one Midwest state that ranks within the top 10. With its more than 15,000 lakes, Wisconsin is a haven for fishing, boating and vacationing, which explains why the state ranks No. 8 among states with the most vacation homes.

CITIES WITH THE MOST VACATION HOMES

·	ALABAMA		ALASKA	
	Dauphin Island	63%	McCarthy	100%
	Mentone	37%	Kenny Lake	97%
	Stockton	37%	Petersville	96%
	ARIZONA		ARKANSAS	
	Martinez Lake	94%	Felsenthal	81%
	Hunter Creek	93%	Lost Bridge Village	60%
	Greer	88%	Greers Ferry	46%
	CALIFORNIA		COLORADO	
()	Little Grass Valley	100%	Copper Mountain	89%
	Strawberry	100%	Keystone	86%
	Wilsonia	100%	Eldora	79%
	CONNECTIO	:UT	DELAWARE	
	Groton Long Point	54%	Smyrna	50%
and the second	Saybrook Manor	46%	Long Neck	8%
	Westbrook Center	32%	Ocean View	8%
	FLORIDA		GEORGIA	
	Captiva	78%	Sky Valley	74%
	Horseshoe Beach	73%	Helen	57%
7	North Key Largo	73%	Crooked Creek	38%
	HAWAII		IDAHO	
W. B.	Kawela Bay	74%	Yellow Pine	100%
	Poipu	67%	Smiths Ferry	82%
	Puako	57%	Conkling Park	77%
	ILLINOIS		INDIANA	

Apple Canyon Lake 71%

Cordry Sweetwater 63%

5000			particle of the state of the st	
7	Galena Territory	64%	Clear Lake	58%
First.	Oak Run	49%	Michiana Shores	58%
	IOWA		KANSAS	
	Harpers Ferry	72%	Linn Valley	21%
	Wahpeton	71%	Iola	5%
	Sun Valley Lake	66%	Chanute	4%
	KENTUCKY		LOUISIANA	
A	Kuttawa	33%	Grand Isle	76%
	Burnside	18%	Spokane	53%
	Pikeville	3%	Hackberry	31%
	MAINE		MARYLAND	
	Cape Neddick	64%	Little Orleans	84%
	Winter Harbor	54%	Ocean City	77%
	Castine	48%	Smith Island	58%
	MACCACILICE	TTC		5570
	MASSACHUSE	115	MICHIGAN	
	Siasconset	89%	Crystal Mountain	89%
ŧ:	Madaket	81%	Pilgrim	88%
	New Seabury	73%	Caberfae	87%
	MINNESOTA	and the second	MISSISSIPPI	
	Angle Inlet	87%	Henderson Point	61%
	Fifty Lakes	71%	Snow Lake Shores	37%
	Emily	66%	Pearlington	21%
	MISSOURI	**************************************	MONTANA	
	Innsbrook	78%	Silver Gate	95%
	Indian Point	64%	Lindisfarne	85%
9	Big Lake	64%	Kings Point	78%
	NEBRASKA		NEVADA	
A.	Belmar	83%	Glenbrook	69%
A SA	Lemoyne	65%	Crystal Bay	61%
	Republican City	64%	Zephyr Cove	59%
	NEW HAMPSH	IIRE	NEW JERSEY	
	Blodgett Landing	82%	Harvey Cedars	82%
	Suissevale	79%	Diamond Beach	80%
	Lincoln	70%	Barnegat	79%
	NEW MEXICO		NEW YORK	
	Taos Ski Valley	84%	Fire Island	97%
NAME OF THE OWNER,	Conchas Dam	81%	Ocean Beach	97%
5		500000 (1)	,	

Ilte Park 75%

96%

Saltaire

18%

9%

6%

71%

59%

51%

88%

78%

77%

80%

71%

61%

35%

30%

29%

86%

85%

85%

85%

69%

62%

49%

12%

11%

100%

100%

84%

WYOMING

Atlantic City

Bondurant

Ryan Park

NORTH CAROLINA NORTH DAKOTA Grandfather Watford City 89% Bald Head Island Beulah 84% Indian Beach Williston 84% OHIO **OKLAHOMA** Kelleys Island Dennis 86% Put-in-Bay Cleora 84% Lakeside Drowning Creek 63% **OREGON PENNSYLVANIA** Government Camp Eagle Lake 95% The Hideout Sunriver 90% Granite 89% Masthope RHODE ISLAND **SOUTH CAROLINA** Misquamicut 72% Pawleys Island Watch Hill Kiawah Island 67% Weekapaug 61% Edisto Beach SOUTH DAKOTA **TENNESSEE** Akaska 74% Gatlinburg Lake Poinsett 64% Pittman Center Lake Madison 49% Pigeon Forge UTAH **TEXAS** Manila Amistad 91% Garden South Toledo Bend 78% Port O'Connor Brian Head 70% VERMONT VIRGINIA Greensboro 81% Wintergreen Quechee 69% Bracey Proctorsville 45% Gasburg WASHINGTON **WEST VIRGINIA** Hat Island 91% Ghent Glacier Shannondale 88% Snoqualmie Pass 80% Petersburg

77%

70%

69%

WISCONSIN

Post Lake

Lake Camelot

Little Sturgeon

Brandy McMahon

From:

jacquie chandler <sustaintahoe@gmail.com>

Sent:

Wednesday, July 31, 2019 5:19 AM

To:

Sara Schmitz

Cc:

rondatycer@aol.com; dbheirshberg@gmail.com;

waynefordresidentialdesigner@yahoo.com; Brandy McMahon

Subject:

Re: Data Reveals Vacation Home Hot Spots Across the Country - IPX1031

Well we aren't even close to the highest %, however they don't factor in environmental impacts ...and yes ir is shocking the TRPA is not leading a stronger charge for compliance, which is my entire approach. If we don't put what is 'best for the Lake' first.. everyone/ thing suffers.

Visitors are coming no matter what, so the only defense is proper hosting.

to the water...

JC

On Tue, Jul 30, 2019, 4:09 PM Sara Schmitz <<u>schmitz61@gmail.com</u>> wrote:

How can TRPA allow the Nevada explosion of short term rentals with understanding the environmental impacts?

https://www.ipx1031.com/vacation-hot-spots/

Sent from 925-858-4384