

Brandy McMahon

From: Sara Schmitz <schmitz61@gmail.com>
Sent: Tuesday, August 27, 2019 8:09 PM
To: Brandy McMahon
Cc: rondatycer@aol.com; 'Diane Heirshberg'
Subject: Feedback on the draft neighborhood compatibility document

Brandy,

Thanks for all you're doing to move the jurisdictions toward rules and regulations that protect the lake and public safety.

In Locational, I'd like to see the word "new" removed from the Residential Compatibility item number 3. I feel the 4-5 bedroom homes cause the bulk of the traffic and noise issues because they are mini-hotels. In this same category, item 11 should state 2 night minimum, not 2 day. I read this language in the best practices but I think it's a mistake there as well. Two days, requires only a 1 night stay.

We have been told by Washoe County that TOT funds will not be reallocated to fund anything related to STR. So, your transportation section is an issue. I think the number of cars should be restricted to 2 per STR. The use of the STRs are to be compatible with the neighborhood and 2 cars per home is standard. By restricting the number of cars, you reduce the number of cars driving up to Tahoe and around the basin. This helps water quality, air quantity, and noise. It encourages car-pooling and most homes can only handle the number of occupants that would fit into 2 vehicles. In addition, it is much easier to monitor and observe cars than the number of people inside a home. In other words, it also makes the occupancy number enforceable (I see occupancy limits as completely unenforceable.)

In Operational, I believe you are missing having current BMPs. You have defensible space, but not BPMs. STR's should be required to pay commercial rates for water/sewer and trash collection due to their over burden to our infrastructure. Our water district can tell by water usage when a property is a STR. Water and sewer usage increases 3 fold. You should add to this category another item, item 11 "Random fire and safety inspections are permissible to ensure ongoing safety of the occupants and the community".

In education, you need to include instructions for fire evacuations.

In "other" item 20 should have language added to verify neighborhoods don't have CCR's restricting businesses. Most neighborhoods in Incline Village have CCR's that state no business or profession can be run in the residence. You have listed HOA and CCR's restricting STR, but you are missing "or businesses in their residential subdivision".

Feel free to call if any of this is confusing. I hope you find this helpful.

Sara

Sara Schmitz
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Incline Village Crystal Bay Community 1st

Brandy McMahon

From: Wendy Wood <wendy@seattlegreenhomes.net>
Sent: Wednesday, August 28, 2019 8:16 AM
To: Gary Spohr
Subject: FW: short term rentals--Ulrick Benzer, owner Host Compliance on NPR re the need for rules, regs and especially ENFORCEMENT

Hi all,

The below is a link to an article about Ulrick Benzer, owner of Host Compliance. It is all we have been saying and needing for years now re problem STRs in Tahoe.

Pls advise of next TRPA Neighborhood Compliance Meeting. We have been trying to stay away from our home for the past few weeks as we cannot get out of our driveway for all the renters in the STRs up the hill—owned only for investment. That is a sad statement but very true and true for many residents in Tahoe.

<https://www.npr.org/2019/08/28/751844133/this-digital-sheriff-helps-cities-wrangle-airbnb-rules>

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