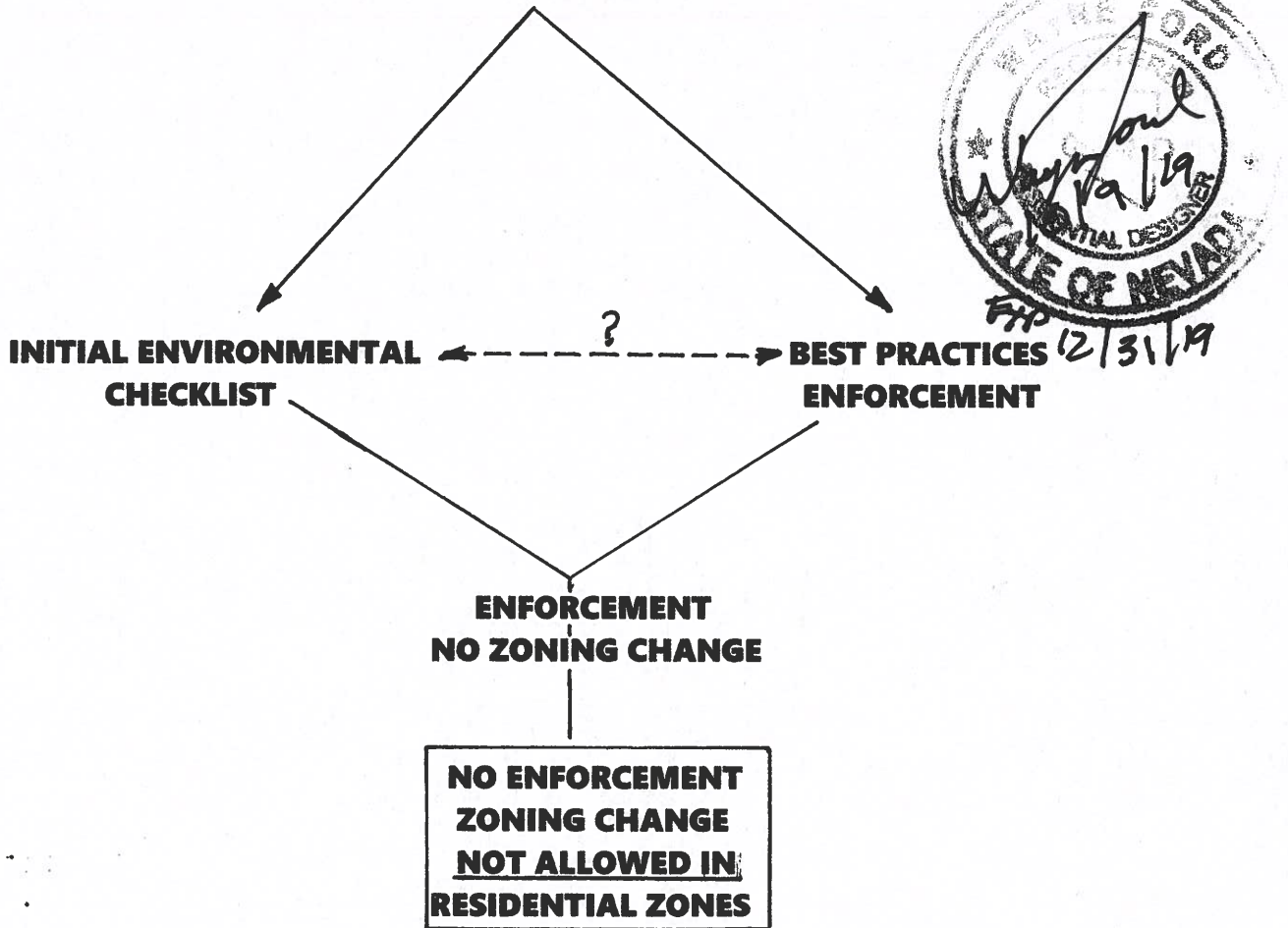


**CURRENTLY NOT CONNECTED IN REPORT  
NEED TO BE CONNECTED**



## EXAMPLE

EACH ENVIRONMENTAL BOX CHECKED NEEDS TO BE COMMENTED ON HOW A BEST PRACTICE PROVIDES MITIGATION:

COMMENT BEST PRACTICES MITIGATION
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- Yes
- No
- No, With Mitigation
- Data Insufficient

I.E. PARKING: WHAT RULES?

13. Transportation / Circulation

b. Changes to existing parking facilities, or demand for new parking

9 October 2019

Comments to the Advisory Planning Commission

Commissioners

Mike Hess Incline Village, NV

While I feel that the drafted guidelines for STR Best Practices are comprehensive, I find the fact they are optional to be problematic. In our case, we have already been told that Washoe County will pick and choose from this list for regulations,. The desired impact in your Environmental Impact Study will not occur. I encourage you to use the TRPA special use permitting to manage this process, a much stronger enforcement mechanism.

Further, Washoe County, through their Commissioner has told us that the enforcement using a residential allocation system is no enforcement at all; Washoe does not need allocations. This does not incentivize Washoe County. This reinforces the need to use a special use permitting process to ensure consistent implementation and enforcement.

The environmental impact of STRs has been felt in Incline for the past 3 years and is only growing in intensity, The action before the APC Commission requires that a proper enforcement mechanism be put in place before implementation of the Best Practices.

Washoe County has misled, broken its prior agreements and ignored its own laws to allow STRs to flourish in IV/CB. We need TRPA to take responsibility for STR use with the Tahoe Basin.

Mike Hess  
521 Spencer Way  
Incline Village, NV