

## Brandy McMahon

---

**From:** Diane Heirshberg <dbheirshberg@gmail.com>  
**Sent:** Tuesday, August 13, 2019 10:30 AM  
**To:** Brandy McMahon  
**Cc:** Diane Heirshberg  
**Subject:** Suggested Additions to Short-Term Rental Neighborhood Compatibility Guidelines

Dear Brandi,

I have reviewed your staff report, and would request that you consider adding a few points, the first four of which are taken directly from Short Term Rental Regulations of other locales where they have had a great deal of experience with the negative impacts of short term rentals on the full time residents and communities:

1. Under Other, item 19: I had raised the issue that no short term rental permit should be issued where there is a Homeowners or Owners Association restriction which requires rentals be for periods greater than 30 days, and request that "Other, Item 19" be revised from a disclosure item, to a prohibition against issuance of a short term rental permit if such a restriction exists. An example is the City of Henderson's Short Term Vacation Rental regulation 19.5.3.G, which requires at 3 (e) (i) that in order for a permit to issue, the registrant notarize a statement: "certifying that operation of the short-term vacation rental would not violate any homeowners' association agreement or bylaws, condominium agreement, covenants conditions and restrictions, or any other private agreement governing and limiting the use of the proposed short term vacation rental."
2. Under Noise: Noise is one of the most frequent complaints related to short term rentals, and this issue has been addressed in policies by numerous other jurisdictions by requiring a Noise Management Plan to be submitted as part of the short term rental registration, which policy includes, as stated in the Henderson regulation 3(i)(1): "Continuous operation of noise monitoring device(s) while the registered property is rented"; and regulation 3(i)(4) requires that "the noise level data records shall be retained by the property owner for a minimum of two months", and regulation 3(i)(5) requires that the "noise monitoring equipment shall be located both indoors and outdoors, in common areas." I reviewed numerous Southern California local regulations which are the result of years of fights between advocates of and opposition to short term rentals, and many now require noise monitoring equipment.
3. Under Public Health and Safety: Fire danger is my personal single largest concern. I suggest adding a section here or a separate section which includes a prohibition (which the fire department would need to weigh in on), along the lines of: no outdoor fires, including but not limited to no fire pits, no barbeques, no open flame heating, etc. allowed when a property is the subject of a short term rental. Additionally, under Public Health and Safety item 9, I suggest adding the requirement of regular fire inspections and inspections of fire alarms, along with additional fees payable directly to the fire department to cover these inspections. Either here, or under Education I suggest that there should be a fire safety instruction pamphlet left for every renter and checked by the management/cleaning services that the pamphlet is at the home prior to each rental. I understand from our fire department that in Incline Village, the local property managers and fire department prepared a fire safety handout, and while the local property managers have been good about handing this pamphlet out to the rentals that they are responsible for, that AirBnB and similar services do not even be respond to our local fire departments attempted contacts, and do not hand out this pamphlet.
4. Under either Transportation or Residential Compatibility or a new Section I suggest adding a provision similar to the Henderson Code at Section 2(f) which provides: "A short-term vacation rental shall not generate more traffic or different types of vehicle traffic than a home occupied by a permanent resident." This would be beneficial in addressing parking and air and Lake pollution problems.

5. Under Parking: What does adequate on-site parking mean, in highly mountainous areas during snow periods. I suggest that this language is too vague as it fails to give guidance or alert the agencies as to what is required. There should be a map made of each proposed STR unit, showing where cars will be parked and the maximum number of cars, which may be less in the winter. In the winter no cars can be parked off site under color code times, and there are many snow storage areas that are on private property, and those snow storage areas even insider the private property cannot be used for parking by short term renters. There are a number of issues that at least in winter months, would make it mandatory that the garages be made fully available to the short term renters to get their cars off the streets and off of the private property areas that must be available for snow storage, unless the map of the subject property shows adequate alternative parking. At a minimum shouldn't the provision address the issue that there can be no onsite parking that is outside of a garage that impedes routine snow storage from street cleaning, as there is currently inadequate snow storage available for street sweeping on many streets in Incline. Also to preserve soils erosion, and debris from ultimately making its way to the Lake, could there be prohibitions or limitations on parking boats, trailers, and motor homes off site? Finally doesn't it make sense to map and show where there will be access for Fire/EMT and Sheriff response if the front of a property is filled with cars.

6. Public Health and Safety, item 10: This is a serious problem in Incline Village, namely inadequate levels of law enforcement personnel in Incline Village to adequately address the large influx of people in the summer and ski season. The inadequate level of law enforcement personnel is reportedly due to a lack of long term housing. (For example, currently the Washoe County Sheriff has advised many individuals in Incline Village that he would make another deputy available to Incline Village if long term housing could be located for the deputy to rent in Incline Village, but no housing that is affordable to a deputy can be located.) The County and the public safety services will need to come up with creative solutions for this problem, and that would be encouraged if this provision were made more important by assigning even more points to it .

Thank you for your consideration of these additional points.

Very truly yours,

Diane Heirshberg, resident of Incline Village, Washoe County, Nevada.

## Brandy McMahon

---

**From:** Sara Schmitz <schmitz61@gmail.com>  
**Sent:** Tuesday, August 13, 2019 1:58 PM  
**To:** Brandy McMahon; Jennifer Merchant  
**Cc:** Sue Novasel; Belinda Faustinos; Jim Lawrence; Marsha Berkbigler; Larry Sevison; Shelly Aldean; Wesley Rice; Brooke Laine; janetmcdougall2020@gmail.com; lallen@mail.ltcc.edu; 'Gavin Feiger'; Heather@carraranv.com; sharon@staor.org; mark@tahoosalmon.com; pat@ca-tt.com; rebeccabryson27@yahoo.com; amandamgrossman@gmail.com; tomhdavis@aol.com; John Marshall; Joanne Marchetta; Marja Ambler; John Hester; Karen Fink; Robert Graves; Bill Yeates; sustaintahoe@gmail.com; 'Wendy Wood'; 'Gary Spohr'; nicolezaborsky@charter.net; kel@ltol.com; johnloweconstruction@gmail.com; sltbrooke@gmail.com; debh@realtordeb.com; jrfintel@outlook.com; Brendan Ferry; don.knight@edcgov.us; tom.burnette@edcgov.us; 'Hauenstein, Mojra'; 'Heather Beckman'; 'Dallaire, Tom'; 'Booth, Samuel'; LouisCariola; Hilary Roverud; 'Kevin Fabino'; John Hitchcock; Eric Young; 'Mullin, Kelly'; Lindsay Romack; Cindy.Gustafson; mike@morshess.com; rondatycer@aol.com; brett@agatebay.com; 'Dr. Tim Schroeder'; jack.f.dalton44@gmail.com  
**Subject:** my comments for the meeting tomorrow

Good Afternoon TRPA STR Committee Members,

My name is Sara Schmitz and I reside in Incline Village. Since speaking to you last month regarding the large full-time (meaning year round) vacation rental adjacent to our home, I've learned a great deal.

I've learned that in 2004, TRPA updated its ordinances to include short term vacation rentals of single family homes, so long as the local jurisdiction, meaning Washoe County for Incline Village, "enter into a cooperative agreement with TRPA in order for vacation rentals to be considered an allowed use in residential neighborhoods". If not, which Washoe County did not do, then vacation rentals "would not be allowed in residential neighborhoods" ([http://www.trpa.org/wp-content/uploads/march\\_2004\\_gb\\_packet.pdf#page=71](http://www.trpa.org/wp-content/uploads/march_2004_gb_packet.pdf#page=71)). Therefore, as it stands today, Washoe County and TRPA are allowing activities to take place in Incline Village/Crystal Bay that are in violation of the TRPA ordinances.

In addition, the ordinance requires jurisdictions to "ensure vacation rentals operate as a normal residence". Below is a



photo from the short term rental next door to us. These renters spent 4 days at the home and created 4 very large containers of trash (notice the recycle bin has a trash bag

showing in the photo). This demonstrates how much this home is NOT the same. Also notice the bear box. Yes, they have one, but it's only use is to advertise the on-line rental agency, which is another code violation. If you read reviews on the home, you will learn they have hosted groups that included 12 teenagers in addition to the related adults. This is not a "normal" use of a residence. On average there are 5 cars at the home, again, not "normal". The idea of regulating this type of mini-hotel industry is not realistic. It's unrealistic to think you can create and enforce rules to ensure a property is consistent with the neighborhood, because every neighborhood is different.

At the time, the TRPA staff report states the use of a home as vacation rental has no more environmental impact than a typical single family home. Maybe in 2004 the statement was true, but not today with the advent of AirBnB and all of the on-line impersonal rental options. They are accountable to no one in our community. Since times and technology have changed, I feel TRPA needs to do another environmental assessment, especially for a location like Incline Village/Crystal Bay which has been operating without ANY regulations.

As it relates to your ability to provide permits and oversight, consider these situations with the home beside us. We discovered the owners increased the living space by converting half of their 4-car garage into a large bedroom and converted a bedroom into a game room with a gas burning fireplace. This appears to have been done without permits. Why would a multimillion dollar home be modified without permits? It may have been to avoid building code requirements. The additional square footage requires the installation of an internal home sprinkler system. These sprinkler systems not only protect the occupants, but also the neighborhood. So within about 5 feet of our property line sits an over 6000 sq. ft. home rented to large groups year round without an internal home sprinkler system, uninspected electrical and gas line expansions, a bedroom addition with windows that appear not to meet building code, and a combustible shed within 2 feet of the bedroom which is equipped with 3 queen sized beds for accommodating large groups. So when you discuss permitting of STR's, you take on a huge risk and liability. Are you intending to investigate home modifications and verify permits or allow homes to be rented that may be unsafe? This is a tremendous amount of work and a liability risk.

As I mentioned at the last meeting, neighbors should not be the STR police. How do you intend to have rules and ordinances without some sort of home monitoring? It should NOT rest on the shoulders of the neighbors who want to enjoy their own homes. How do you intend to restrict the number of occupants? The Sheriff isn't going to count noses and write a citation. Since in-home cameras are not allowed, I think an on-site resident code enforcer is required.

Here's another example of an enforcement issue. Just last week, the large group renting placed all of the kids in the non-permitted bedroom with the 3 queen beds. It's at the opposite end of the house from the master bedroom, so the parents may have had no idea their kids were up screaming and playing after midnight. I called the Sheriff, but they had other urgent matters to attend to. The noise continued. Then, about 1:45am, I received a call from the Deputy stating he could not access the home because the driveway security gate was closed. What good are rules when neighbors are disrupted, the Sheriff has better things to do, and when they arrive they can't access the property?

Your TRPA document from 2004 states vacation rentals are only allowed if it maintains the same characteristics of a single family home. Piling multiple families into one property doesn't maintain this characteristic. It is a mini-hotel and should only be allowed in commercially zoned areas, not residential. Stop spending time working to create rules and regulations that will be unenforceable and instead restrict the use to commercial zones only, just like a hotel.

Sara Schmitz  
(925) 858-4384

## **RECOMMENDATION TO TRPA REGARDING STR ZONING CODE FOR NEIGHBORHOOD COMPATIBILITY**

**DISCUSSION:** The following recommendation is submitted in the context of current TRPA and Washoe County code to more definitively address current adverse environmental and community impacts of STR Business/ Commercial uses currently being passively allowed within Incline Village Residential Zones. This recommendation should (perhaps with some minor modification) be compatible with approaches currently in process in other areas around the lake.

Although current code doesn't currently specifically address STR's and therefore they should be excluded from Residential zones, there is ambiguity in that much expanded uses have been allowed to increase dramatically without significant modification in regulatory approach to address usage/occupancy changes and adverse environmental impacts with the newer "home sharing"/more commercial/hotel-like rental models:

- Although Washoe County Zoning Code does not specifically address STR's and they therefore are excluded uses, WC tax code classifies these uses (which have been allowed to exist unreviewed, unapproved and unregulated apparently in many, perhaps all, zones) as business uses and eligible for transient occupancy tax for which some have registered.
- TRPA code allows Vacation Rentals within Residential use categories (with some potential restriction currently being defined) even though the existing Vacation Rental definition is broad and non-specific and was clearly established before the current explosion in home sharing rental models. Indeed though the use was apparently initially created in 2004 in response to demand at South Lake Tahoe, that community has recently decided to significantly limit this use category
- WC apparently has no collaborative agreement with TRPA specifying Neighborhood Compatibility Requirements and Enforcement as was intended to be enacted by local jurisdictions within 6 months of the adoption of Vacation Rental clause in TRPA code – if lacking within 6 mos of code adoption (2004), the intent was to declare STR's a Transient Tourist Lodging use not allowed in Residential Zones (TRPA Governing Bd)

In addition, though there still remain some "old-time" Vacation Rentals, many current STR's are organized and managed primarily as business entities - advertised through on-line sites, often owned by investors or other remote individuals and operated primarily as businesses with very heavy rental usage and associated increased neighborhood/environmental impact, little oversight or regulation to ensure health and safety or community protection and quite often disrupting residential neighborhood environments and environmental protections.

**RECOMMENDATION:** To ensure Neighborhood Compatibility, in addition to the development of detailed requirements, rules and regulations supported by governing body implementation and enforcement, **Recommend that two Residential Zone use models with Application/Special Use Permit requirements be articulated in TRPA code**, noting that the distinction is similar to the distinction made in current TRPA Code (and Washoe County Code) for Timeshares:

- **Residential Model:** Primarily Residential Use with limited rental usage and evidence of personal owner occupancy for the majority of the year, active owner engagement in the rental process/advertising, rental event and maintenance of the rental property. The limited rental usage component proposed ( $\leq 30$  days/yr is modeled after similar restrictions seen in other communities (including around Tahoe). Review for this category could be accomplished with an application certifying compliance and including an Environmental Impact/ Neighborhood Compatibility check list and a targeted inspection. Requests requiring modification in requirements would be handled via Special Use Permit. For example, the 50% homeowner occupancy requirement might be modified or waived if the homeowner is managing only one home as an STR, actually occupies the unit as a residence during some portion (preferably  $>25\%$ ) of the year, and is actively engaged in overseeing the rental process, rentals and rental unit maintenance.

- **Business Model:** All other STR applications Residential zones are classified as Business Model in one of two sub-categories:

**B1:** Those STR's that meet current "Home Occupation" (or current WC "Home Business:") criteria including homeowner presence during rental, limited rental usage, direct oversight of rental advertising, rental process, actual rental and residence maintenance can be allowed in Residential zones with Special Use Permit.

**B2:** Though potentially technically classifiable as "vacation rentals", all other STR's in which the situation, management and/or actual usage history more closely parallels transient hotel-like accommodations are classified as Commercial uses and not allowed in Residential Zones. [Note: In Commercial or Tourist Zones where this Commercial use would be allowed, these Special Use Permit applications would be reviewed as Transient/Tourist Lodging, Public Accommodation.]

Please see attachment below for more detail.

Attachment 1:

<b>STR Zoning Code Current and Proposed Permitted Uses: Incline Village Zones</b>		
<b>Current: Washoe County</b>	<b>Also Current: TRPA</b>	<b>Recommended Additions:</b>
Per WCC and community covenants as of 7/1/2019	If legally permitted re Incline Village Master Planned Community Declaration of Restrictions (C,C,R's)*, uses per TRPA Code and Community/ Area Plans in existence as of 7/1/2019 are added	If legally permitted re Incline Village Master Planned Community Declaration of Restrictions (C,C,R's)*, in addition add regulations for Short Term Rentals as of 1/1/2020
<b>IV Residential Zones</b>		
Except for Bed and Breakfast (SP, partial units, meal, owner occupied/present), transient lodging/Short Term Rentals not allowed per WCC Table of Uses 110.302.05; Incline Village Master Planned Community Declaration of Restrictions specifically prohibits any non-residential use of parcels*	Specific requirements for designated uses and Vacation rentals allowed provided they meet the Local Government Neighborhood Compatibility Requirements as defined in code with collaborative enforcement agreement (note that these were not developed by Washoe County within 6 mos as intended when this status was modified by TRPA in 2004 and are currently still not in place)	Recommend: 1. Create Two Categories of STR Residential Zone Use to be designated with Special Use Permit Requirement: - STR Residential Zone Residential Model: Owner occupied with definition to include specified minimum owner occupancy, limited rental occupancy, and local listing requirements to qualify - STR Residential Zone Business Model: All other STR's in Residential zones classified as Businesses in one of two categories: B1) Residential Small Business if current TRPA Home Occupation or Washoe County Small Business code requirements are met as well as rental usage and other requirements for Residential Model and/or B2) Business/Commercial: All other STR's are not an allowed use in Residential Zones 2. STR eligibility requirements, and Neighborhood Compatibility rules/regulations to be applied including licensure/ permits, insurance, location, operations and enforcement program requirements. 3. In addition, all relevant Public Accommodation and Tourist/Transient Lodging Requirements and/or Regulations re Health and Safety, and/or Environmental related are included 4. Add specific STR requirements, rules & regulations for any other TRPA/WCC/NRS public accommodation, tourist/transient lodging and/or lodging related rental situations allowed by zoning code in Residential Zones
*Legal status of prior and potential future over-ride of IV planned community C,C,R's by County/TRPA lbd. Planned Community status/covenants as well as TRPA jurisdiction can allow for modification of regulations in IV compared with the rest of Washoe county and/or possibly TRPA (to meet Community covenant requirements).		

Submitted by Carole Black, Resident of Incline Village  
Date 8/13/2019



Sheet1

<p>3. Limit the size of STRs (consider requiring a special use permit for large STRs, prohibit the use of large new homes with 4-5 bedrooms as STRs through a deed restriction, and/or require a business license for large STRs) (Air Quality, Noise &amp; Soils)</p>	<p><b>Recommend:</b> Require a Special Use Permit and/or formal STR Use Application for all STR's proposed within Residential Zones. Special Use Permit required for exceptions and for those which meet Home Business/Home Occupation requirements, with occupancy requirement for resident, rental process/rental activity/maintenance actively managed by the resident and limited rental activity <math>\leq</math> 30 days/yr). All other STR's requiring a Business License are not allowed in Residential Zones including those which are not owned and occupied by a primary resident and/or not actively managed by the resident; rented more than 30 days/year; large STR's (4-5 or more bedrooms); one of &gt;1 rental unit by the same owner and/or investor owned. (Air Quality and Noise, Soils, Housing)</p>	<p>Limits impact of STR;s on residents, neighborhood and environment. Special Use Permit or formal STR Use Application would consider factors including: homeowner use/occupancy of home; local management of advertising, rental process, rental event, and unit maintenance; and limited rental usage intensity. For example, rentals secured for investors, corporate entites, LLC's via internet listing services in Residential Zones are considered commercial business listings and are not allowed. Internet service listings by individual owners and/or by local vacation management companies/realtors may or may not be allowed as exceptions which would require a Special Use Permit Business License required for all uses which are functioning primarily as businesses. Only those meeting current Home Business or Home Occupation criteria would be allowed in Residential zones with a Special Use Permit.</p>
<p>4. Limit the total number of STRs in each jurisdiction (ratio of occupied housing to STRs, first come/first serve, or by lottery) (Air Quality &amp; Noise)</p>		
<p>5. Analyze STR saturation to determine heavily impacted neighborhoods (Air Quality &amp; Noise)</p>	<p><b>Recommend:</b> Analyze STR saturation to determine heavily impacted neighborhoods and manage adverse impacts (Air Quality, Noise, Soil)</p>	<p>Requirements may require adjustment to avoid undue adverse neighborhood/environmental impacts</p>
<p>6. Limit the number of STRs in each neighborhood (Air Quality &amp; Noise)</p>		
<p>7. Establish a waiting period after home construction or sale for STR permit eligibility (except in Town Centers) (Air Quality &amp; Noise)</p>		
<p>8. Establish a ratio of full-time to short-term rentals (Noise)</p>	<p><b>Recommend:</b> Establish and enforce a minimum ratio of full-time to short-term rentals (Noise, Housing, Soils)</p>	<p>This is imperative in order to maintain access to more affordable housing options which has been a listed TRPA priority since inception and is essential for on site public safety and first responder services</p>
<p>9. Require STRs be spaced out, such as limiting no more than one STR per 500 feet, to address clustering (Air Quality &amp; Noise)</p>		
<p>10. Limit the number of STRs per parcel (Air Quality &amp; Noise)</p>		
<p>11. Require a two-day minimum stay for STRs to lessen impact of move-ins and move-outs (Air Quality)</p>		
<p>12. Cap the number of nights per year a unit may be rented as an STR, such as 30 days per year (Air Quality &amp; Noise)</p>		
<p>13. Cap the number of times an STR may be rented, such as four times per month (Air Quality &amp; Noise)</p>		







Sheet1

14. Require STR permit holders/renters to read rules and sign disclaimer (Noise, Vegetation, Soils, Wildlife, Air Quality & Recreation)		
Other (10 points)		
15. Require an STR permit and annual renewal	<b>Recommend:</b> Add ... and Special Use Permit or Business license if applicable and Health and Safety inspections.	See discussions above and below.
16. Provide a web-based permitting service and annual renewal service		
17. Require permit fees, inspection fees, & annual renewal fees	<b>Recommend:</b> Add ... and fines and sanctions for non-compliance	To complete the enforcement stipulations. Also addressed below.
18. Require Transit Occupancy Tax (TOT) registration		
19. Require STR permit holders have insurance that is specifically for STRs (Vegetation)	<b>Recommend:</b> Add Bond requirement	This requirement is important to ensure maintenance of rented property
20. Develop STR permit applications that require applicants to disclose if HOA/CC&Rs prohibit STRs	<b>Recommend:</b> Add ... and any applicable regulations related to rental of HOA units. Also: add that rental documents require disclosure of and agreement to abide by HOA rules and regulations as well as any local area covenants, restrictions, rules & regs and owner/renter sign-off acknowledging receipt and understanding/agreement	This requirement ensures compliance with other applicable property requirements, covenants and restrictions
21. Require a full-time certified local contact (or professional management) that is available anytime an STR is occupied (Noise, Vegetation, Soils, Wildlife, Air Quality & Recreation)	<b>Recommend:</b> Add ... that is available on site within 30 min 24/7 anytime an STR is occupied. ... Also add: Require in person check-in process	Adds requirement for actual contact availability to address issues
22. Require on-site professional management (Noise, Vegetation, Soils, Wildlife, Air Quality & Recreation)		
23. Grant hardship deferrals for full-time hosted/shared STRs (consider fee discounts, permit exemptions, etc.)	<b>Recommend:</b> Clarify – what is a “shared STR”? If it means partial home rental, specify that owner occupancy is required whenever part of home is rented as STR.	Clarification needed and addition of typical requirement if partial rentals is what is being described
24. Create a working group to develop policies and programs for managing STRs and implement the policies and programs they develop		
40 points (max)	<b>Recommend:</b> 45 points (max) but decreases to 40 points if section flagged above is relocated below where elements are duplicated	
<b>ENFORCEMENT</b>		
Implementation (10 points)		
1. Require a full-time certified local contact (or professional management) that is available anytime an STR is occupied (Noise, Soils, Vegetation & Wildlife)	<b>Recommend:</b> Add ... and available on site within 30 min 24/7 Note: this requirement is duplicated above - ? delete here or above	See rationale above
2. Provide a 24 hour/7 day a week enforcement hotline (Noise, Soils, Vegetation & Wildlife)		
3. Utilize a rental activity monitoring service, such as Host Compliance, to identify STRs that do not have permits/certificates (Noise, Soils, Vegetation & Wildlife)		
4. Prohibit (repeat offenders) from applying for additional STR permits (Noise, Soils, Vegetation & Wildlife)		

Sheet1

5. Provide a web-based format for reporting STR violations (Noise, Soils, Vegetation & Wildlife)		
6. Only allow permanent residents to operate STRs (Noise, Soils, Vegetation & Wildlife)		
7. Grant hardship deferrals for full-time hosted/shared STRs (consider fee discounts, permit exemptions, etc.) (Noise, Soils, Vegetation & Wildlife)	<b>Recommend:</b> Edits as per section above this requirement is duplicated above - ? delete here or above	Note: See rationale above
Funding (10 points)		
8. Use permit fees, TOT, and money generated from fines to fund STR code enforcement (Noise, Soils, Vegetation & Wildlife)		
9. Increase fees for larger homes to fund additional enforcement costs (Noise, Soils, Vegetation & Wildlife)		
10. Make sure adequate cost recovery is built into STR program to fund code enforcement staff		
Education (5 points)	<b>Recommend:</b> this section is a duplicate of a prior section = suggest delete in one section – maybe exclude above?	Suggest excluding above (rationale for any content edits is listed above and/or below)
11. Require interior/exterior signage with local contact name/phone number (Noise, Soils, Vegetation & Wildlife)	<b>Recommend:</b> add ... and emergency services contact information.	Emergency contact info readily availability is a safety priority
12. Require permit numbers be on all STR advertisements		
13. Provide education about being a good neighbor, fire safety, Lake Tahoe stewardship, Geotourism, parking, and public transportation options (Noise, Vegetation, Soils, Wildlife & Recreation)		
14. Track and report complaints (type of complaint, location, response time, resolution, number of complaints, etc.) (Noise, Soils, Vegetation & Wildlife)		
Penalties (5 points)		
15. Revoke STR permits for repeat violators or for STRs that do not meet public health and safety standards (Noise, Soils, Vegetation & Wildlife)		
16. Increase violation fines for the STR permit holder/property owner and/or visitors (Noise, Soils, Vegetation & Wildlife)		
17. Lien properties if STR violation fines have not been paid (Noise, Soils, Vegetation & Wildlife)		
Other		
18. Create a working group to develop policies and programs for managing STRs and implement the policies and programs they develop		
30 Points (max)		

Suggested edits submitted to TRPA by Carole Black, Incline Village Resident 8/13/2019

## Brandy McMahon

---

**From:** Flo <Flomaster21@att.net>  
**Sent:** Wednesday, August 14, 2019 6:20 AM  
**To:** Brandy McMahon  
**Subject:** Short term VHRs

I am a resident of Kings Beach North Shore and have lived here permanently for 5 years now. We have owned our home for 27 years. Before moving to Tahoe we only used our home as OUR OWN vacation home and had no desire to rent it out. In the 5 years we have lived here permanently I have never see Lake Tahoe so bombarded with VHRs and in turn the population exploded. Two have been recently built across and right next door to me. My once quiet little street has become a business like setting with people going in and out, cars coming and going. The cleaning people can't work fast enough bcuz for the tourist are waiting outside to come in! I had one incident as I was looking out my dining room window I can see thru next doors dining room window they were setting up a disco scene with disco lights and a disc jockey and testing out the sound system! The cars were lined up outside taking up both side of the street! Another instance past 10 pm a GROUP of young kids with their suped up cars drove in and made so much noise with their cars and had their car radios blasting. They proceeded to go in the house and blast more music way into the night. I can see thru the window they were playing beer pong. The place was like a night club! I know they exceeded the amount of people that could stay there. The music was so loud that my house was pulsating from it. I finally had enough at 2 am I walked over there IN THE SNOW IN MY PAJAMAS and banged on the door and the windows rang the USELESS doorbell but the still couldn't hear me cuz of the loud music. I finally flashed my flashlight thru the window to get their attention. They finally came down and agreed to turn the noise off. I didn't retire here for this kind of nuisance. The garbage is another problem. There are so many people in the VHRs that the garbage bear bins overflow! Tourist leave the rest of the garbage outside the bin and the bears get into it. I saw one woman carrying her extra garbage bag looking at other bear bins on my street including mine and trying to find room in my neighbors bins. Lake Tahoe isn't what it use to be. All it is is an investment from people down the mountain. They feel entitled, they come here to party and don't realize that there are locals who live here permanently. VHRs are ruining the environment of this beautiful place. Stop VHRs Now.