



MEMORANDUM

Date: October 8, 2019

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Location of Short-Term Rentals in Proximity to Regional Recreation Amenities and Shared-Use Paths, Bike Lanes, and Bike Routes in the Tahoe Region

On September 25, 2019, the Short-Term Rental (STR) Neighborhood Compatibility Working Group recommended including in the proposed STR Neighborhood Compatibility Guidelines a best practice under the Location category that reads: “The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs in and/or adjacent to tourist-oriented regional recreation amenities that can be accessed without an automobile, such as a ski resort, golf course, or major trailhead with available public transit from/to Town Center(s).” In addition, the Working Group recommended a best practice that includes locating STRs within a quarter mile (walking distance) from shared-use paths, bike lanes, and bike routes.*** In order to analyze the proposed changes, the below Tables show the existing location of STRs in proximity to regional recreation amenities and shared-use paths, bike lanes, and bike routes. The Tahoe Region Short-Term Rental Interactive Map, available at: www.trpa.org/short-term-rental-neighborhood-compatibility, has also been updated to show the location of regional recreation amenities and shared-use paths, bike lanes, and bike routes.

Table 1: Regional Recreation Amenities*

	City of South Lake Tahoe	Douglas County	El Dorado County	Placer County	Washoe County**
Total STRs	1,545	469	860	2,653	963
% within ¼ mile of a ski resort	6.1%	0.0%	0.0%	5.8%	N/A
% within ¼ mile of a golf course	8.5%	0.4%	2.0%	3.4%	N/A
% within ¼ mile of a major trailhead	0.0%	12.8%	0.1%	0.2%	N/A
% within ¼ mile of a recreation site	65.9%	36.0%	24.3%	46.1%	N/A

Table 2: Existing and Proposed Shared-Use Paths, Bike Lanes, and Bike Routes***

	City of South Lake Tahoe	Douglas County	El Dorado County	Placer County	Washoe County**
Total STRs	1,545	469	860	2,653	963
Existing					
% within ¼ mile of an existing shared-use path	29.6%	21.5%	12.6%	38.5%	N/A
% within ¼ mile of an existing bike lane	47.2%	0.2%	42.7%	47.4%	N/A
% within ¼ mile of an existing bike route	32.0%	0.9%	0.0%	6.2%	N/A
% within ¼ mile of an existing shared-use path, bike lane, or bike route	61.0%	22.4%	45.3%	63.5%	N/A
Existing and Proposed					
% within ¼ mile of an existing/proposed shared-use path	46.4%	43.7%	24.2%	51.7%	N/A
% within ¼ mile of an existing/ proposed bike lane	54.1%	36.7%	46.2%	58.5%	N/A
% within ¼ mile of an existing/proposed bike route	48.9%	14.9%	25.6%	19.5%	N/A
% within ¼ mile of an existing/proposed shared-use path, bike lane, or bike route	68.7%	45.4%	64.7%	73.8%	N/A

*The recreation data used represents a buffer around access points to recreation sites (e.g. bottom of the ski lift, golf course parking lot, etc.), and was derived from the list of 183 recreation sites identified in the *Linking Tahoe: Regional Transportation Plan (2017)*. The list includes: all state park and state recreation areas, all public and private campgrounds, all USFS beaches, formal trailheads, and visitor centers, all designated sites maintained by a regional recreation provider, downhill and cross-country ski areas, and public marinas.

**The analysis does not include Washoe County because the location of STRs has not been provided.

***The *Linking Tahoe: Active Transportation Plan (2016)* defines Shared-Use Path, Bike Lane, and Bike Route as follows:

Shared-Use Path (Class I). A shared-use path is a completely separate trail for active transport users. The path is recommended to be 10 feet wide and provide for two-directional travel.

Bike Lane (Class II). Bike lanes are striped six feet wide lanes and provide one-way travel on a shared roadway with vehicles.

Bike Route (Class III). A bike route is a shared roadway typically located on low-volume and low-speed streets. Signs and painted “sharrows” assist with wayfinding and show the preferred location of the biker within the roadway.