

**Brandy McMahon**

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**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

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**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/>

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## IPX1031 Insight Blog

# Data Reveals Vacation Home Hot Spots Across the Country

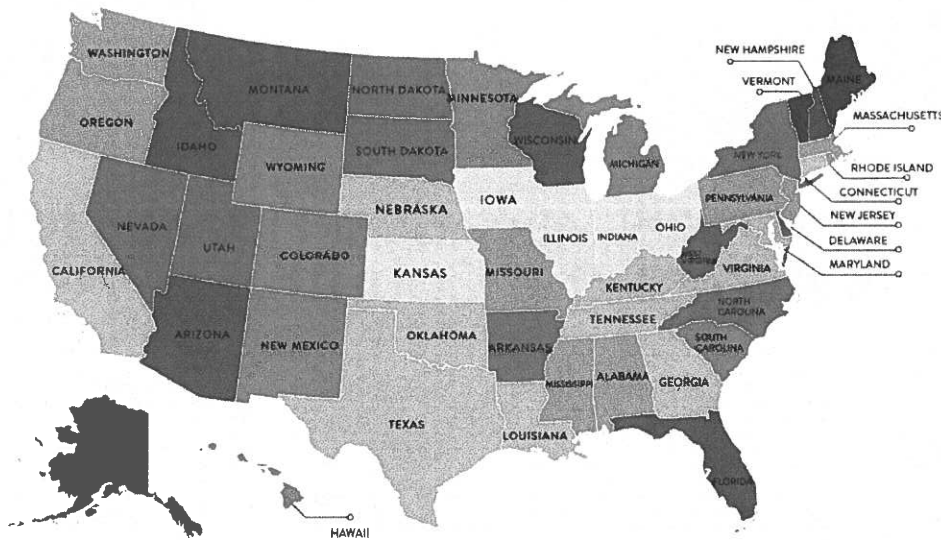
Whether it's a cabin in the woods or a beachside bungalow, vacation homes come in all shapes, sizes and locations. We took a closer look at vacation home destinations across the country to find which cities and towns have the most vacation homes. We also analyzed the overall percent of vacation homes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

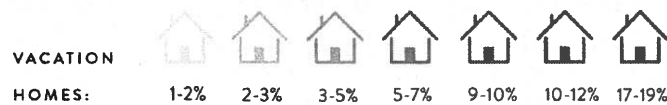


Before we analyze the top three locations with the most vacation homes in every state, let's look at the overall percentage of vacation homes in each state. When you think of a popular vacation home hot spot, images of sandy beaches in Florida might come to mind. While Florida ranks high in terms of 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



KEY

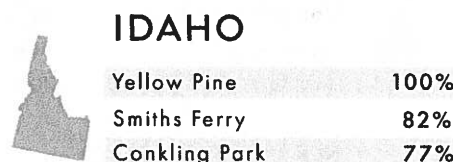
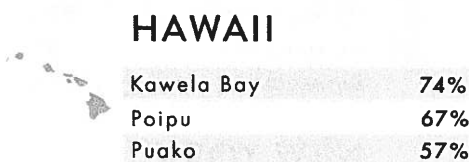
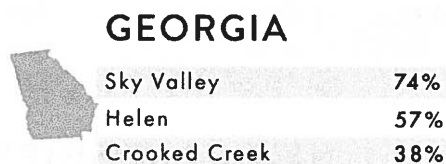
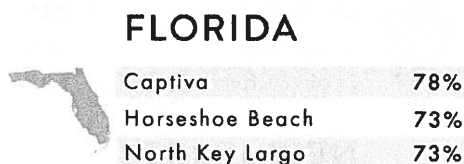
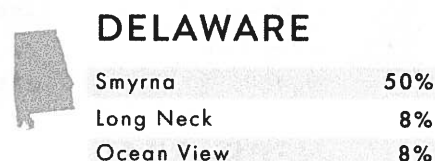
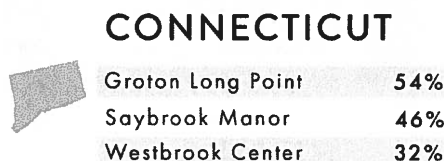
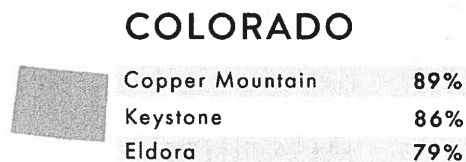
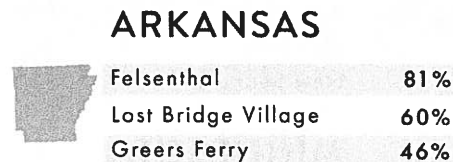
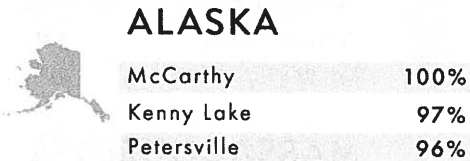
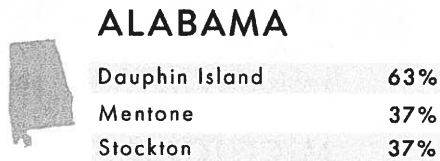



Apparently, the Midwest isn't a hot spot for vacation homes. Maybe it's the brutally cold and long winters, but Midwest states rank low on our list. In fact, Illinois ranks dead last on our list with just 1% of its homes categorized

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






Galena Territory	64%
Oak Run	49%




Clear Lake	58%
Michiana Shores	58%

### IOWA




Harpers Ferry	72%
Wahpeton	71%
Sun Valley Lake	66%

### KANSAS




Linn Valley	21%
Iola	5%
Chanute	4%

### KENTUCKY




Kuttawa	33%
Burnside	18%
Pikeville	3%

### LOUISIANA




Grand Isle	76%
Spokane	53%
Hackberry	31%

### MAINE




Cape Neddick	64%
Winter Harbor	54%
Castine	48%

### MARYLAND




Little Orleans	84%
Ocean City	77%
Smith Island	58%

### MASSACHUSETTS




Siasconset	89%
Madaket	81%
New Seabury	73%

### MICHIGAN




Crystal Mountain	89%
Pilgrim	88%
Caberfae	87%

### MINNESOTA




Angle Inlet	87%
Fifty Lakes	71%
Emily	66%

### MISSISSIPPI




Henderson Point	61%
Snow Lake Shores	37%
Pearlington	21%

### MISSOURI




Innsbrook	78%
Indian Point	64%
Big Lake	64%

### MONTANA



Silver Gate	95%
Lindisfarne	85%
Kings Point	78%

### NEBRASKA




Belmar	83%
Lemoyne	65%
Republican City	64%

### NEVADA




Glenbrook	69%
Crystal Bay	61%
Zephyr Cove	59%

### NEW HAMPSHIRE



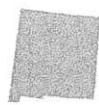
Blodgett Landing	82%
Suissevale	79%
Lincoln	70%

### NEW JERSEY




Harvey Cedars	82%
Diamond Beach	80%
Barnegat	79%

### NEW MEXICO



Taos Ski Valley	84%
Conchas Dam	81%
Ilta Park	75%

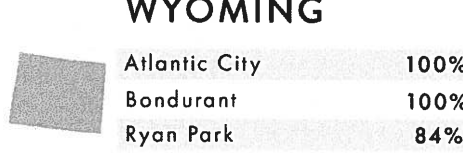
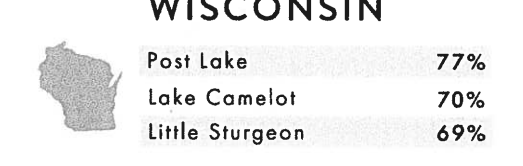
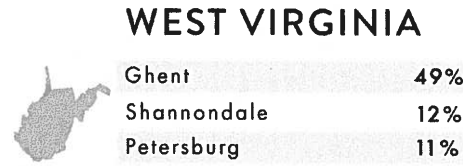
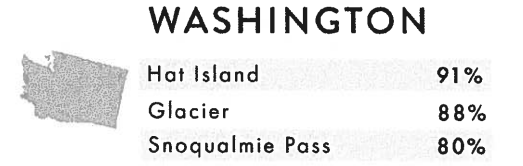
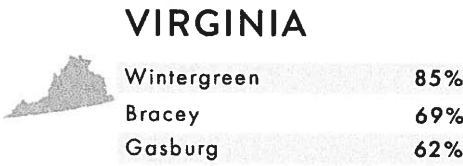
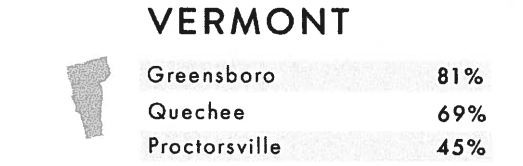
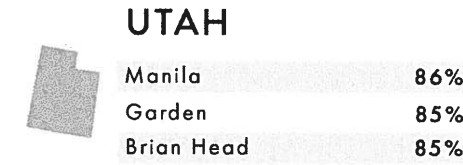
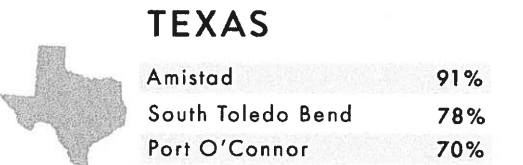
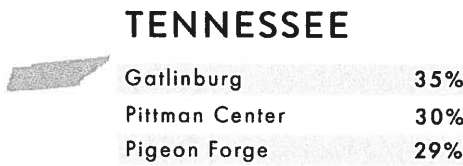
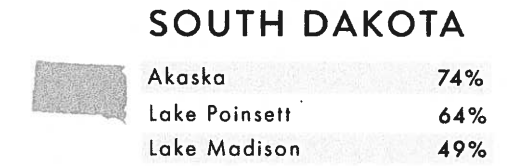
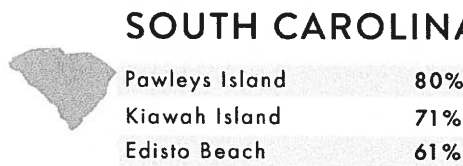
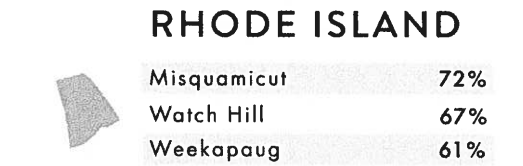
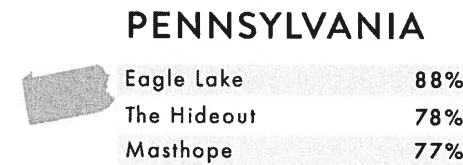
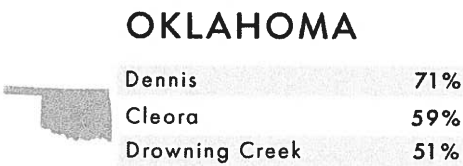
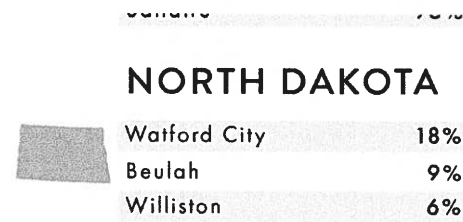
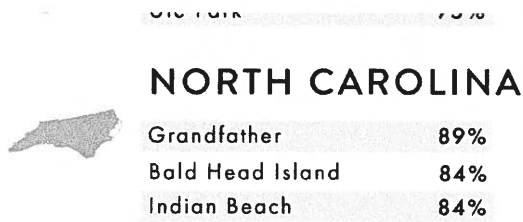
### NEW YORK



Fire Island	97%
Ocean Beach	97%
Saltaire	96%







## Brandy McMahon

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**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 it 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 <[schmitz61@gmail.com](mailto:schmitz61@gmail.com)> wrote:

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