

**COOPERATIVE AGREEMENT**  
**between**  
**CITY OF SOUTH LAKE TAHOE**  
**and**  
**TAHOE REGIONAL PLANNING AGENCY**

This **COOPERATIVE AGREEMENT** is entered into the 16<sup>th</sup> day of November, 2004, by and between the City of South Lake Tahoe (hereinafter referred to as "City"), and the Tahoe Regional Planning Agency (hereinafter referred to as "TRPA").

**WHEREAS**, this cooperative agreement between TRPA and City is intended to avoid potential impacts generated by the use of residential properties as Vacation Rentals; and

**WHEREAS**, this agreement shall clearly set forth the expectations of TRPA and the City as they relate to Vacation Home Rentals; and

**WHEREAS**, since its incorporation in 1965, the City of South Lake Tahoe has regulated and taxed properties used as Vacation Home Rentals; and

**WHEREAS**, on January 21, 2003, the City of South Lake Tahoe adopted Ord. 928, further regulating the occupancy, parking, noise and refuse at Vacation Home Rentals; and

**WHEREAS**, on March 24, 2004 the TRPA Governing Board adopted Ordinance 2004-06, which Ordinance amended the TRPA Code of Ordinances defining Vacation Rentals as a residential unit rented for periods less than 30 days; and

**WHEREAS**, the TRPA Code of Ordinances, via adoption of Ordinance 2004-06, established the elements that comprise Neighborhood Compatibility Requirements (certain standards of operation and function expected of residential units) for Vacation Rentals; and

**WHEREAS**, the City and TRPA agree that specific Neighborhood Compatibility Requirements must be enforced to ensure the peaceful enjoyment of property; and

**WHEREAS**, TRPA requires certain minimum standards in the areas of Signage, Parking, Lighting and Noise; and

**WHEREAS**, the City requires certain standards for residential occupancy limits and certain handling of refuse/garbage consistent with public health and safety concerns; and

**WHEREAS**, the City and TRPA agree the City is better suited to enforce these Neighborhood Compatibility Requirements; and,

**WHEREAS**, the City and TRPA share certain common objectives in maintaining the residential character of neighborhoods; and

**WHEREAS**, cooperation will be mutually beneficial to the City and TRPA in achieving these common objectives;

**NOW THEREFORE**, in consideration of these premises, the parties hereto do agree with each other as follows:

**CENTRAL RECORDS**

FILE No.: 1047

C-82-04

**I. THE CITY AGREES TO:**

- A. Work with individual property owners and property management firms for the purpose of ensuring adherence to Neighborhood Compatibility Requirements as they relate to the use of residential structures by non-residents of the Basin (vacation rental), for all residential properties within their jurisdiction.
- B. Continue in the lead role providing enforcement for the Neighborhood Compatibility Requirements, including, but not limited to the City's Vacation Home Rental Ordinances, the City's standard and guidelines for design, Signage, parking, driveway and loading spaces and TRPA's minimum standards pertaining to Noise, Lighting, Parking, and Signage, as referenced in the table, below.

**TRPA Ord / City South Lake Tahoe Ord.**

<b>Signs (in CP)</b>	TRPA Code sections 4.4.C, 26.1.C; SG-CSLT Part 2, Signage; SLTCC § 25-7(J)
<b>Signs (outside CP)</b>	TRPA Code section 26.1.C; SG-CSLT Part 2, Signage; SLTCC § 25-7(J)
<b>Noise (in CP)</b>	TRPA Code section 23.3; CP, Chapter 2; SLTCC §§ 18-4, 18-10, and 18-10.2
<b>Noise (outside CP)</b>	PAS; Code section 23.3; SLTCC §§ 18-4, 18-10 and 18-10.2
<b>Parking (in CP)</b>	TRPA Code section 24.1.C; SG-Part 3, section 2; SLTCC §§ 5-38 thru 5-51
<b>Parking (outside CP)</b>	SG-Part 3, section 2; SLTCC §§5-38 thru 5-51
<b>Lighting (in CP)</b>	TRPA Code section 30.1.C; SG-CSLT Part 1, CH. 1, Section 7; SLTCC § 17 (c) (1)
<b>Lighting (outside CP)</b>	TRPA Code section 30.1.C; SG-CSLT Part 1, CH. 1, Section 7; SLTCC § 17 (c)(1)

**LEGEND**

(in CP) : Inside Community Plan Boundaries

(outside CP) : Outside of Community Plan Boundaries

SG-CSLT: City of South Lake Tahoe Standards and Guidelines for Design, Signage, Parking, Driveway and Loading Spaces.

TRPA Code : Tahoe Regional Planning Agency Code of Ordinances

CP : Community Plans

DRG : Regional Plan for the Lake Tahoe Basin, Design Review Guidelines, Sept. 1989

PAS : Plan Area Statements applicable to the jurisdiction of concern

SLTCC: South Lake Tahoe City Code

- C. Adopt and enforce Neighborhood Compatibility Requirements for the proper handling of refuse/garbage and maximum occupancy levels for Vacation Rentals. (SLTCC § 23-12, § 23-14-16; § 28A-73-74.)
- D. Pursue compliance and correct violations of the Neighborhood Compatibility Requirements.

**II. TRPA AGREES TO:**

- A. Cooperate with the City in developing plans to implement and enforce the Neighborhood Compatibility Requirements for residential neighborhoods as requested by the jurisdictions.
- B. Assist and cooperate with the City in education and information programs designed to make the public aware of the need for Neighborhood Compatibility Requirements.

**III. IT IS MUTUALLY AGREED THAT:**

- A. The occupancy of Single Family Dwellings for Periods of less than Thirty (30) days is a legal residential use of such properties within the City of South Lake Tahoe.
- B. Neighborhood Compatibility Requirements are appropriate and necessary to maintain the serenity and enjoyability of residential neighborhoods.
- C. Without adherence to the Neighborhood Compatibility Requirements, significant incompatible land use issues may arise from the use of residential units as Vacation Rentals.
- D. Any party may withdraw from this agreement by giving sixty (60) days written notice to the other stating the reasons for withdrawal. Notwithstanding any other provision of this Cooperative Agreement, withdrawal from this agreement may, under the TRPA Regional Plan, render vacation rentals an inconsistent use.

**IN WITNESS THEREOF**, the parties hereto have executed this agreement on the day, month, and year first written above.

Date: 11-18-04

CITY OF SOUTH LAKE TAHOE

By David M. Jinkens  
David M. Jinkens, City Manager

Date: 11-29-04

TAHOE REGIONAL PLANNING AGENCY

By John Singlaub  
John Singlaub, Executive Director