

**From:** [Aaron Vanderpool](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** comment for meeting Oct 19, 2021  
**Date:** Tuesday, October 19, 2021 12:40:02 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

This is a comment to submit for.

**When:** Oct 19, 2021, 5 p.m. Pacific Time (US and Canada)

**Topic:** Washoe County STR Code Input and Permit Status Update

An airbnb went in next to my property about a year ago. It has absolutely destroyed my neighborhood with a constant stream of wedding parties and tourists now I must deal with. I am at a crossroads of now selling or fighting off endless tourists. I have had to bear the cost of putting up signs, a fence, and cameras. I still find people trespassing. I also think it's ridiculous that we have to bear the burden of enforcing the ordinance. This reporting system is a joke. You end up with multiple complaints from a small few brave people while most people just grit and bear it. Most, including myself are hesitant to file complaints, especially when they feel the burden of evidence despite witnessing events and at minimum annoyance. I know this to be true.

The minority of people that are supporting this ordinance are either obvious or are making money from it by owning multiple homes. You are contributing to a world of more extreme haves and have nots while the rest of us just struggle to afford a single home. It's no doubt people are demanding higher wages and not wanting to work for peanuts around here. STRs of entire dwellings should be banned in residential and placed where they should be, in commercial and tourism zoning for motels where they have the services and the safety tourists need. Frankly, it's disgraceful you passed this ordinance that is harmful to safety and community well-being. Other jurisdictions around the country and world are banning and putting moratoriums on STRs! Please put a stop to this madness loophole now!

Aaron Vanderpool  
Mountain Haven Lane  
Reno, NV 89511

**From:** [kathie julian](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Comments for STR Meeting - Incline Village  
**Date:** Tuesday, October 19, 2021 1:59:55 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

I am a full-time resident of Incline Village and active community member. I stress this to make the point. Incline Village is a community. We have families, children, workers, those with high incomes and those with low incomes, and everything in between. The increasing number of Short Term Rentals in our neighborhoods poses a threat to the fabric of this community. It seems many in Washoe County, and some Commissioners, view our community as a source of tourist fees (TOT revenue). As other communities around the lake take measures to protect their neighborhood from this STR "hotelification", Incline and Crystal Bay are left to be the STR mecca and a useful income source to Washoe County.

My concern with growing number of STRs is not with the nuisance factor (noise, garbage, parking, etc). My primary concerns are (1) the commercialization of neighborhoods and condo complexes; and (2) the loss of more affordable housing for longer-term rental and sale.

**On the damage to our neighborhoods**, the loss of full-time homeowners changes a neighborhood and community. In Incline, the change in the Tahoe Area Plan code in early 2021 allowed all residences in Incline Village to be converted to tourist accommodation, with no limits on numbers or density. I expect data will eventually show that this code change has contributed to an increase in STRs and thus decrease in full-time residents, to the detriment of our community. A community is not a collection of tourists. A community is about people who live and work together, who care about the common good. If there are too many STRs in a given area, that sense of community is lost. Thus, we need the raw data from host compliance to assess the numbers and density of STRs in a given area. We need to have some regulation that caps the number and density. The data being collected now should be collected with this in mind.

On the lack of affordable/workforce housing and longer-term rentals, already more than 50% of STRs that have applied for permitting are smaller apartment units or condos. This is the very inventory that our workforce and small entrepreneurs in Incline Village need. The Washoe Tahoe housing study recently completed by Tahoe Prosperity Center and other financiers, highlights the devastating impact this housing shortage has had on our local and large business. Establishing some limits on number and density of STRs would be a straightforward and cost-effective way to ensure more housing inventory for our work force.

In short, Incline Village should not be viewed by the county as a source of tourist

income, nor viewed by those with capital as a convenient real estate investment vehicle. We are a community, not a commodity.

Finally, on technical issues, please consider the following improvements to the STR permitting system:

- Improve website to include an interactive, informative map
- Start fining STR operators who have not yet sought permits
- Release data from the County and Home Compliance to the public
- Increase clarity of the compliance process so that neighbors can monitor for offenses.
- On occupancy calculation, suggest a middle path where you add a Cap on larger STRs, linked to the 2 persons per bedroom limitation, but leave intact the calculation for smaller STRs.

Thanks and regards.

Kathie M. Julian  
PO Box 5477  
Incline Village, NV 89450  
Cell: 1 (415) 646 5413  
[E-mail: kathiejulian@gmail.com](mailto:kathiejulian@gmail.com)

**From:** [mlkennedy1@charter.net](mailto:mlkennedy1@charter.net)  
**To:** [CSD - Short Term Rentals](#); [Washoe County](#)  
**Subject:** Comments: STRs in Incline Village  
**Date:** Monday, October 18, 2021 4:21:29 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

**To Whom It May Concern,**

**I am an Incline Village resident deeply concerned about STRs in our small community.**

**I am very concerned about the need to reduce occupancy numbers in permitted STRs.**

**The high number of occupants allowed in these homes creates overcrowding in our neighborhoods, raises serious concerns for safety during emergencies, and negatively impacts trash and water usage. Many HOAs have fees which include trash and water. It is unfair for residents to have continually increasing costs for these services due to high numbers of STR guests when the average occupancy in residential homes is 2-3 people.**

**Thank you for including this as input for the Washoe County STR Code Meeting October 19.**

**Respectfully,**

**Mary Lou Kennedy**

**Full-time Incline Village resident and Washoe County voter**



**From:** [Anne Rossman](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Hill, Alexis](#)  
**Subject:** For submission to Washoe County meeting on 10-19-21 re STR CONCERNS!  
**Date:** Tuesday, October 19, 2021 12:16:14 PM  
**Attachments:** [I am a full-time resident of Incline Village and would like the following submitted into the public.pdf](#)

---

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Glen Rossman

Glen Rossman  
1071 Sawmill Road, IV, 89451

I am a full-time resident of Incline Village and would like the following submitted into the public record as part of the October 19, 2021 Washoe County Short-Term Rental code input and permit status update meeting.

STR Ordinance Questions for Washoe County Planners, Staff and Commissioners:

#### **PUBLIC HEALTH AND SAFETY**

• **Section 110.319.50 Restrictions During a Declared Emergency** provides emergency powers to local governmental entities. Several COVID surges and wildfire dangers this summer created immediate threats to local residents and first responders. *Why didn't Washoe County ask the Governor to declare an emergency as of August 1 when the ordinance went into effect?*

- An STR cessation and moratorium on new permit processing would have reduced disease transmission in a vulnerable rural community with a four-bed hospital and eased demands on first responders and evacuation infrastructure.

• *Will the County amend the ordinance so that it doesn't rely on the Governor's office to recognize a local hazards and fast-changing life-threatening circumstances?*

• *Will the County amend the ordinance to spell out the level of threat the County will consider an 'emergency' so it's clear how the County intends to prioritize lives over Transient Occupancy Tax revenue collection?*

• **Section 110.319.35 Inspections and Self-Certifications** for life-safety – *Why does the County allow absentee owners to 'self-certify' properties they don't inhabit ... putting surrounding structures and residents at risk of fires/wildlife, etc.? Will the County ask STR permit holders to certify if they are owner-occupied properties for self-certification and amend the ordinance for non-property holders to require more frequent County inspections for life-safety?*

#### **GOVERNMENT TRANSPARENCY**

• **Section 110.319.45 Duties of Hosting Platforms** requires Hosting Platforms to provide quarterly reports. *Are these reports publicly available and searchable online? If not, why not?*

• The County uses taxpayer dollars pay Host Compliance to collect complaints ... *why is this information not publicly available and searchable online by property?*

#### **COMPLIANCE/ENFORCEMENT**

• **Section 110.319.30 Enforcement** states operating an STR without the Required Permit is unlawful and a public nuisance (WCC 50.308.1) and any permit owner found to operate an STR without the permit shall be guilty of a misdemeanor.

- The County has consumed tax-payer funds and resources for two-plus years crafting this ordinance offering plenty of notice for illegal STR operators to get into compliance ... *How many fines has the County issued? If none, why not?*

- WCC Chapter 125 – fee for operating an STR without required permit is only \$1,158.40 however Douglas County will charge \$20,000. Several hundred properties are operating unlawfully in Washoe County, *will the County increase the fee to increase compliance?*

#### **STR ADVERTISING/INSURANCE/TRANSIENT OCCUPANCY TAX USE**

##### **Section 110.319.15 Standards**

• (9) states advertising is prohibited unless a valid STR permit is issued – *Why doesn't the County's ordinance require hosting companies to remove any advertising of an unpermitted STR?*

• (12) Certificate of Insurance - *How does the County and community verify that an STR operator provide a minimum of \$500,000 liability coverage per occurrence? Furthermore, why doesn't the ordinance require the STR operator to inform its mortgage holder/insurance company that the property is being used as an STR?*

- Note: insurance and mortgage requirements differ for primary residential and rental uses. The former is not valid for the latter.

• (15) The ordinance states applicable room tax must be paid to the Reno-Sparks Convention and Visitors Authority – *Why doesn't the STR room tax come back to the impacted community – in this case Incline Village and Crystal Bay – where 90+% of the STRs are located? Will the*

Page One of Two



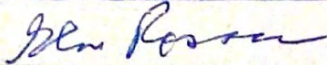
★ County disclose what percentage of those tax receipts are spent in IVCB? ★

**TAHOE BASIN HOUSING SHORTAGES**

- Lack of long-term housing rentals has reached crisis levels in the Tahoe Basin and in unincorporated Washoe County (specifically in Incline Village/Crystal Bay) due in large part to unlimited STRs. Many businesses are unable to fill open positions. *Will the County include STR permit limits into the ordinance as has been done in other jurisdictions?*
- *Does the County acknowledge that STRs reduce the overall number of rentals available to long-term residents and workers? When will this housing shortage be considered an emergency?*

**OVERTOURISM/NEGATIVE ENVIRONMENTAL IMPACTS**

- Lake Tahoe clarity has worsened due to unauthorized tourist trail creation/runoff and trash/pollution. Meanwhile air quality in the Tahoe Basin has worsened due to traffic pollution contributing to higher amounts of ground ozone not to mention increased wildfire smoke and related environmental damage. *Why is there nothing in the ordinance to address negative environmental impacts caused by STR-induced overtourism (e.g. added fees)?*



Full-time Incline Village resident

How is TRPA  
involved???

Page Two of Two

**From:** [TRACY.ERIC](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Fw: Illegally Advertised STR"s  
**Date:** Tuesday, October 19, 2021 6:49:48 PM  
**Attachments:** [1634691746278blob.jpg](#)  
[1634693485708blob.jpg](#)  
[1634693527885blob.jpg](#)  
[1634694026819blob.jpg](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please forward to Steve Oriol.

Thank you for the presentation this evening 10/19/21. I am the individual that brought-up the fact that there are ~30 STR's being advertised in IV/CB with occupancies of 11 or more people being allowed. In the Q&A of tonight's presentation (see screenshot immediately below) you had asked individuals to match the illegal listings found on AirBnB to actual addresses and then email them to you at this email address. This is a fairly easy exercise for anyone to do simply using AirBnB and Google Maps, and I completed it for one of the illegal STR's below (759 Lakeshore Blvd). It is probably even easier for someone at the County to do this exercise using GIS and Mapping Software beyond what is available on Google Maps for free.

However, I think the best way for you to identify the actual addresses of these illegally advertised AirBnB's would be to take the map from AirBnB (like I included below) and simply drive the territory to see with your own eyes the homes that match the photos of the front of the house in the AirBnB listing. I honestly believe that in < 6-hours you could identify the actual addresses of every single one of these ~30 illegal STR's advertising occupancies for > 10 people if you simply drove the territory while looking at these homes plotted on the AirBnB map. Better yet, you could have pre-printed Ordinance Violation Letters/Warnings in your car and put them in the mailboxes (or tape them on the front door) of each home as you identified the actual address.

Please see screenshots below for the exercise I went through and my original email below.

Thank you,  
Eric

Inline image



1) 759 Lakeshore Blvd

Inline image



Inline image



----- Forwarded Message -----

**From:** TRACY,ERIC <goonly@yahoo.com>  
**To:** CSD - Short Term Rentals <str@washoecounty.us>  
**Sent:** Tuesday, October 19, 2021, 06:09:04 PM PDT  
**Subject:** Illegally Advertised STR's

Thank you for the excellent presentation and input session today. Can you please pass this information on to Chad Giesinger and Steve Oriol?

As of today 10/19/21, there are 29 STR's being advertised in Incline Village-Crystal Bay that allow 10+ occupants. Since only 2 Tier-II permits have been issued to date, that means that 27 of these STR's are illegally advertising their occupancy limits. This is in blatant disregard to the ordinance, and these illegally advertised STR's should be the priority focus for Chad and Steve to "educate". Please get these illegal STR Operators to apply for a Tier-2 Permit, reduce their advertised occupancy limits, and/or fine them! It is a 30-second exercise to see these homes on AirBnB and I have included the screenshot of that exercise below/

These are the PARTY HOUSES that are the bad actors that are creating the anti-STR sentiment amongst the community. These are easy targets for enforcement and I hope you focus on them.

Inline image



Thank you,  
Eric

**From:** [anne@rossmans.net](mailto:anne@rossmans.net)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Hill, Alexis](#)  
**Subject:** Fwd: For submission to Washoe County meeting on 10-19-21 re STR CONCERNS!  
**Date:** Wednesday, October 20, 2021 5:55:00 PM  
**Attachments:** [a am a full-time resident of Incline Village and would like the following submitted into the public.pdf](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

There was a typo in my original email... Please include with meeting notes if not too late; thank you!

-Anne

Begin forwarded message:

**From:** Anne Rossman <[anne@rossmans.net](mailto:anne@rossmans.net)>  
**Subject:** For submission to Washoe County meeting on 10-19-21 re STR CONCERNS!  
**Date:** October 19, 2021 at 11:53:26 AM PDT  
**To:** str@washoe**c**[punty.gov](mailto:punty.gov)  
**Cc:** Alexis Hill <[ahill@washoecounty.us](mailto:ahill@washoecounty.us)>

Anne, Sent from my iPhone wherever I am/was



Anne Rossman  
1071 Sawmill Road, IV, 89451

I am a full-time resident of Incline Village and would like the following submitted into the public record as part of the October 19, 2021 Washoe County Short-Term Rental code input and permit status update meeting.

STR Ordinance Questions for Washoe County Planners, Staff and Commissioners:

#### **PUBLIC HEALTH AND SAFETY**

- **Section 110.319.50 Restrictions During a Declared Emergency** provides emergency powers to local governmental entities. Several COVID surges and wildfire dangers this summer created immediate threats to local residents and first responders. *Why didn't Washoe County ask the Governor to declare an emergency as of August 1 when the ordinance went into effect?*

- An STR cessation and moratorium on new permit processing would have reduced disease transmission in a vulnerable rural community with a four-bed hospital and eased demands on first responders and evacuation infrastructure.

- *Will the County amend the ordinance so that it doesn't rely on the Governor's office to recognize a local hazards and fast-changing life-threatening circumstances?*

- *Will the County amend the ordinance to spell out the level of threat the County will consider an 'emergency' so it's clear how the County intends to prioritize lives over Transient Occupancy Tax revenue collection?*

- **Section 110.319.35 Inspections and Self-Certifications** for life-safety – *Why does the County allow absentee owners to 'self-certify' properties they don't inhabit ... putting surrounding structures and residents at risk of fires/wildlife, etc.? Will the County ask STR permit holders to certify if they are owner-occupied properties for self-certification and amend the ordinance for non-property holders to require more frequent County inspections for life-safety?*

#### **GOVERNMENT TRANSPARENCY**

- **Section 110.319.45 Duties of Hosting Platforms** requires Hosting Platforms to provide quarterly reports. *Are these reports publicly available and searchable online? If not, why not?*

- The County uses taxpayer dollars pay Host Compliance to collect complaints ... *why is this information not publicly available and searchable online by property?*

#### **COMPLIANCE/ENFORCEMENT**

- **Section 110.319.30 Enforcement** states operating an STR without the Required Permit is unlawful and a public nuisance (WCC 50.308.1) and any permit owner found to operate an STR without the permit shall be guilty of a misdemeanor.

- The County has consumed tax-payer funds and resources for two-plus years crafting this ordinance offering plenty of notice for illegal STR operators to get into compliance ... *How many fines has the County issued? If none, why not?*

- WCC Chapter 125 – fee for operating an STR without required permit is only \$1,158.40 however Douglas County will charge \$20,000. Several hundred properties are operating unlawfully in Washoe County, *will the County increase the fee to increase compliance?*

#### **STR ADVERTISING/INSURANCE/TRANSIENT OCCUPANCY TAX USE**

##### **Section 110.319.15 Standards**

- (9) states advertising is prohibited unless a valid STR permit is issued – *Why doesn't the County's ordinance require hosting companies to remove any advertising of an unpermitted STR?*

- (12) Certificate of Insurance - *How does the County and community verify that an STR operator provide a minimum of \$500,000 liability coverage per occurrence? Furthermore, why doesn't the ordinance require the STR operator to inform its mortgage holder/insurance company that the property is being used as an STR?*

- Note: insurance and mortgage requirements differ for primary residential and rental uses. The former is not valid for the latter.

- (15) The ordinance states applicable room tax must be paid to the Reno-Sparks Convention and Visitors Authority – *Why doesn't the STR room tax come back to the impacted community – in this case Incline Village and Crystal Bay —where 90+% of the STRs are located? Will the*

Page 1 of 2



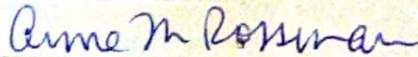
County disclose what percentage of those tax receipts are spent in IVCB?

#### TAHOE BASIN HOUSING SHORTAGES

- Lack of long-term housing rentals has reached crisis levels in the Tahoe Basin and in unincorporated Washoe County (specifically in Incline Village/Crystal Bay) due in large part to unlimited STRs. Many businesses are unable to fill open positions. *Will the County include STR permit limits into the ordinance as has been done in other jurisdictions?*
- *Does the County acknowledge that STRs reduce the overall number of rentals available to long-term residents and workers? When will this housing shortage be considered an emergency?*

#### OVERTOURISM/NEGATIVE ENVIRONMENTAL IMPACTS

- Lake Tahoe clarity has worsened due to unauthorized tourist trail creation/runoff and trash/pollution. Meanwhile air quality in the Tahoe Basin has worsened due to traffic pollution contributing to higher amounts of ground ozone not to mention increased wildfire smoke and related environmental damage. *Why is there nothing in the ordinance to address negative environmental impacts caused by STR-induced overtourism (e.g. added fees)?*



Full-time Incline Village resident

**From:** [TRACY.ERIC](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Illegally Advertised STR's  
**Date:** Tuesday, October 19, 2021 6:09:15 PM  
**Attachments:** [1634691746278blob.jpg](#)

---


[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Thank you for the excellent presentation and input session today. Can you please pass this information on to Chad Giesinger and Steve Oriol?

As of today 10/19/21, there are 29 STR's being advertised in Incline Village-Crystal Bay that allow 10+ occupants. Since only 2 Tier-II permits have been issued to date, that means that 27 of these STR's are illegally advertising their occupancy limits. This is in blatant disregard to the ordinance, and these illegally advertised STR's should be the priority focus for Chad and Steve to "educate". Please get these illegal STR Operators to apply for a Tier-2 Permit, reduce their advertised occupancy limits, and/or fine them! It is a 30-second exercise to see these homes on AirBnB and I have included the screenshot of that exercise below/

These are the PARTY HOUSES that are the bad actors that are creating the anti-STR sentiment amongst the community. These are easy targets for enforcement and I hope you focus on them.

Inline image



Thank you,  
Eric

**From:** [Edie Farrell](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Incline Village STR  
**Date:** Tuesday, October 19, 2021 1:05:54 PM

---

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am an Incline Village full time resident and am very concerned about the STR codes. I'm most anxious about wildfire evacuation, wild life/ human interference and the growing traffic issues we are beginning to see. This goes with evacuation issues.

There is a reason the counties surrounding the lake are imposing strict STR rules. Please consider those of us who life here when making your plans.

Sincerely,

Edie Farrell

Sent from my iPad

**From:** [rondatycer@aol.com](mailto:rondatycer@aol.com)  
**To:** [CSD - Short Term Rentals](#); [Washoe County](#); [Ramos, Candee](#)  
**Subject:** Input for STR Meeting Oct 19  
**Date:** Monday, October 18, 2021 8:36:08 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

**Please ask Commissioner Hill to answer the following questions during tomorrow's presentation:**

We assume Host Compliance has a contract with Washoe County.

1. How frequently does Host Compliance report data to the Washoe Planners?
2. What data are reported to the Planners?
3. When can we see these data?
4. Do the planners also gather STR complaint data from the Washoe County Sheriff Office independent from Host Compliance?

Thank you kindly.

Ronda Tycer  
814 Toni Court  
Incline Village, NV 89451

**From:** [Nicholas Maiocco](#)  
**To:** [CSD - Short Term Rentals](#); [Washoe County](#)  
**Subject:** Please submit into public records for Oct 19th Code Meeting  
**Date:** Monday, October 18, 2021 3:39:59 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We are home owners in Incline Village. Our town is flooded with short term rentals. Our greatest concern is for the safety and well-being of our community. We live between 2 STRs. One is permitted and the other is running illegally with various (and obvious from the curb) safety infractions. Despite the currently established ordinance restrictions, and our constant calling and submitting (with photos) complaints to Host Compliance, people have continued to come in and out of the property. Steve from Washoe County Code Enforcement told us "not to worry about it", that "they have an application in". The August 1 deadline has come and gone. WHY are there no fines being issued and WHEN exactly will this be enforced??

During the height of fire season with evacuations in place around the lake, the STR next to us was filled with manzanita brush that had been chopped down and thrown into piles around their property since May. Host compliance and the fire department were notified with photos. The brush is still there. There is an ordinance, and Washoe County is not enforcing it. We are concerned.

The STR on the other side has recently been sold to new owners who will be renting the property as an STR. Does the permit stay with the property and transfer to the new owners? Rentals run as businesses by people who never stay in these houses should be severely restricted by amounts of properties owned in the area and amount of time the property can be rented during the year.

The majority of STRs in Washoe County are in Incline Village. Our community put in HOURS of letters, discussion, input and proposals to the planners and commissioners. We will not take any of their excuses for not executing the ordinance. Studies, data, and feedback have all been provided by community members as well as TRPA and other committees of interest.

Thank you for your attention,  
Keli and Nick Maiocco  
553 Len Way  
30 year residents, Incline Village

Sent from [Mail](#) for Windows



**From:** [cbwillb@charter.net](mailto:cbwillb@charter.net)  
**To:** [CSD - Short Term Rentals](#); [Washoe County](#); [Washoe311](#)  
**Subject:** Public Comment for Washoe County IVCB STR meeting 10.19.2021  
**Date:** Tuesday, October 19, 2021 1:39:45 PM  
**Attachments:** [Public Comment IVCB STR Meeting October 19, 2021.pdf](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Attached please find Public Comment for today's WC meeting regarding STR regulations. I ask that this written comment be included in the record of the meeting and forwarded to appropriate County staff. I will also ask to speak briefly during the meeting.

Apologies for multiple copies to the County - I received differing instructions and wanted to ensure delivery for meeting.

Thank you, Carole Black (Incline Village resident)



## Public Comment: WC Tahoe Area Community Meeting October 19, 2021 re STR Regulation

Submitted by Carole Black, Incline Village resident prior to the meeting – also requesting to speak during the meeting.

Thank you for providing an opportunity to hear a report from the County regarding the status of the recently implemented Washoe County STR regulatory program. Clearly this has been a major implementation effort with some significant progress made to date. In addition to Commissioner Hill's and staff's updates, I am hoping that WC representatives will hear, consider and positively address community input regarding challenges to date as well as the continued significant concerns regarding adverse impacts of STRs on the community related to gaps in current regulations. My comments below include:

- Content gaps in existing regulations/proposed changes and implications
- Overarching/Long-term adverse implications of current/proposed regulatory gaps on the IVCB community
- Logistical challenges from this community resident's perspective with implementation of regulations to date

### I. Content Gaps in Existing/Proposed WC Regulations:

- **Proposed Adverse Occupancy Standard Change:** What has been described to date is that the current standard based on habitable space calculates Occupancy Limits which are too restrictive in smaller STR units and too generous in larger STR units. Assuming that these statements are validated by data, this sense was predictable based on "back of envelope" modeling prior to Ordinance approval yet Planners supported the approach based on recognized building code standards. I submit that recently described alternative hybrid methodology, if proposed as has been described, is more flawed and should not be implemented. Rather I propose a different hybrid model which preserves current positive safety code linkage (and helps with congestion issues especially important in small STRs mostly located in densely populated areas) while addressing a real current issue in large STRs. Another option is simply 2/BR as listed in Douglas County.

Occupancy Options	Impacts: Pros/Cons		
	Smaller STRs	Larger STRs	Comments
<b>Current: Habitable space</b>	Limits STR Occupancy more than many expected but parallels accepted safety std & helps w/congestion in dense occupancy areas	Allows more STR Occupancy than is compatible with residential neighborhoods	Strong pro is tie to accepted Residential Building Codes. Also mitigates neighborhood issues (safety/parking/nuisance) in denser geo areas
<b>Proposed: 2/BR + Other Habitable space</b>	More occupancy but > industry safety std; increases congestion & risk in already very busy/high occupancy central areas	Limits added Occupancy felt excessive for neighborhoods	Exceeds safety std in smaller units, and increases neighborhood issues in more congested geo areas
<b>Preferred Option: Habitable Space plus cap for large STRs</b>	Meets safety standard and assists with density/parking issues in congested areas	Adds a large STR cap, a limited add-on perhaps based on BR #, to address neighborhood issues	<b>Preferred approach balancing industry std safety levels &amp; neighborhood compatibility; Alternative of 2/BR standard would also meet goals</b>

- **No Density or Intensity Restrictions\*** > many/most jurisdictions have found that to maintain neighborhood character/compatibility some level of density/intensity restriction is required – e.g. Douglas County, SLT and southern NV locations/NRS

- **Fewer Ownership/Owner presence requirements/options\*** > examples include limiting permits to residents, limiting numbers of permits/applicant, hosted options

- **Less Intense Regulatory Approval Tiers\*** > note much more intense approvals required at lower occupancy in Douglas County example

- **Less Intense Safety Inspections/Nuisance Restrictions\*** > compare inspection frequency and quiet hours Washoe vs Douglas regs

(\*Note: see attachment below to compare WC & adjacent Douglas County regs)

## II. Overarching Adverse Community Implications of Current/Proposed Regulatory Gaps:

- **Washoe County has the Least Restrictive STR Regulation in the Tahoe Basin:** WC Tahoe Area has much less restrictive STR regulations than near NV neighbors (*see attached table*). Recently the NV legislature enacted a protective law which does not apply to WC based, we are told, on WC objections. And, NV lacks other protective CA regulations. **The net result renders this small area as an STR MECCA apparently prioritizing minimal tourism management over community/visitor safety and neighborhood compatibility.**

**One of the WC rationales for limited regulation has been that the regs must apply to the entire county though legal opinion has not supported this view and practicality certainly does not.** Less than 10% of the WC STR permits/applications pertain to areas outside of IVCB and regulatory needs/community requirements dramatically differ based on the challenging geography, environmental risks and STR concentration. **Further as noted below lack of more intense regs damages infrastructure needed to support tourism and its revenues.**

- **Housing Unit Loss:** STR use has further decimated the already inadequate supply of more affordable options including long-term rentals for first responders, service and retail providers. Lack of available workers because of inadequate housing supply has resulted in restrictions of public service staffing as well as business departures creating safety and service concerns/gaps. **More than 50% of STR Permits/Applications are associated with smaller, more affordable units** (condos, townhouses, multi-family units). **This type of unit was often available for employee housing long-term or seasonal - hundreds are now used as STRs!**

- **Safety/Evacuation/Pollution Concerns:** STRs, even with regulatory parking limits, bring net added vehicular congestion and attendant risk to IVCB's already congested central and recreation areas. This is particularly seen in multi-unit areas (small STRs) with shared parking accommodations – e.g., each unit may be “allowed 2 slots” but the aggregate total available for the complex may average < 1.5 spots/unit. The “allowance” only works if units are occupied part-time and fails with many higher occupancy STRs.

- **TRPA and other Housing Proposals fail to consider IVCB STR and Affordability Level Situations:** IVCB are not “protected” by CA regulations applicable to the majority of the Tahoe Basin or the more restrictive Douglas County/NRS regs. **Thus plans for expanded ADU availability to assist with more affordable housing options will potentially be completely circumvented for the more profitable STR use absent additional county and/or county-supported TRPA or NV restriction.**

## III. Implementation Challenges (*Note: based on my experience, likely not a comprehensive list*):

- **Web site is awkward** > info more difficult to find info than other Tahoe areas (e.g., Douglas County)
- **No map showing permitted properties** with click access to drill down info
- **Unnecessary extension of grace period** when many had apparently simply postponed the effort
- **Lack of enforcement to date:** county stats presented in prior meetings indicate a significant number of apparently illegally operating STRs with no permits or even applications but **no fines as yet!**
- **Excessively complex non-compliance process:** with no clarity about plan for repeated offenses which are “resolved” by local contacts – adjacent residents will nonetheless have their lives intruded upon repeatedly!

**MY BOTTOM LINE:** Without added regulation similar to that enacted in neighboring Douglas County, IVCB will likely remain/become even more an STR MECCA of Tahoe further destroying the community/its neighborhoods and support systems on which tourism depends. WC should move now to effectively and comprehensively address these critical issues. Effort to address the flagged logistical challenges, especially enforcement would also be important.

**ATTACHMENT: COMPARISON OF PRIORITY COUNTY STR REGS\* in NV TAHOE AREA as of 9/21**

Region:	NEVADA		
	Washoe	Douglas**	Carson City
<b>Regulations:</b>			
Cap on #'s	<b>none</b>	600	N/A, no residential areas/STRs near Tahoe
Density (permits)	<b>none</b>	15% single family areas; 20% multi-fam/ tourist areas (areas as per TRPA PAS's)	
Density/parcel	1/parcel	? (note: County allows total of only one STR permit/family)	
Intensity: quiet hrs	<b>10pm - 7am</b>	9pm - 8am	
Hosted provision	<b>none</b>	"True Host" (tier 1)^	
Owner occupant	<b>none</b>	Unit is used as owner residence	
Renter age	<b>none</b>	≥ 25	
Permit	Yes; <b>(but no # limit/applicant)</b>	Yes; 1 permit/family	
Tiers	<b>1: (1-10) A; 2: (10-20) AR; 3: (20+) SUP</b>	1: (hosted and ≤ 4)^; 2: (4-10) AR; 3: (>10) SUP	
Permit admin	WC staff; BCC	DC staff; Advisory Board (**NB: court stay re Brd membership)	
Liability insurance	\$500,000	\$500K - \$1M	
Ownership	<b>none</b>	New STR: owner/family trust but ... not LLC, commercial business, corporation or partnership	
Owner responsible	yes	yes	
Licensed property mngr	<b>no</b>	yes, if not owner; training required	
<b>Occupancy Note: WC topic for 10.19.21 mtg</b>	yes (based on building code std for habitable space); <b>?change</b>	yes (2/BR)	
Safety regs	yes	yes	
Safety inspections	yes ( <b>every 3-4 yrs</b> )	yes, annual	
Nuisance regs	yes	yes	
No parties, etc	yes	yes	
Parking (site or designated)	yes, availability may limit allowed occupancy	yes, availability may limit occupancy; owner must issue permit (**NB: court stay re no tandem rule)	
Local contact	30/60 min	30/60 min w written report; county certification req'd	
Not in ADUs^^	Not excluded^^^	Not excluded^^^	
In "more affordable" units^^	Could be a concern re some categories in TRPA reg; ?***	?***	

Notes: \* Note that focus is on operational items and based on read of Douglas County/Washoe County website materials. Other elements (e.g., fines/enforcement) may vary but are not addressed. \*\* Includes applicable portion of recent court ordered temporary stay per content in Douglas County website mid Sept 2021. \*\*\* County Code not checked. ^ Tier 1, hosted STRs are excluded from Douglas County STR cap; ^^ Re TRPA Housing Initiative & TRPA code changes. ^^ Note: historic 1 acre parcel limit for ADUs temporarily remains in place in NV

**From:** [JOSEPH FARRELL](#)  
**To:** [CSD - Short Term Rentals; Washoe County](#)  
**Subject:** RE: Short Term Rentals: Incline Village/Crystal Bay  
**Date:** Tuesday, October 19, 2021 1:58:06 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Commissioners:

I am an Incline Village/Crystal Bay resident who is significantly concerned about STR's in our small community AND I have been directly affected by STR's in my neighborhood for over five years. It is evident from reading local newspapers that Incline Village/Crystal Bay is the only community in the Tahoe Basin that does not have significant restrictions and enforcement of STR's which are ruining the ambiance of the Tahoe Basin.

I suggest that as Commissioners, you put a moratorium similar to the July 27, 2021 the Placer County Board of Supervisors, and stop approving additional STR permits until the Host Compliance compliant analysis has been reported so we can assess STR impacts on:

1. Loss of workforce housing
2. Parking and traffic in neighborhoods
3. Overcrowding of beaches
4. Trash issues and trail damage
5. Wildfire evacuation risk
6. Neighborhood nuisances
7. Enforcement effectiveness

Thank you for including this as input for the Washoe County STR Code Meeting October 19th.

Sincerely,

Joe Farrell  
546 Cole Circle  
Incline Village, NV 89451

**From:** [Hauenstein, Mojra](#)  
**To:** [CSD - Short Term Rentals](#); [Lucey, Robert \(Bob\) L](#); [Herman, Jeanne](#); [Giesinger, Chad](#); [Galassini, Janis L](#); [Washoe County](#); [Hill, Alexis](#); [Brown, Eric P.](#); [Hartung, Vaughn](#); [Jung, Kitty](#); [Pamela Tsigdinos](#)  
**Cc:** [Dick, Kevin](#); [Rochelle Nguyen](#)  
**Subject:** Re: Washoe County STR Code - Resident Input  
**Date:** Tuesday, October 19, 2021 11:41:04 AM  
**Attachments:** [Outlook-vftg1t5s.png](#)  
[Outlook-zfc5pck1.png](#)  
[Outlook-00rftodt.png](#)  
[Outlook-fhou52su.png](#)  
[Outlook-ogvhszz3.png](#)

---

Thank you, Pamela for your input.



**Mojra Hauenstein, Architect, AICP Planner, LEED AP**  
**Neighborhood Development**  
**Director of Planning & Building | Community Services**  
**Department**

[mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us) | Office: 775.328.3619

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Building call (775) 328-2020

For Planning call (775) 328-6100

Email: [Building@washoecounty.us](mailto:Building@washoecounty.us)

Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | [www.washoecounty.us](http://www.washoecounty.us)

---

**From:** Pamela Tsigdinos <ptsigdinos@yahoo.com>  
**Sent:** Monday, October 18, 2021 3:24 PM  
**To:** CSD - Short Term Rentals <STR@washoecounty.gov>; Lucey, Robert (Bob) L <BLucey@washoecounty.gov>; Herman, Jeanne <JHerman@washoecounty.gov>; Hauenstein, Mojra <MHauenstein@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Galassini, Janis L <JGalassini@washoecounty.gov>; Washoe County <communications@washoecounty.gov>; Hill, Alexis <AHill@washoecounty.gov>; Brown, Eric P. <EPriceBrown@washoecounty.gov>; Hartung, Vaughn <VHartung@washoecounty.gov>; Jung, Kitty <KJung@washoecounty.gov>  
**Cc:** Dick, Kevin <KDick@washoecounty.gov>; Rochelle Nguyen <rochelle.nguyen@asm.state.nv.us>  
**Subject:** Washoe County STR Code - Resident Input

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Washoe County Planners, Staff and Commissioners:

I am a full-time resident of Incline Village with deep concerns about the current STR ordinance. Please review this feedback and proposed modifications (below and attached). I'd like this input included in the public record as part of the October 19, 2021, **Washoe County Short-Term Rental code input and permit status update meeting**. FYI: I'll also share a copy of this with reporters and others who follow this topic.

## **PUBLIC HEALTH AND SAFETY**

- **Section 110.319.50 Restrictions During a Declared Emergency** provides emergency powers to local governmental entities. Several COVID surges and wildfire dangers this spring/summer created immediate threats to local residents and first responders. *Why didn't Washoe County ask the Governor to declare an emergency as of August 1, 2021, when the ordinance went into effect?*
  - An STR cessation and moratorium on new permit processing would have reduced disease transmission in a vulnerable rural community with a four-bed hospital and eased demands on first responders and evacuation infrastructure.
- *Will the County amend the ordinance so that it doesn't rely on the Governor's office to recognize local dangers and fast-changing life-threatening circumstances?*
- *Will the County amend the ordinance to spell out the level of threat the County will consider an 'emergency' so it's clear how the County intends to prioritize lives over Transient Occupancy Tax revenue collection?*
- **Section 110.319.35 Inspections and Self-Certifications** for life-safety – *Why does the County allow absentee owners to 'self-certify' properties they don't inhabit ... putting surrounding structures and residents at risk of fires/wildlife, etc.? Will the County ask STR permit holders to certify if they are owner-occupied properties for self-certification and amend the ordinance for non-property holders to require more frequent County inspections for life-safety?*

## **GOVERNMENT TRANSPARENCY**

- **Section 110.319.45 Duties of Hosting Platforms** requires Hosting Platforms to provide quarterly reports. *Are these reports publicly available and searchable online? If not, why not?*
- The County uses taxpayer dollars to pay Host Compliance to collect complaints ... *why is this information not publicly available and searchable online by property?*

## **COMPLIANCE/ENFORCEMENT**

- **Section 110.319.30 Enforcement** states operating an STR without the Required Permit is unlawful and a public nuisance (WCC 50.308.1) and any permit owner found to operate an STR without the permit shall be guilty of a misdemeanor.
  - The County has consumed tax-payer funds and resources for two-plus years crafting this ordinance offering plenty of notice for illegal STR operators to get into compliance ... *How many fines has the County issued? If none, why not?*
  - WCC Chapter 125 – fee for operating an STR without required permit is only \$1,158.40 however Douglas County will charge \$20,000. Several hundred properties are operating unlawfully in Washoe County, *will the County increase the fee to increase compliance?*

## **STR ADVERTISING/INSURANCE/TRANSIENT OCCUPANCY TAX USE**

### **Section 110.319.15 Standards**

- (9) states advertising is prohibited unless a valid STR permit is issued – *Why doesn't the County's ordinance require hosting companies to remove any advertising of an unpermitted STR?*
- (12) Certificate of Insurance - *How does the County and community verify that an STR operator provide a minimum of \$500,000 liability coverage per occurrence? Furthermore, why doesn't the ordinance require the STR operator to inform its mortgage holder/insurance company that the property is being used as an STR?*
  - Note: insurance and mortgage requirements differ for primary residential and rental uses. The former is not valid for the latter.
- (15) The ordinance states applicable room tax must be paid to the Reno-Sparks Convention

and Visitors Authority – *Why doesn't the STR room tax come back to the **impacted** community – in this case Incline Village and Crystal Bay —where 90+% of the STRs are located? Will the County disclose what percentage of those tax receipts are spent in IV/CB?*

#### **TAHOE BASIN HOUSING SHORTAGES**

- Lack of long-term housing rentals has reached crisis levels in the Tahoe Basin and in unincorporated Washoe County (specifically in Incline Village/Crystal Bay) due in large part to unlimited STRs. Many businesses are unable to fill open positions. *Will the County include STR permit limits into the ordinance as has been done in other jurisdictions?*
- *Does the County acknowledge that STRs reduce the overall number of rentals available to long-term residents and workers? When will this housing shortage be considered an emergency?*

#### **OVERTOURISM/NEGATIVE ENVIRONMENTAL IMPACTS**

- STRs and the high-throughput large groups they attract contributes to overtourism and creates excess wear and tear by virtue of STR renters being 'on vacation' and escalate adverse environmental impacts. Lake Tahoe clarity has worsened due to unauthorized tourist trail creation/runoff and trash/pollution. Meanwhile air quality in the Tahoe Basin has worsened due to traffic pollution contributing to higher amounts of ground ozone not to mention increased wildfire smoke and related environmental damage. *Why is there nothing in the ordinance to address negative environmental impacts caused by STR-induced overtourism (e.g. added fees)?*

Thank you for your attention to these important issues.

Pamela Mahoney Tsigdinos

Full-time Incline Village, NV, resident

**From:** [tradewynne](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Regulate STRs!  
**Date:** Tuesday, October 19, 2021 12:05:59 PM  
**Attachments:** [image.png](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Typical STR issue: six cars, 20+ "guests", all illegally parked. 1600 square foot 3 bdrm STR.

This must stop! It's ruining our town, over running our resources and local home owners are footing the bill. This area is zoned residential single family. How can you allow businesses in a neighborhood zoned residential?

Bill Wynne  
1487

image.png





**From:** [Scott Daulton](#)  
**To:** [CSD - Short Term Rentals](#); [Washoe County](#)  
**Subject:** Short term rental occupancy limits in Incline Village  
**Date:** Tuesday, October 19, 2021 12:45:26 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am opposed to any County action that will increase the short term rental occupancy limits of homes that are already contained in the current ordinance. Ten people staying at a house is already way too many. Try living by one and you will find out. People don't come to a short term rental to sit at a computer and quietly write a book. They come here to party.

Scott Daulton  
Incline Village resident

From: [joseph.schulz](#)  
To: [CSD - Short Term Rentals; Washoe County](#)  
Cc: [joseph.schulz](#)  
Subject: Short term rental ordinance  
Date: Monday, October 18, 2021 4:36:57 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

**Dear Commissioners:**

"I am an Incline Village resident who is concerned about the increasing number of short term rentals in our small community.

Having lived in a condo complex in Incline Village that has tried to limit such rentals, my experience has been very negative because of the noise generated at all times of the day and late into the night, the excessive garbage generated and improperly disposed of it into the community dumpsters (unlocked containers encourage bear investigation). We have had to call the sheriff's office on a number of occasions because of late night partying. The HOA was reluctant to enforce the CC&R restrictions beyond a letter without governmental backup.

Now living in a single family residence, I fear that others nearby may consider short term rentals and further degrade the quality of life here.

PLEASE consider the negative aspects of too many short term rentals as abuse by those renters is undermining the desirability of living in this beautiful part of the country, is creating nuisances to the quality of life, increasing the services required to deal with the problems generated and increasing the costs of living here (which are getting excessive already).

An opportunity exists to curtail those problems and reverse some of the negatives already in place. PLEASE take that opportunity for the betterment of our community and turn your backs on the only reason for this odious circumstance namely the generation of money!

I encourage you to establish a moratorium on any new permits allowing short term rentals in order to gain time to strengthen the existing Ordinance.

Thank you for including this as input for the Washoe County STR Code Meeting October 19. Any action on your part will be greatly appreciated.

Very truly yours,  
Joseph Schulz  
568 Putter Court, Incline Village

**From:** [Clas Karlberg](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Washoe County](#)  
**Subject:** Short term rental  
**Date:** Tuesday, October 19, 2021 11:43:01 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am an Incline Village/Crystal Bay resident deeply concerned about STR in our small community.

I am most concerned about.

Loss of working force housing. I see a lot “Help Wanted signs”

all around our neighborhood.

Village Market had to close because of lack of workers. Some due to loss of a place to live.

Parking and high traffic.

Overcrowded beaches

Trash issues all around

I think the biggest is nuisance in the neighborhoods.

My suggestion, more restriction of how many should be allowed.

The minimum STR stay should be increased to 30 days.

Clas Karlberg  
415-608-6066

**From:** [Omer Rains](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Omer L. Rains](#)  
**Subject:** Short Term Rentals  
**Date:** Monday, October 18, 2021 2:46:38 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

[Communications@washoecounty.us](mailto:Communications@washoecounty.us). Hello, my name is Omer Rains. I live in Crystal Bay, directly above the Boulder Bay project. Short term rentals (STR's) are already a nightmare in the IVCB area. The Boulder Bay units are even being marketed as STR's. They are not built for and are not marketed as permanent housing. They will add 500+ more STR's to a community that is already overwhelmed with STR's. There are many, many areas of the country that are trying to deal with this problem, but none more so than our community. WE NEED HELP, and seemingly only Washoe County can provide it. Please do so!!!.

Thank you,  
Omer Rains

**From:** [Scott Daulton](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Short term rentals in Incline Village  
**Date:** Tuesday, October 19, 2021 12:11:28 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please stop approving additional STR permits until the Host Compliance complaint analysis has been reported (originally slated for November but now deferred to January 2022) so we can assess STR impacts on:

- loss of workforce housing
- parking and traffic in neighborhoods
- overcrowding at the beach
- trash issues and trail damage
- wildfire evacuation risk
- neighborhood nuisances
- enforcement effectiveness

Thank you.

Scott Daulton, full time resident of Incline Village

**From:** [Nicholas Maiocco](#)  
**To:** [Washoe County; CSD - Short Term Rentals](#)  
**Subject:** Short Term Rentals in our community is our greatest concern  
**Date:** Monday, October 18, 2021 3:28:23 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

We are home owners in Incline Village. Our town is flooded with short term rentals. Our greatest concern is for the safety and well-being of our community. We live between 2 STRs. One is permitted and the other is running illegally with various (and obvious from the curb) safety infractions. Despite the currently established ordinance restrictions, and our constant calling and submitting (with photos) complaints to Host Compliance, people have continued to come in and out of the property. Steve from Washoe County Code Enforcement told us "not to worry about it", that "they have an application in". The August 1 deadline has come and gone. WHY are there no fines being issued and WHEN exactly will this be enforced??

During the height of fire season with evacuations in place around the lake, the STR next to us was filled with manzanita brush that had been chopped down and thrown into piles around their property since May. Host compliance and the fire department were notified with photos. The brush is still there. There is an ordinance, and Washoe County is not enforcing it. We are concerned.

The STR on the other side has recently been sold to new owners who will be renting the property as an STR. Does the permit stay with the property and transfer to the new owners? Rentals run as businesses by people who never stay in these houses should be severely restricted by amounts of properties owned in the area and amount of time the property can be rented during the year.

The majority of STRs in Washoe County are in Incline Village. Our community put in HOURS of letters, discussion, input and proposals to the planners and commissioners. We will not take any of their excuses for not executing the ordinance. Studies, data, and feedback have all been provided by community members as well as TRPA and other committees of interest.

Thank you for your attention,  
Keli and Nick Maiocco  
30 year residents, Incline Village

Sent from [Mail](#) for Windows

**From:** [Kristina Hill](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Ronda Tyce](#)  
**Subject:** Short Term Rentals  
**Date:** Monday, October 18, 2021 4:03:57 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am an Incline Village resident deeply concerned about STRs in our small community. I am most concerned about:

- loss of workforce housing
- parking and traffic in neighborhoods
- trash issues and trail damage
- wildfire evacuation risk
- neighborhood nuisances/noise
- enforcement effectiveness

Please consider limiting the number of STR permits in addition to effectively enforcing and fining unpermitted STRs in our community.

Thank you for including this as input for the Washoe County STR Code Meeting October 19.

Kristina Hill  
P.O. Box 6139  
Incline Village, NV 89450

**From:** [Claudio Cozzi](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR code input  
**Date:** Tuesday, October 19, 2021 1:29:23 PM

---

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

We own unit 132 in the Mountain Shadows complex at 321 Ski Way in Incline Village.

We obtain an STR permit that was limited per current rules (200 sq ft per guest) to four guests.

I would like to request that the code is changed to a more reasonable rule. Our unit has 3 bedrooms 2 ½ baths in 1360 sq ft of space.

The place is perfectly suitable for 6 people, two people per room.

The rule of 2 people per bedroom is a much more reasonable rule than the current rule.

In fact, if we were to remove the laundry room and make it part of the kitchen as well as opening the closets in the bedrooms, we could host 6 guests with no substantial change to the livable space.

The current rule may make sense for some of the largest properties for rent, but it seems inadequate for smaller units like ours.

Thanks for your consideration

Claudio Cozzi  
650-201-6700  
[cozzic@gmail.com](mailto:cozzic@gmail.com)



**From:** [Svata](#)  
**To:** [CSD - Short Term Rentals](#); [Washoe County](#)  
**Subject:** STR Code Meeting Oct 19/2021  
**Date:** Monday, October 18, 2021 3:28:35 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am an Incline Village/Crystal Bay resident deeply concerned about STRs in our small community. I am most concerned about:

- wildfire evacuation
- parking and traffic in neighborhoods
- overcrowding at the beach
- trash issues and trail damage

Thank you for including this as input for the Washoe County STR Code Meeting October 19.

(Mrs.) Svata Trossen  
1461 Glarus Court  
Incline Village, NV

From: [shzara@icloud.com](mailto:shzara@icloud.com)  
To: [CSD - Short Term Rentals](#)  
Subject: STR concerns  
Date: Monday, October 18, 2021 2:36:04 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We are full-time residents of Incline Village and would like the following submitted into the public record as part of the October 19, 2021 Washoe County Short-Term Rental code input and permit status update meeting.

STR Ordinance Questions for Washoe County Planners, Staff and Commissioners:

#### **PUBLIC HEALTH AND SAFETY**

- **Section 110.319.35 Inspections and Self-Certifications** for life-safety – *Why does the County allow absentee owners to ‘self-certify’ properties they don’t inhabit ... putting surrounding structures and residents at risk of fires/wildlife, etc.? Will the County ask STR permit holders to certify if they are owner-occupied properties for self-certification and amend the ordinance for non-property holders to require more frequent County inspections for life-safety?*

#### **GOVERNMENT TRANSPARENCY**

- **Section 110.319.45 Duties of Hosting Platforms** requires Hosting Platforms to provide quarterly reports. *Are these reports publicly available and searchable online? If not, why not?*
- The County uses taxpayer dollars pay Host Compliance to collect complaints ... *why is this information not publicly available and searchable online by property?*

#### **COMPLIANCE/ENFORCEMENT**

- **Section 110.319.30 Enforcement** states operating an STR without the Required Permit is unlawful and a public nuisance (WCC 50.308.1) and any permit owner found to operate an STR without the permit shall be guilty of a misdemeanor.
  - The County has consumed tax-payer funds and resources for two-plus years crafting this ordinance offering plenty of notice for illegal STR operators to get into compliance ... *How many fines has the County issued? If none, why not?*
  - WCC Chapter 125 – fee for operating an STR without required permit is only \$1,158.40 however Douglas County will charge \$20,000. Several hundred properties are operating unlawfully in Washoe County, *will the County increase the fee to increase compliance?*

#### **STR ADVERTISING/INSURANCE/TRANSIENT OCCUPANCY TAX USE**

## Section 110.319.15 Standards

- (9) states advertising is prohibited unless a valid STR permit is issued – *Why doesn't the County's ordinance require hosting companies to remove any advertising of an unpermitted STR?*
- (12) Certificate of Insurance - *How does the County and community verify that an STR operator provide a minimum of \$500,000 liability coverage per occurrence? Furthermore, why doesn't the ordinance require the STR operator to inform its mortgage holder/insurance company that the property is being used as an STR?*
  - Note: insurance and mortgage requirements differ for primary residential and rental uses. The former is not valid for the latter.
- (15) The ordinance states applicable room tax must be paid to the Reno-Sparks Convention and Visitors Authority – *Why doesn't the STR room tax come back to the **impacted** community – in this case Incline Village and Crystal Bay — where 90+% of the STRs are located? Will the County disclose what percentage of those tax receipts are spent in IVCB?*

## OVERTOURISM/NEGATIVE ENVIRONMENTAL IMPACTS

- Lake Tahoe clarity has worsened due to unauthorized tourist trail creation/runoff and trash/pollution.

*Why is there nothing in the ordinance to address negative environmental impacts caused by STR-induced overtourism (e.g. added fees)?*

~~~~~

Adam Hirsh

Antara Shergill Hirsh

1021 Saturn Ct., IV

Full-time Incline Village residents

**From:** [Steph Thompson](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR concerns  
**Date:** Monday, October 18, 2021 5:30:50 PM  
**Attachments:** [image.png](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

**I am an Incline Village/Crystal Bay resident deeply concerned about STRs in our small community. I am most concerned about STR's turning residential neighborhoods into commercial hotels. It's not unusual for 20-30 "guests" and 8+ cars to pack into a 3 bedroom home.**

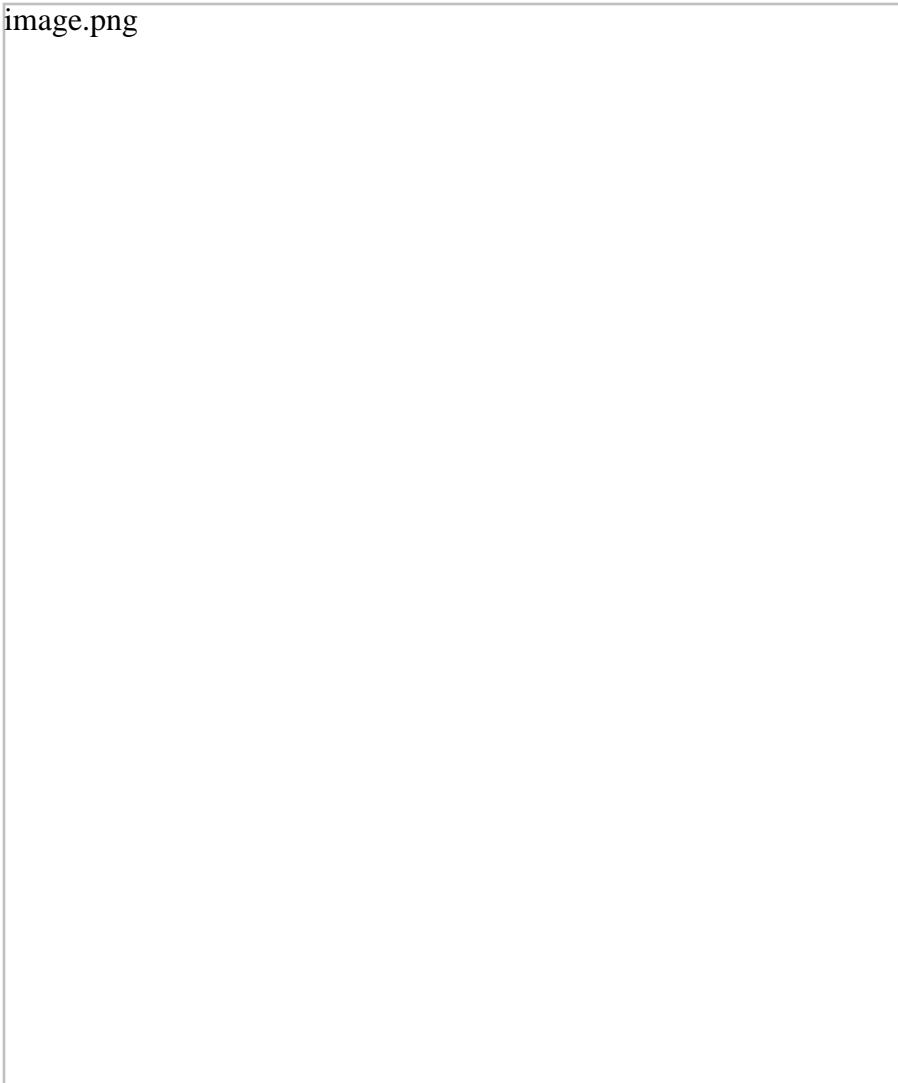
**This must stop! The lake is filling up with trash. You should be concerned with this too. Reno's drinking water is being polluted with plastic.**

**Thank you for including this as input for the Washoe County STR Code Meeting October 19.**

**Steph Thompson  
Incline Village  
Nevada**

**Hidden Beach**

image.png



**From:** [Namibian](#)  
**To:** [CSD - Short Term Rentals; Washoe County](#)  
**Subject:** STR Ordinance  
**Date:** Monday, October 18, 2021 8:51:47 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Commissioners:

I am writing as a concerned citizen from Incline Village about the amount of STR's in our community. As you have been informed by many people who live here throughout the year that there are several problems related to the increase of licenses given to so many STR owners. Many of them have not applied or received licenses but are operating as a business from their homes. No fines have been levied to them for noncompliance. If there is no oversight, what do the restrictions mean if they are not enforced!?

You have allowed our community to lose housing for middle and lower income families because they do not have affordable housing. What is your solution to this problem? You are elected officials who should look out for the well being of all the citizens not just for the real estate companies and non resident owners. Please limit the amount of STR permits in Incline/Crystal Bay.

Sincerely,  
Denise Miller

**From:** [Sharon Potratz](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Michael Potratz-ICE](#)  
**Subject:** STR Regulations  
**Date:** Tuesday, October 19, 2021 2:20:42 PM

---

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good evening,

We are licensed with the county after five months preparation and planning how to meet the requirements for getting our unit legal in Washoe County. We read over the regulations in late April and our unit was booked through the summer. We finally had to make special arrangements with our guests to go in and get things to code. First, we found it interesting that the fee was so large for a small unit. Then the expectations kept changing!!! My husband is a handyman and he struggled with the requirements. The “communicating” fire alarm was really hard to find, and we wish we would have had a photo or link to show what this was. We also went overboard on the light that goes on when the electricity goes out according to one of the inspectors. We didn’t know and again a picture of what the expectation was to pass would have been helpful. Finally, where do these fees go? The fire marshal told my husband that they didn’t need to visit after paying the non-refundable \$90 fee. We spend over fifteen hundred dollars updating the unit to meet your standards in addition to the STR Regulation FEES. We want our guests to be safe and we had to just tweak some things to meet your “expectations”. I can not even imagine what others spent? We are retired and supplementing our income...just mom and pop trying to make a living in a county that taxes you for everything and at some of the highest rates in the nation.

The thing that really bothered me was after our submitting of ALL the FORMS, WE had to contact for an appointment to get the inspection done. Shouldn’t you have called us. I found this on GOOGLE! Finally, the form that arrived last week asking for unrented vs rented days and comp days is confusing since we rely on Airbnb to collect and submit these fees. I am not sure what to do with the form. Please advise.

After the final hearings in February and decision by the county it appears that there was not real plan on how to carry out the plan. I asked questions early on and the forms required were not even available. Airbnb had to create a “special” form for Washoe County residents! What about communicating with Airbnb and their hosts?

We pray the process goes smoother for future hosts that support tourism in the Tahoe/Reno/Carson area.

Sincerely,  
Sharon and Mike Potratz

**From:** [SamJake](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR  
**Date:** Monday, October 18, 2021 3:46:40 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

"I am an Incline Village/Crystal Bay resident deeply concerned about STRs in our small community. I am most concerned about on street parking (multiple cars and boats), noise (multiple party rental for parties/events to spread cost), and rubbish collection (don't know the rules and don't care). I currently observe what I think is a long term rental across the street that seldom complies with the Waste Management pickup protocols, and on street parking in the summer.

Please listen, **THIS IS A RESIDENTIAL** area!

Thank you for including this as input for the Washoe County STR Code Meeting October 19."

Sam & Virginia Jacobsen, 42 yr full time resident



**From:** [Helen Abel](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR'S  
**Date:** Tuesday, October 19, 2021 8:40:20 AM

---

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

PLEASE listen to all of the Incline Village and Crystal Bay residence. We want you to help protect Lake Tahoe, bears, residence and the environment. We are overrun by short term rentals who have little respect for the fragile environment and local residents. We cannot safely cross the streets or walk the sidewalks without concern of being run over by cars and electric bikes.

Working low and middle income people cannot find affordable rentals. Bears have their choice of trash because renters cannot figure out how to open a trash can or take their trash with them if the box is full and leave it on the ground.

Please take these messages seriously!

Full time resident,

Helen Abel

Sent from my iPad

From: [Incline Manor](#)  
To: [CSD - Short Term Rentals; Washoe County](#)  
Cc: [Belinda Carr; Stephen C. Ruppenthal](#)  
Subject: STRs - Comment and Request  
Date: Tuesday, October 19, 2021 12:19:20 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Commissioners,

Thank you so much for the difficult challenge of tackling this controversial issue. Your careful considerations of both sides shows a willingness to listen.

My husband and I bought our property in Incline 11 years ago and have rented it as an STR since that time. We are retired and having an STR is the only way we can have the privilege of being part of this beautiful community. We do not take this opportunity for granted and love the wonderful people and the special environment of this region. One of the highlights of our lives is that our children fly in to meet us in Tahoe during Christmas. We have done this for over a decade now and our littlest grandchild is learning to ski! All of us would be devastated if we could no longer do this, which we could not if not allowed to rent as an STR.

I ask that you consider the following perspective of many STR owners when determining regulations -

- Our neighbors are our friends, and are supporting and kind to us. We try diligently to ensure that our guests respect their peace, quiet and privacy.
- Because we care deeply for this community, we are in support of many of the regulations to ensure safety and stop the destruction.
- We are saddened by the polarization and animosity of STR vs Anti STR factions in Incline Village. We really want to see both sides join in compromises and solutions to address problems, rather than attacking each other.
- We also are hurt by the bad actors who own STRs and do not recognize the harm they are doing. We want to help resolve problems and know that there are many other STR owners who feel like us. Many are hesitant to speak because of the animosity (and even threats) when we do.
- We are concerned that if too many of the responsible STR owners leave, a vacuum will result which will be leveraged by companies (LLCs, etc.) who will snap up these properties and not be as responsible as we are, thereby accelerating our problems.
- Regulations like requiring owners to live on the property, or in Incline Village don't truly target the issues. This does not truly target the issues because it does not ensure ownership responsibility.

*One request of every one -*

There are many STR owners like us who are in full support of ending STR abuse and want to be part of the solution, not the problem. *Let's seek out and join with both good STR owners and good Anti STR proponents to work together.*

*One request of the board -*

Please allow *condos* to follow an occupancy rule guided by number of bedrooms rather than habitable space. We have a 3 bedroom condo and are limited to 4 occupants. Our condo got a permit for 3 bedrooms when it was built and the space has not been altered. It was not built with the intention of using 3 bedrooms for 4 occupants. In addition, other STRs in this complex with the same footprint have been given a permit which allows them 5 or 6 occupants.

Thank you so much for your consideration,  
Belinda

From: [R. Myles Riner](#)  
To: [CSD - Short Term Rentals](#)  
Subject: STRs in Incline / Crystal Bay  
Date: Monday, October 18, 2021 2:42:01 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

**I am an Incline Village resident who is very concerned about the impact that an ever increasing number of STRs will have on the neighborhoods in our small community. I am most concerned about loss of workforce housing, neighborhood nuisances, and the inability to properly enforce existing regulations governing STRs. I believe we need to better understand these impacts before ANY new STRs are allowed here.**

**I also believe that a moratorium would be supported not only by the vast majority of the residents in IV/CB, but also by the majority of existing owner/operators of STRs here, as unmitigated growth of new STRs will only increase competition for those that have already established these businesses in our neighborhoods. Whereas these property owners might have resisted regulation of STRs, now that the regulations have been adopted, they undoubtedly would see that it was in their own interests to join the ranks of those that oppose further growth of STRs in IV/CB. You can expect that support for a moratorium on new STRs will only grow in numbers and in the strength of their voices, which you can not afford to continue to ignore.**

**Thank you for including this as input for the Washoe County STR Code Meeting October 19."**

**Myles Riner MD**  
**[mriner@comcast.net](mailto:mriner@comcast.net)**  
**411 Valerie Ct.**  
**Incline Village**  
**415-272-4414**

**From:** [Richard Miner](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Today's Meeting re. Short Term Rentals in Washoe County  
**Date:** Tuesday, October 19, 2021 10:32:45 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Commissioner's,

Back in the Spring of this year when Washoe County was considering regulations for short term rentals in the unincorporated areas of the county one of the critical must-do's that was repeatedly raised by concerned citizens was the failure of county planners to adequately detail the kind of data that would be required to assess the efficacy of the proposed regulations and equally important, who would collect and then provide that data so an accurate and valid analysis could be undertaken. The commissioners failed to specify in advance these critical details--although many suggestions were provided in public input--saying instead they would rely on the planners to develop and apply those criteria. To be fair, the commissioners and planners did suggest that the time frame for the initial analysis would be (or perhaps just start) "in November."

At the same time, virtually all of the "eggs" for that analysis were placed in the "basket" of Host Compliance offering little or no evidence of what was being required by the county from that business nor any details of how whatever HC did supply would be collected and analyzed. The time has come to demonstrate that this decision was not just a CYA for both the planners and the commissioners. To say that Washoe County has a vested interest in now coming up with data which makes the decisions of the planners and commissioners of six months ago look good is a given, but all the more that context makes it imperative that we--the citizens and taxpayers of Incline Village and Crystal Bay who currently harbor well over 90% of all the STR's in the county are finally given the following information so all can see and understand on what basis any decisions about the efficacy of our STR regulations can be made in the clear light of the data, and not based on wishful thinking--or worse.

First of all, what data is Host Compliance required to collect and on what timeline is it being forwarded to Washoe County Planners (or other county officials)?

Second, how is this data going to be made available to local taxpayers and other officials with regulatory and/or other administrative responsibilities such as law enforcement, the NLT Fire District, IVGID and others?

Third, what are the analytical processes county planners will employ to determine if changes in the regulations need to be considered and if so, what are the timelines for this analysis? What is the proposed schedule for forwarding proposed recommendations to the commissioners for further action?

Finally, what other sources of data that are not included in the Host Compliance contract that should now be considered and/or required so that gaps in the data which frustrate or prevent appropriate analysis can be collected and considered. These could and should include STR owner and user surveys, data to be collected from STR facilitators such as property managers,

reservation intermediaries such as AirBnB, VRBO, etc. and the large corporate STR owner/operators such as Marriott Corporation, etc. If some of the above is already being done, then the public/taxpayers need to know. If it is not, it needs to be instigated immediately.

Many thanks for considering these suggestions,

Richard Miner  
814 Toni Court  
Incline Village, NV

From: [Pamela Tsigdinos](#)  
To: [CSD - Short Term Rentals](#); [Lucey, Robert \(Bob\) L](#); [Herman, Jeanne](#); [Hauenstein, Mojra](#); [Giesinger, Chad](#); [Galassini, Janis L](#); [Washoe County](#); [Hill, Alexis](#); [Brown, Eric P.](#); [Hartung, Vaughn](#); [Jung, Kitty](#)  
Cc: [Dick, Kevin](#); [Rochelle Nguyen](#)  
Subject: Washoe County STR Code - Resident Input  
Date: Monday, October 18, 2021 3:25:13 PM  
Attachments: [STR Ordinance Resident Input Tsigdinos Oct. 21.pdf](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Washoe County Planners, Staff and Commissioners:

I am a full-time resident of Incline Village with deep concerns about the current STR ordinance. Please review this feedback and proposed modifications (below and attached). I'd like this input included in the public record as part of the October 19, 2021, **Washoe County Short-Term Rental code input and permit status update meeting**. FYI: I'll also share a copy of this with reporters and others who follow this topic.

#### **PUBLIC HEALTH AND SAFETY**

- **Section 110.319.50 Restrictions During a Declared Emergency** provides emergency powers to local governmental entities. Several COVID surges and wildfire dangers this spring/summer created immediate threats to local residents and first responders. *Why didn't Washoe County ask the Governor to declare an emergency as of August 1, 2021, when the ordinance went into effect?*
  - An STR cessation and moratorium on new permit processing would have reduced disease transmission in a vulnerable rural community with a four-bed hospital and eased demands on first responders and evacuation infrastructure.
- *Will the County amend the ordinance so that it doesn't rely on the Governor's office to recognize local dangers and fast-changing life-threatening circumstances?*
- *Will the County amend the ordinance to spell out the level of threat the County will consider an 'emergency' so it's clear how the County intends to prioritize lives over Transient Occupancy Tax revenue collection?*
- **Section 110.319.35 Inspections and Self-Certifications** for life-safety – *Why does the County allow absentee owners to 'self-certify' properties they don't inhabit ... putting surrounding structures and residents at risk of fires/wildlife, etc.? Will the County ask STR permit holders to certify if they are owner-occupied properties for self-certification and amend the ordinance for non-property holders to require more frequent County inspections for life-safety?*

#### **GOVERNMENT TRANSPARENCY**

- **Section 110.319.45 Duties of Hosting Platforms** requires Hosting Platforms to provide quarterly reports. *Are these reports publicly available and searchable online? If not, why not?*
- The County uses taxpayer dollars to pay Host Compliance to collect complaints ... *why is*

*this information not publicly available and searchable online by property?*

### COMPLIANCE/ENFORCEMENT

- **Section 110.319.30 Enforcement** states operating an STR without the Required Permit is unlawful and a public nuisance (WCC 50.308.1) and any permit owner found to operate an STR without the permit shall be guilty of a misdemeanor.
  - The County has consumed tax-payer funds and resources for two-plus years crafting this ordinance offering plenty of notice for illegal STR operators to get into compliance ... *How many fines has the County issued? If none, why not?*
  - WCC Chapter 125 – fee for operating an STR without required permit is only \$1,158.40 however Douglas County will charge \$20,000. Several hundred properties are operating unlawfully in Washoe County, *will the County increase the fee to increase compliance?*

### STR ADVERTISING/INSURANCE/TRANSIENT OCCUPANCY TAX USE

#### Section 110.319.15 Standards

- (9) states advertising is prohibited unless a valid STR permit is issued – *Why doesn't the County's ordinance require hosting companies to remove any advertising of an unpermitted STR?*
- (12) Certificate of Insurance - *How does the County and community verify that an STR operator provide a minimum of \$500,000 liability coverage per occurrence? Furthermore, why doesn't the ordinance require the STR operator to inform its mortgage holder/insurance company that the property is being used as an STR?*
  - Note: insurance and mortgage requirements differ for primary residential and rental uses. The former is not valid for the latter.
- (15) The ordinance states applicable room tax must be paid to the Reno-Sparks Convention and Visitors Authority – *Why doesn't the STR room tax come back to the **impacted** community – in this case Incline Village and Crystal Bay —where 90+% of the STRs are located? Will the County disclose what percentage of those tax receipts are spent in IV/CB?*

### TAHOE BASIN HOUSING SHORTAGES

- Lack of long-term housing rentals has reached crisis levels in the Tahoe Basin and in unincorporated Washoe County (specifically in Incline Village/Crystal Bay) due in large part to unlimited STRs. Many businesses are unable to fill open positions. *Will the County include STR permit limits into the ordinance as has been done in other jurisdictions?*
- *Does the County acknowledge that STRs reduce the overall number of rentals available to long-term residents and workers? When will this housing shortage be considered an emergency?*

### OVERTOURISM/NEGATIVE ENVIRONMENTAL IMPACTS

- STRs and the high-throughput large groups they attract contributes to overtourism and creates excess wear and tear by virtue of STR renters being 'on vacation' and escalate adverse



environmental impacts. Lake Tahoe clarity has worsened due to unauthorized tourist trail creation/runoff and trash/pollution. Meanwhile air quality in the Tahoe Basin has worsened due to traffic pollution contributing to higher amounts of ground ozone not to mention increased wildfire smoke and related environmental damage. *Why is there nothing in the ordinance to address negative environmental impacts caused by STR-induced overtourism (e.g. added fees)?*

Thank you for your attention to these important issues.

Pamela Mahoney Tsigdinos  
Full-time Incline Village, NV, resident