

From: [Darci Carlson](#)
To: ["Adrian Player"](#); ["Lisa Zumpft"](#); ["Mike Alltucker"](#); ["Randy Aton \(raton@springdaletown.com\)"](#); ["Stan Smith"](#)
Cc: [Rick Wixom](#); [Tom Dansie](#)
Subject: Public comment :: Residential neighborhoods at peril
Date: Monday, December 10, 2018 4:51:00 PM
Attachments: [IMG_2025.JPG](#)

Good afternoon Council,

Please see below and attached pertaining to the CHD zone change item on your upcoming agenda.

Thank you,
Darci

-----Original Message-----

From: Judith Schraut <jaschraut@gmail.com>
Sent: Monday, December 10, 2018 11:12 AM
To: dcd@infowest.com
Subject: Residential neighborhoods at peril.

Dear Tom,

I think as we move forward, in the development of Springdale I would hate to fall into a place where we have to disallow things that happened that we did not foresee. I am sending this article about South Lake Tahoe's residential neighborhoods that quickly fell into the nightly rental trap. With this cottage overlay zone, I am afraid we are laying the groundwork for our residential area in town to become nightly rentals. I think these cottages will be bought by people who want an investment property and not a full time home. I encourage the town to not approve these two cottage developments, our rural area by the river should stay a scenic attraction to locals and visitors. Please don't allow zone changes. I think the owners of these properties can make plenty of money within the valley residential by building regular single family homes so we can retain our open spaces and allow the wildlife a better space to roam and feed and hunt. Maybe this can be taken into consideration in the meeting Wednesday evening. I can't go because I just had spinal surgery or I would definitely be a part.

Thanks for listening,
Judith Schraut

Close vote bans most vacation rentals

Jason Hidalgo
Reno Gazette Journal
USA TODAY NETWORK

Fifty-eight voters.

That's the razor-thin margin that determined the fate of a large swath of vacation home rentals in South Lake Tahoe as voters narrowly approved a measure to ban most Airbnb and VRBs from residential neighborhoods.

The ballot initiative, Measure T, received 3,517 "yes" votes vs. 3,459 "no" votes. The vote margin was less than 1 percent. Measure T had been slightly ahead in the unofficial vote counts following the November elections.

Measure T, which was spearheaded by the Tahoe Neighborhoods Group, will phase out an estimated 80 percent of Lake Tahoe by restricting VRBs to commercial areas and the city's tourist core.

The ballot initiative provides an exemption for residents, who are allowed

to rent out their property for 30 days each year. The measure will take full effect on Dec. 31, 2021.

Vacation home rentals have been a source of heated debate in South Lake Tahoe as more and more travelers use them for lodging. Neighbors who are against short-term rentals claimed that they caused nuisance in neighborhoods and restricted housing supply for long-term residents.

"The city made a pledge to get tough on enforcement to solve the many nuisance issues associated with nightly rentals in neighborhoods," Peggy Bourland, a member of the Tahoe Neighborhoods Group, told the Reno Gazette Journal in November. "Measure T is on the ballot as a response to the city council's failure to find the middle ground in this controversy."

Supporters of short-term rentals say they boost tourism and generate nearly \$4 million in taxes for city services. They also warned that Measure T's pas-



Members of the Tahoe Neighborhoods Group campaign for Measure T. The ballot initiative aims to phase out Airbnb, vacation rentals in South Lake Tahoe's residential areas.
COURTESY OF DIANNE REES

sage will lead to legal challenges, particularly as it relates to property rights.

"What's gonna happen is, you're going to see lawsuits (if Measure T passes)," said Stu Robertson, who owns vacation rental management company

Bank Vacation Rentals. "You're going to see all these countermeasures that will be put into place ... before (Measure T) starts taking effect."

The city of South Lake Tahoe tried to address concerns about vacation rentals by tightening its VHR ordinance a year ago and cracking down on nuisance associated with short-term rental properties.

A Reno Gazette Journal investigation in April, however, found out that the South Lake Tahoe VHR law was used mostly to serve parking tickets to offenders, who ended up being responsible for \$2,000 in fines for each parking citation. In August, the city softened the law by lowering fines and allowing for street parking.

While the South Lake Tahoe VHR ordinance was described as the strictest in the basin, it was not enough to placate irate neighbors, who collected enough signatures to put up Measure T for a vote.

Reno LimeBikes go into hibernation for winter

Tomme Beasley
Gazette Journal
USA TODAY NETWORK

weather.

The bikes were being removed from Reno streets starting...

