



**WDCA22-0001**

# **Article 319 Short-Term Rentals**

**Planning Commission Meeting - March 1, 2022**

# Background



May 1  
2021

- Ordinance Effective

August 1  
2021

- End of 3-month Grace Period
- Start of full enforcement

Fall 2021

- Outreach Feedback and Proposed Changes

January  
2022

- BCC Update and Requested Direction

# Public and Agency Outreach



## STR Owner and Property Manager Workshop

- **October 12, 2021**
- 52 Participants

## General Public Workshop

- **October 19, 2021**
- 78 Participants

## Regulatory Agency Outreach

- Sheriff's Office, North Lake Tahoe Fire Protection District, Truckee Meadows Fire Protection District, Reno-Sparks Convention & Visitors Authority (RSCVA), Incline Village General Improvement District (IVGID), Sun Valley GID, Washoe County Manager's Office, Business License program, Code Enforcement program, Planning program, and Building program, as well as Washoe County Health District and District Attorney's Office

# Outreach Summary



- **Things we heard:**

- General support on 'all sides' for new STR regs
- Frustration with Occupancy Calculations
- Simplify Application & Renewal Process
- Availability of Code Enforcement Resources
- General Nuisance Concerns: Noise, Trash, Occupancy and Parking
- Impacts on current housing needs
- Access to STR Permit Information/Data

# January 25, 2022 BCC Direction



## **Draft a code amendment addressing:**

- 1. Occupancy Calculations (I.E. Change In Methodology)**
- 2. Parking Requirements**
- 3. Trash/Garbage Collection Rules**
- 4. Insurance Requirements**
- 5. Permitting Requirements**

# Article 319 Code Amendment Recommendations





# Article 319 Code Amendment Recommendations



1. The STR property owner(s)' notarized affidavit statement be expanded to include the minimum insurance requirements, rather than submittal of a certificate of insurance.
2. Clarify requirements related to the required number of parking spaces in condo/multi-family developments where parking is unassigned.
3. Revise the method for maximum occupancy calculations.
4. Add the requirement for a bear box within IVGID's service territory following two (2) confirmed trash violations.
5. Change the process for approving tier 3 STR permits (currently, administrative permit approved by the Board of Adjustment) with a special use permit approved by the Planning Commission.

# Recommendation



It is recommended that the Planning Commission recommend approval of **WDCA22-0001**, to amend the Development Code as described in the staff report, with the details provided in Exhibit A..



# Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA22-0001, to amend Washoe County Code Chapter 110 (Development Code) within Article 319 as reflected in the proposed ordinance contained in Attachment A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the following four findings within Washoe County Code Section 110.818.15(e):

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Effects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

# Thank You

