



WELCOME

to Washoe County's

Short-Term Rental (STR) Public Input Session

THANK YOU
PARASOL
for use of these
facilities!

August 28, 2019

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Logistics

- Restrooms to the right and down the hall
- Waters available out front
- If you didn't check-in and get handouts, please do so now
- Workshop runs until about 7 p.m.
- Survey online at www.washoecounty.us/str

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Who's here tonight?

- Show of hands: STR hosts, neighbors, etc.
- Ever stayed at STRs in another community?
- Also here this evening:
 - Sheriff's Office
 - North Lake Tahoe Fire
 - Community Services Department
 - Manager's Office
 - RSCVA
- Meet the table hosts

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Flow for tonight

- 1. Background & context**
- 2. Gathering perspectives on issues & solutions**
- 3. Sharing perspectives & ideas**
- 4. Staying involved, staying informed**

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The baseline

- STRs exist in unincorporated Washoe County
- BCC: establish standards for STRs
- BCC: banning STRs is not feasible
- County-wide ordinance (plus Incline standards?)
- Intent is to be cost-neutral – i.e. Fees and fines for STRs will pay for running the program and STR compliance efforts, including required inspections
- MANY perspectives exist
- Consensus unlikely; compromise is necessary

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The baseline (continued)

- Not defined by County Development Code; no standards currently exist
- Identify STR impacts and if/how to address them (if not already covered by current code)
- Opportunity to establish permit process & standards
- Standards likely to evolve over time
- Enforcement of standards is critical
- Encourage public to participate and be heard

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What's the County's intent?

Adopt simple, fair and enforceable regulations for short-term rentals that balance competing interests and maximize voluntary compliance.

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What are some misconceptions?

- "Properties in Reno/Sparks will be impacted"
- "A ban on STRs is feasible"
- "Changing room tax distribution is on the table"
- "The County gets millions of dollars per year from room tax for short term rentals"
- "Agencies would not be reimbursed for fire or safety inspections"

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What are some misconceptions?

- “No additional staff are expected to implement or enforce the program”
- “General taxpayer dollars are planned to be used to support and enforce the STR program”
- “There are no community benefits to STRs”
- “This is our only chance to get it right”
- “The County’s mind is already made up”

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What’s already being done?

- **Trash, parking & noise regulated in general (not specific to STRs)**
 - Nuisance Code
 - IVGID standards
 - Sheriff ordinances (ex. disturbing the peace)
- **Room tax collected through RSCVA**
 - Airbnb, property management companies, and ±180 directly registered STRs
 - Separate process; change not part of these efforts

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What have we already heard?

- **Permitting process:** ex. fees, fines, review times, etc.
- **Fire and guest safety:** ex. defensible space, smoke detectors, structures meeting code standards, etc.
- **Occupancy limits:** ex. number of guests allowed per room, home, etc.
- **Parking:** ex. adequate off-street parking spaces, designated parking areas, etc.
- **Trash:** ex. placement/volume, bear-proofing, etc.
- **Noise:** ex. excessive noise, late-night/early-morning

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Insights from last week

- **Permitting process:** reasonable fees, simple regs, different permit types, wide-ranging education
- **Fire and guest safety:** inspections, safety training, managing renter guests, maintenance standards
- **Occupancy limits:** conversions, ADA, property damage, inspections, # guests per room
- **Parking:** not enough available, in ROW, guest limits
- **Trash/Noise:** quiet hours, guest dogs, visible trash
- **Other:** property rights, quantifying complaints, uniformly applying standards, HOAs, lake protection

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Gathering perspectives

- **What?**
Work in small groups focused on specific topics or concerns
- **Why?**
To capture key issues and suggested solutions
- **How?**
You'll capture input on sticky notes (5 mins – quiet time..)

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Sticky note example

Concern: Parking

Issue: Guests park on the street in winter, hindering snow removal

Solution: Require minimum designated off-street parking based on occupancy

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Small Group Perspectives

#1: Round-robin - share issues & solutions

#2: Group similar issues

#3: Theme the grouping

Rotation #1 – 20 minutes

Rotation #2 – 15 minutes



Large group share-out

- What are the **main issue themes** from each table?
- What are **potential solutions** that emerged?



What happens next?

- **Public workshops conclude**
- **Online survey results and workshop input analyzed**
- **Staff drafts recommended approaches for consideration by County Commission**
- **Draft language w/public comment period**
- **Planning Commission hearing(s)**
- **County Commission hearings**

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How else can I stay involved?

- **Online survey (open thru 9/6)**
Take Washoe County's public input survey at www.washoecounty.us/str
- **Stay informed**
Learn more about the County's efforts to establish standards, and subscribe to updates at www.washoecounty.us/str

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