



Douglas County

Vacation Home Rental Advisory Board Public Meeting Notice and Agenda

Wednesday, September 28, 2022

1:00 PM

Historic Courthouse
1616 Eighth Street
Minden, Nevada

A copy of the finalized agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden NV 89423.

Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated "for possible action" may include discussion by the Vacation Home Rental (VHR) Advisory Board and they may take action to approve, modify, deny, take "no action", or continue the item.

To watch the meeting:

Members of the public may click on the following link to watch the livestream of the Vacation Home Rental (VHR) Advisory Board meeting: <https://youtu.be/UwUMoTuanrA>

Written public comment:

Persons desiring an opportunity to address the Vacation Home Rental (VHR) Advisory Board and who are unable to attend the meeting are requested to send an email to VHRAdvisoryBoardpubliccomment@douglasnv.us at least 24 hours prior to the convening of the meeting.

Public comment during the meeting:

Webinar: Members of the public that want to participate in the meeting may use the Zoom registration link or teleconference access listed below:

https://us06web.zoom.us/webinar/register/WN_YsXhEa_GTMK-Mkk9f9vSUg

Teleconference:

Phone: 1-720-707-2699

Webinar ID: 878 4937 6300

Passcode: 424679

In person: Members of the public may attend the meeting in person.

Copies of supporting material can be requested in person from the Douglas County Community Development Office, 1594 Esmeralda Avenue, Minden, Nevada or by calling that office at 775-782-9037. Electronic copies of the agenda and supporting materials are also available at the following websites:

????? State of Nevada Public Notices website: <https://notice.nv.gov/>

????? Douglas County Meeting website: https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

Members of the public may call the Community Development department at 775-782-9037 to obtain help making public comment using any of the foregoing methods.

DOUGLAS COUNTY VACATION HOME RENTAL ADVISORY BOARD

FINAL AGENDA

September 28, 2022

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Vacation Home Rental (VHR) Advisory Board. Public comment is limited to three minutes per speaker unless additional time is granted by the Board Chairperson. The Vacation Home Rental (VHR) Advisory Board uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left and should conclude your comments. Once the light turns red, please sit down.

In addition to opening public comment and closing public comment, additional public comment periods may be allowed on individual agenda items at the discretion of the Chairperson.

APPROVAL OF AGENDA

For possible action. Approval of the proposed agenda. The Vacation Home Rental (VHR) Advisory Board reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda

APPROVAL OF PREVIOUS MINUTES

For possible action. Discussion to approve the draft minutes of the May 25, 2022, meeting of the Vacation Home Rental Advisory Board.

ADMINISTRATIVE AGENDA

The Chairman will read the agenda title into the public record and will have the discretion to determine how the item will be presented. The timing for agenda items is approximate unless otherwise indicated for a specific item. Agenda items may be considered ahead of or after the schedule indicated by this agenda. Public comment will be taken on items that are identified for possible action.

1

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for an 8-bedroom home, 16-person occupancy, located at 173 Juniper Dr. The owner is Robert Taylor, who currently has a Douglas County issued VHR Permit, Account No. 08400971 (APN# 1318-23-810-105).

2

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for a 6 bedroom home, 12 person

occupancy, located at 610 Don Drive, Zephyr Cove, NV 89448. The owner is Robert Taylor, who currently has a Douglas County issued VHR Permit, Account No. 08400901 (APN 1318-10-416-015).

- 3 **For possible action.** Discussion on a Special Use Permit (SUP) application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for an 11 bedroom home, 22 person occupancy, located at 343 Tramway Dr. The owner is James Thulin, who currently has a Douglas County issued VHR Permit, Account No. 08400984 (APN #131930627027).
- 4 For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for a 7 bedroom home, 14 person occupancy, located at 626 Jeff Lane, Glenbrook NV 89413. The owner is SSL PROPERTIES LLC (Hanh Dao, Luan Le), who currently has a Douglas County issued VHR Permit, Account No. 08400422 (APN 1319-19-310-012). (Tom Dallaire)
- 5 For possible action. Discussion on an appeal challenging the revocation of a Tier 1 VHR permit. The subject VHR Permit, Account No. 08401820, was for 4-person occupancy, located at 324 Kingsbury Grade (APN #131826510010). The permit was issued to Zachary Shields.

CLOSING PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Vacation Home Rental (VHR) Advisory Board or those agenda items where public comment has not already been taken.

ADJOURNMENT

Notice to Persons with Disabilities:

Members of the public who are disabled or require special assistance or accommodations are requested to notify the Douglas County Community Development department in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 775-782-6230 or 775-782-9037 at least 20 hours in advance of the meeting.

**VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM
COVER PAGE**

MEETING DATE: September 28, 2022

TIME REQUIRED:

AGENDA: APPROVAL OF PREVIOUS MINUTES

TITLE:

For possible action. Discussion to approve the draft minutes of the May 25, 2022, meeting of the Vacation Home Rental Advisory Board.

RECOMMENDED MOTION:

Approve the minutes of the August 24, 2022, meeting of the Vacation Home Rental Advisory Board as presented.

FINANCIAL IMPACT:

None

BACKGROUND:

ATTACHMENTS:

[MINUTESVHRAUG24SONIX.pdf](#)

MINUTES OF THE DOUGLAS COUNTY VACATION HOME RENTAL ADVISORY BOARD

The Regular Meeting of the **VHR ADVISORY BOARD** was held virtually through Zoom at the following link: <https://youtu.be/dgVgA9p43qk> on August 24, 2022 beginning at 1:00 PM.

Staff Present:

Ernie, Strehlow, VHR Manager
Andrea Pawling, Deputy Director, Community Development
Sam Taylor, District Attorney
A.J. Hames, District Attorney
Kris Rowlett, Tahoe Douglas Fire Protection District

Presenters:

Ernie Strehlow, VHR Manager, Community Development

ROLL CALL

Mickie Hempler, Chair – Present
Lauren Romain, Vice Chair – Present
Patti Graf – Board Member – Absent
Keith Byer – Board Member – Present
Michael Sloan – Board Member – Present

CALL TO ORDER

1:00 PM

PLEDGE OF ALLEGIANCE

Led by Michael Sloan

CALL FOR PUBLIC COMMENT (Video 0:31)

Mickie Hempler: [00:00:31] Thank you, Michael. Okay. Opening public comment at this time, public comment will be taken on those items that are within the jurisdiction and

control of the Vacation Home Rental Advisory Board. Public comment is limited to 3 minutes per speaker unless additional time is granted by the board chairperson. The Vacation Home Rental Advisory Board says we use timing lights. We use Lauren to ensure that everyone has an opportunity to speak. Your time will be monitored manually and you'll be verbally notified if you have when you have 30 seconds left and when your time has expired. Upon being notified that your time has expired, please sit down. Before I open up public comment, I need to make sure that you all understand this very clearly. We are an advisory panel only. We are not policy makers, so we're happy to hear your comments. But the longer that public comment takes on the front end and the back end is less time that we have to do our work. So, I would like you to try and make your comments brief and to the point instead said, I'm happy to see all of you here. I think public input is great and it helps us with our decision making, but our decisions are just the first. From there, it goes to the County Commissioners for their policy approvals.

Sam Taylor: [00:02:08] If I may. Yes, I would like to add to that and just let folks know that if they're here for matters relating to perhaps a petition that was on the news last night, I would like to make it very clear that this board does not have jurisdiction or authority to grant the petition one way or another. That is only the board of County Commissioners.

Mickie Hempler: [00:02:28] So can you state your name.

Sam Taylor: [00:02:29] Name, please? My name is Sam Taylor. Sorry. Thank you very much for the record from the Douglas County District Attorney's Office.

Mickie Hempler: [00:02:39] Thank you.

Mickie Hempler: [00:02:42] Mr. Strehlow.

Ernie Strehlow: [00:02:43] Ernie Strehlow for the record, it is well that everybody know I use transcription software. So, when you get up and you speak, please say who you are first and last name very clearly. Spell your last name and speak very clearly in your conversation so we can capture everything. We capture verbatim, everything. Right. And that's important, too. When you do motions, please be very clear so we know what we're doing. Thank you.

Mickie Hempler: [00:03:15] Thank you, Mr.Srehlow. Okay. This is opening public comment. If it's about anything on our agenda, wait until that agenda item comes up. But general public comment, Linda.

Linda Dengler: [00:03:44] My name is Linda Dengler, and I'm with the Tahoe Douglas neighborhood group who are getting petitions signed in order to tell the board, because I know you guys advise the board. This is about advising the board to tell the board what we, the local people, think. Nobody's ever asked us. We're asking ourselves and we're going to submit that. I have real concerns because I've submitted documents to you guys about responsibility that stop 650 Tina Court continuing to run their commercial business in their property. So in the rules, when you look at the things that submitted to public comment, the rules are about home occupation. And when you look at that, the what they're doing is taking it from being a commercial thing to what it's supposed to be noncommercial, but it requires these specific things in home occupation. So those specific things now are really requirements of every village under exist. Because they all are about parties and events and and bachelor parties and bachelorette parties and pre-wedding parties. They're all these 15, 20, 50 people that they get. They're about parties. So they would have to live by those rules, too. And I don't think a single VA charter, especially the higher numbered ones, begin to contain them in the five year. We have 15, 20 people on the deck all the time. That's what they should should be living by the codes that the code enforcement department just put out. And I need you to really look at the special permit. You guys are approving of special permits. There's a process whereby we're supposed to be noted so many days that have the entire community in the area. It's supposed to be pretty noted. We're supposed to be able to come to meetings. I gave you this all guys with special permits. And in the end, after you're done approving of these changes to the tier treaties, the Planning Commission then has to have them back in approval. It says so in the code. So I want to know if that's happening or are these guys just all getting their Tier three permits and nobody's bothering to take it back to the Planning Commission? You're not following the special use permit rules that are required. For what you're doing, and I'd really appreciate it if you would do that. And anybody who wants to see me to sign this document after the fact, we're getting as many signatures as we can. We have to do it outside. I will be respectful here, but it's time for us to speak up and nobody else is. Let

us speak up ever. So that's probably less than my 3 minutes. But those codes are important that we need to see that they're being followed.

Mickie Hempler: [00:06:15] Okay. Thank you, Linda. Opening public comment.

Ellie Waller: [00:06:29] Ellie Waller was clear. As always, we want to thank everybody, those participating to the public. Patience, patience, patience. The public needs to understand this is an arduous task. I spend a lot of personal time doing my research to bring up meaningful moments to each meeting, and hopefully they're related to everything that is on the agenda. If you have issues, there's a V.A. email and a hotline. It's all been published. It's all been stated here. If you're new to the area, there is a wait. This is not an entitlement. Douglas County permits are required before advertising. This is just general information that may need to be reminded to people that come that are the first timers here. Also, please don't clap. I mean, we all have opinions. It's just disruptive, especially to me. I don't know about these members. The key here is permits do have requirements. The code is in flux. You need to read it often when it's updated. Sometime this year. Appreciate everything that everybody does. Thank you.

Mickie Hempler: [00:07:39] Thank you Ellie.

Steven Kaplan: [00:07:46] Steven Kaplan. VHR Advisory Board members, on Saturday, August 6 to 6 10:00 PM, The Douglas County Sheriff's Office responded to a Kingsbury resident who I'm going to refer to only as X complaining about, quote, a loud wedding party, unquote, at our VHR at 650 Tina Court, and the incident report. Officer Gray wrote that for the next 2 hours and then throughout the evening he spent time in multiple nearby residences and did not hear any noise when visiting X's house 1600 feet away across the canyon, X's spouse brought Officer Graves onto the outside deck and claimed that they could sometimes hear females during the brides during weddings. X has repeatedly harassed our guest and has stated an intention to continue filing claims. Despite the Douglas County DA confirming guests are allowed to host events such as small weddings as long as they comply with the DA. Ordinance X has also publicly and repeatedly slandered my wife, Wendy and me with defamatory and fraudulent written statements to an advisory board and county, and has published online or personal phone numbers and residence personal residence address along with inflammatory claims which have made Wendy fearful for our safety wedding. I strive to

be both great hosts and great neighbors. For example, just one of the many noise prevention preventative measures we have implemented are the ten monitor noise centers we've installed throughout the property, along with four monitor cameras positioned to discern manmade noise from the frequent, very loud winds.

If manmade noise levels ever reach 65 decibels during the day or 55 decibels at night, we take immediate action. This brief statement can't begin to list all the X's harassment, defamation and fraudulent accusations. And it's not just us. Another air host submitted documents showing harassment, trespassing and stalking by X, such as using a high-powered camera to take pictures of guests inside their home, including children, and then leaving their guests frightened by the experience. X is incessant harassment is due to a vendetta against the star via charge rather than due to any actual grievance. In his report, Officer Graves quoted as saying, I know by my experience and the time I'm spending getting rid of VHRs, which I'm going to do, that's my goal. I'll give you my card that says eliminate the VHRs in Douglas County. You will know X you will know me very well. VHR 2021 1582 does a great job of protecting residents against the few irresponsible venture hosts, but I respectfully request the board to ask the county if there's some type of measure that could be passed protecting responsible the hosts and their guests against the irresponsible residents. Thank you for allowing me to speak.

Mickie Hempler: [00:10:46] Thank you. Any more public comments?

Dale Roberts: [00:11:09] Hi. My name is Dale Roberts and I'm against the VHRs as they stand at this moment, because there's really no vetting of the people who rent them. Once anybody can get them with the credit card, it doesn't matter. Lots of people get credit cards. Lots of unsavory people can get credit cards. They are not met at the door. For the most part. They're usually given a lockbox code with the key in it. This code is usually not changed. I know several myself that have not been changed in quite a while and so it just gives open season for anybody later to come in and there can be some unsavory elements later who have come in. And with that in mind, there's no security, virtually no security for the guest. And that what happens is when you have noise there, remember that 70 decibel limit is over a 24 hour period. You brought it up in their meeting two months ago in June, talking about how this 70 decibels is an industrial standard for a house in an industrial zone for a factory nearby, you can hit 500 decibels and it doesn't matter as long as it doesn't go above the 70 decibel level for that 24 hour period. So all the noise monitors you put in your house outside of your deck, they mean

absolutely nothing because you even said yourself at that meeting, there's no way to enforce this. Thank you.

Mickie Hempler: [00:12:42] Thank you, Mr. Roberts. Anybody else would like to make the opening couple of comments?

Tony Russo: [00:12:54] Hi. My name is Tony Russo. I host some vacation rentals. Back in the day before, when Airbnb and VRBO came on online where people could actually just go on and book. There was a lot of issues with vacation rentals. I get it. At this point. I think Douglas County is doing a really good job of trying to put some regulations down regarding VHRs. I think as a host, a host needs to thoroughly screen their guests, whoever's inquiring. They need to have a thorough conversation with that particular guest who's going to be renting the property back in the day. Not that long ago, I know people were just, oh, Airbnb boom, and they were just taking the money and it was out of control. There was no regulation. I think Douglas County is doing a great job and I think if they stick with it, I think we can have it where everybody can be happy with these VHRs. So I just feel that trying to eliminate a voucher in our county, Douglas County, is going to affect so many businesses, restaurants, grocery stores, everything else. It just needs to be monitored and regulated. And I think Douglas County is doing a good job with that. That's all I need to say and I hope we can continue doing. Thanks.

Mickie Hempler: [00:14:36] Any more public comment?

Nita Summers: [00:15:08] Okay. My name is Nita Summers. I have lived in Douglas County for many years. I will send a copy of it to. But I cannot speak to them. And I'm having Janis read my letter.

Janis Brand: [00:15:30] I'm Janice Brand. I live on Diane Way. Douglas County Commissioners. My name is Anita Summers. I live on Kingsbury Great Douglas County, Lake Tahoe. My point is residential property in Douglas County, Lake Tahoe is zoned as single- family residence. The VHR is commercial business. Commissioners will not vote against stopping VHRs because they bring in a great amount of money to the county at the expense of homeowners living in Douglas County, Lake Tahoe. If the casinos and the convention center will not provide more than enough income to the

county with their taxes and room tax revenue. Known fact is, the casinos have contributed greatly to Douglas County as long as they have existed, making Douglas County a rich county. If the VHRs are not brought to a stop and eliminated from Lake Tahoe, Douglas County, shame on them. Shame on the commissioners for not responding and representing their people just and fair. We ask how three in a row were allowed on the same street of VHRs and that's on Cheyenne Circle in the East Fork Township or ban them everywhere. In other words, if you're going to do it up here, if East Fork doesn't have to have rentals, we don't have to have rentals. And that's what my neighbor would like me to say. I would like to say that I've had experience for years with the cars having come from Tahoe 17 years ago. That's part of what had us move from the Tahoe Keys was the destruction, disruption and the misery of living next to vacation rentals. You can control them to a certain extent, which you never can control them completely. You need to make sure that you put a very, very strong requirement for the owner to be first responder when a call is made to stop it. And we had a disturbance on our street several weeks ago and nothing was done because the neighbors supposedly over reacted to rental. So we need to find a way to get the owners on a second complaint to kick the person out as a requirement. And they may be false complaints. It doesn't matter. That means the neighbors know what's happening and this bothering them. Thank you.

Mickie Hempler: [00:18:22] Thank you.

Steve Palmieri: [00:18:35] My name is Steve Palmieri. I own a vacation condo directly across the street from Stagecoach left, which means I'm directly across the street from the Tahoe Club. A number of vacation rentals that were actually built after my condominium was booked. So I don't think I'm disturbing any of my neighbors being a vacation rental host, which makes me think that this is a zoning problem and there needs to be code enforcement, which is the direction that you guys are headed. I've had experience with code enforcement this year on my renewal permit. I found them to be responsive and professional heading in the right direction and patience is the answer. The bad apples will get weeded out, the good apples, which I consider myself one of. We host 22 families that got to ski in and ski out, which is an experience they wouldn't get anywhere, and we didn't disturb anybody doing it.

Mickie Hempler: [00:19:45] More opening public comment.

Bernie Hittner: [00:20:04] My name is Bernie Hittner. I live at Upper Kingsbury at 648 Jack Circle.

Mickie Hempler: [00:20:09] Can you spell your last name?

Bernie Hittner: [00:20:10] Yes. Hittner. And I just want to talk a little bit about the issue of being in single family residential neighborhoods, and particularly with respect to the tier, especially the Tier three. But basically, when you're talking about a Tier three, you're talking about a hotel. It's a commercial enterprise. You can have I don't know how many people, 22 people. It can be rented 365 days a year. It's basically a hotel. Well, there is a basically a commercial air in our single- family residential neighborhood, and it is available for rent 365 days a year. It's a commercial enterprise. It's in a single-family residential neighborhood. When people are there, it's lit up all night long. Just like a hotel. It's very disturbing to be in the neighborhood. It's kind of amazing to me that basically you can open up a hotel right next to a single- family residence. So I think that these views should be limited and they should be limited to commercial areas or high density multifamily areas. That's my thought. Thank you.

Mickie Hempler: [00:21:33] Thank you. Any additional public comments? Write your name and spell your name. I don't know if you've heard that.

Doug Kraus: [00:21:42] Yeah, no problem. Thank you. Doug Krause, K R A U S for the record. Just to briefly reinforce the comments here on both sides of the issue. So, to state my standing and both the resident of the county and VHR owner, so I can kind of see both aspects. I do want to compliment the work you guys are doing here. I know it's not easy because there's a lot of tradeoffs here to be made. I would also ask that from what I can tell, there's been a lot of discussion about the economic impacts one way or the other. I would encourage that, and I don't know if this has been done yet, some sort of an independent economic study be done so we can kind of better understand if the signatures may happen that there's something on the ballot. I just think it helps everybody make a more informed decision because it's not really easy to figure out all the economic impacts and whatnot. So the other thing I would like to reiterate is, you know, yeah, as a owner, my goal is to be a really good neighbor. My goal is to provide an experience that cannot be provided at least to the same level by the hotels. I think I

think for a long time, this is I should say I know has been a use in the Tahoe area. Clearly, I don't know, maybe the third house in Tahoe was some sort of rental. Right. So. So I would like to continue to be part of the solution as to how do we best coexist in a way that benefits the benefits everybody involved. And I think you guys are really trying to do that. And so thank you all the rest of my time. Thank you.

Cathy Oyster: [00:23:32] Couple of comments. My name is Cathy Oyster spelled o s t e r. I would like to speak to the board members and encourage you to please put a moratorium on all of your decisions. Clearly, you have a problem with how these rules are being implemented. You've got rules that were in the red line edition that literally can't be implemented. We've been told recently that long lines, for instance, might be incorrect at the county level. Well, those should be verified by you and your team and your code enforcement before you ever give a permit. Because how in the world do you expect your officers to come out and say they're parked in the road? You don't know where the road is. Now, I happen to agree with the gentleman that was speaking saying that these tier threes are commercial. I would call all of these tier two and three multifamily dwellings because they're not one family. They are multiple families, potentially over 50 a year. We could be having a 50- unit apartment building right next to us. They just happen to be coming week by week. They're not our neighbors. And I do believe one of the fourth paragraph, perhaps, of that last commission statement of what was your mission? And your mission is to have these rental units be folded into the fabric of the community. And I have heard over the past couple of months how they are not folded into the fabric of the community and how our community protectors are. Officers have no ability to enforce those rules. And I'm talking about code enforcement. You have taken away the code part of this enforcement. The only thing they can do is go to the police. So, if you guys can't write rules that are enforceable, then there are no rules whatsoever. And I'm telling you, it is the wild, wild west out here. It is. There is something I heard very recently, maybe just in the past few minutes, that if one of these tier threes gets permitted, that person can retire. I know it sounds like a business to me. So please think about what you're doing. These are fifth surges to 50 that are being allowed. If that's not an event facility, I don't know what is. Please consider what you're doing. A moratorium is warranted.

Mickie Hempler: [00:26:16] Any other opening public comment? I will close public comment from the opening side of it. Moving on to approval of the agenda for possible

action, approval of the proposed agenda. The Vacation Home Rental Advisory Board reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two of our agenda items for consideration and to remove items from the agenda or delay discussion relating to items on the agenda.

APPROVAL OF AGENDA

Keith Byer: [00:27:00] Madam Chair, I move that we approve the agenda.

Mickie Hempler: [00:27:03] Okay, I have a motion. I have a motion by Keith Byer, second by Lauren Romain and a discussion since then. All those in favor of approving the agenda signify by saying I. So that would be a 4-0. Thank you.

APPROVAL OF AGENDA (Video 27:03)

RESULT:	APPROVED [4-0]
MOVER:	Keith Byer
SECONDER:	Lauren Romain

ADMINISTRATIVE AGENDA

3. For possible action. Discussion on an appeal challenging the denial of a Tier Permit and revocation of a Tier 2 permit. The subject VHR Permit, Account No. 08400422 was for a 7- bedroom home, 14- person occupancy, located at 626 Jeff Lane (APN #1319-193-10-012). The owner is SSL Properties LLC., Which is a closely held limited liability company with members Hanh Dao and Luan Le.

Mickie Hempler: {00:27:03} I'm going to take item number three first for possible action discussion on an appeal challenging the revocation of a permit and the denial of a Tier three VHR application. The subject permit account number 08400422 was for a seven -bedroom home 14- person occupancy located at 626 Jeff Lane, APN 131919310012. The permit was originally issued to James Richter, the current owner of the property and applicant for a tier three VHR permit is SSL Properties LLC, which is a

closely held limited liability company with members Hanh Dau and Luan Le who reside together.

Keith Byer: [00:28:22] Just real quickly. I've consulted the legal counsel as well about a potential conflict of interest. I reviewed I intend to use Mr. Johnson's firm for some personal trust matters. I went through a decision process. I have not made that decision yet, but I went through a process. I believe I can be fair and objective. Mr. Johnson is not the appellant, he's just the advocate. So I believe I do not have a conflict of interest and I'll and I'll hear and act on the agenda item.

Mickie Hempler: [00:28:54] Thank you, Mr. Buyer. I'm going to turn this over to Mr. Hames.

AJ Hames: [00:28:59] Thank you. AJ Hames from the district attorney's office. Subsequent to the action that was taken in this case and the filing of the appeal by the appellant to sell properties information, additional information was provided to the county and based on that information, the county and the cell properties were able to reach a resolution. In this case, there is going to be a settlement and the appeal will not be pursued. And so what I would recommend to the board at this time is that the board make a motion to remove item three from the agenda.

Lauren Romain: [00:29:33] I make a motion.

Keith Byer: [00:29:33] Keith Byers second.

Mickie Hempler: [00:29:37] Okay, I have a motion by Lauren.

Sam Taylor: [00:29:43] It is for possible action motion is so you need to take it.

Mickie Hempler: [00:29:47] Oh, okay. You're right. Okay. Public comment on item number three.

Mike Johnson: [00:29:59] Hi. Mike Johnson, attorney for the appellant or the permit holder. First of all, I want to thank staff for working through this. As you can tell by the volume of documents I brought with me today and you were spared from having to look

at it. It was actually a very fairly complex matter, but I think staff has worked through it. I want to clarify the resolution. We're going to subsequently follow this up with further documentation. But the agreement that we have with staff, with community development is that the permit is now recognized as valid and current as of right now going forward. And then the tier designation, which is not yet taken place, we can agenda and deal that, deal with that the next appropriate opportunity, which I would imagine be the third Wednesday in September to deal with that issue. Before I forget, with me today are the members of the LLC, Troy Le. I call them Troy and Hanh Dao and my co-counsel, Marissa Fox. So I just wanted if Mr. Hames would just confirm, in fact that this permit is considered valid by the county as of right now, and then the tier designation, it would be currently it's designated a tier two permit that will be ultimately determined, however, if it's entitled to Tier three status at a subsequent hearing with you all in September.

AJ Hames: [00:31:28] Madam Chair, if I may comment on the District Attorney's Office, that is the gist of the resolution. And so ultimately this board will still review the Tier three application for that property. But the action of revocation that was the part that was settled between the county and the applicants.

Mickie Hempler: [00:31:48] Are really required to hear it in the September meeting. Is that part of your agreement? I mean, because I know we've got tier threes scheduled throughout the next several months.

AJ Hames: [00:32:05] The 180-day period has passed for that property. And so, part of that is because of the revocation and then the appeal. But the property was approved in December of 2021, and so they will continue to rent out the property pending the review by this board. And so ultimately it should go forward as quickly as possible to ensure that that review happens as close to that six month deadline as we can achieve.

Mickie Hempler: [00:32:42] I just wasn't sure if that was part of the agreement.

Keith Byer: [00:32:47] They can rent as a tier three until that time. Or because you mentioned tier two, but it would actually be a Tier three given the given the bedrooms or with the Tier two until we hear it.

AJ Hames: [00:32:47] My understanding is their intent is to rent out as a tier two because they're going to try to avoid looking as if they were a tier three and then a possible deduction to a tier. So just to simplify things, they're going to be rented as a Tier two.

Mickie Hempler: [00:33:14] So we should get this on the agenda as quickly as we can then. So, I'll work with Mr. Strehlow on that.

Mike Johnson: [00:33:24] No. So, I think we you know, this is what they call settling on the courthouse steps. I think we have an agreement that won't require any action from you all until September or when we get this on, hopefully September for the tier designation issue.

Mickie Hempler: [00:33:39] Thank you. I'm going to call it more public comment. I don't know if there's anybody else that wants to make a public comment on this matter. State your name and spell your last name, please.

?? [00:33:58] Off the agenda. You can't discuss. If I'm correct, you pulled it from the agenda. It can't have any discussion on it, and we already started discussing it.

Sam Taylor: [00:34:10] Basically that is not correct. The vote was not taken on the item and the motion, so the public comment is preceding the vote on the item. And so it has not yet been formally pulled from the agenda as of yet, and therefore public comment can be had.

AJ Hames: [00:34:28] Can I just add a change in the days of the item was called, item three was called yes. And prior to any vote on the motion, there is public comment.

Tony Cruz: [00:34:40] Hi, everybody. I'm Tony Cruz and I am the neighbor. I live next door to this rental. And we've had I've been problems here for 2018. We've had issues with trespassing. We've had peeping tom bill violations. They've had some drones fly over my deck, red light coming into my sliding glass door. I had a break and entering. I had to call the sheriff's department. The renter broke down, kicked two doors and walked in and crashed out, came out drunk. And so so one door to kick a door in. So I talked to the previous owner, but it doesn't matter who owns it or renters renter. And I've

been I Living with this since 2018 and people still have been like that, look at my window, knock on my door and say, Is this our rental? Every time Uber stops in front of us, they're coming in two, three in the morning. I'm not against a good time in Tahoe. Don't come down at three in the morning, knock on my window. So I had two incidents with drones. One had a camera I look at with my wife, there's a red light in our in our living room. And so I'm like, what is that? It's a drone. So what I do, I pick up a water bottle I guess. I guess. And I checked it. I missed. The other one was another drone. During the winter, this guy loses his drone. I'm in my boxers. I come out and this guy's on my desk ten feet from my desk and he's like like, dude, what are you doing here? He says, I'm looking for my drone, and I'm saying, this is my deck. You've got to two gates to get down here and this is trespassing. Do you know where you are? This is Nevada. Do you understand when you like ten feet from my door and I'm in my boxers, that's going to piss me off. And it did. It's been going on constantly. After the last meeting. There's been renters and I don't know if it's been revoked. That means no renting. I see renters there. I'm just telling you. So, I don't know how this decision, this court steps happens, but I never knew about it. And I definitely do not want to see any more renters. And I speak for my whole neighborhood, which is pretty close so thanks for your time.

Ellie Waller: [00:37:18] Ellie Waller I wasn't going to comment. I hope Mr. Cruz will file this as a complaint online so it's documented to help you and also show up when it's agendaized. Thank you.

Dale Roberts: [00:38:00] You know, by the shirt, I'm obviously against the whole business of VHRs and continue to work against the VHRs at all cost. Yet I'm going to say something here because as we've been out and about canvassing, I guess since I don't know the neighborhood and gathering signatures. We've been talking to a lot of people and getting input as far as how they feel about this. Let me finish.

Mickie Hempler: [00:38:27] I just I just want to make sure that you're going to be on this.

Dale Roberts: [00:38:31] Yes, it is. Absolutely. I'm giving a little background and what we have discovered from talking to people that when the discussion comes up with Tier three versus Tier two, they say that when people have lost their tier twos because they can't get 50 million people in there, whatever the 14 is or something, and they can only

have eight. They see the noise, the problems, the traffic, the garbage, you name it has dramatically reduced. And when they had houses next door to them that become tier threes, said their nightmare, their worst nightmares entered the neighborhood. So when I listen to what I just listened with this gentleman, I just said, you know, you need to think about this before you give tier three is you're trying to diminish the problems. And every time you approve a Tier three, you're making it worse and worse and worse. Thank you.

Mickie Hempler: [00:39:29] Unless there's a public comment on item number three, everybody only gets one opportunity. So, seeing no more public comment on item number three, I'm going to close public comment. I have a motion, a new motion.

Keith Byer: [00:39:52] I move we take no action on this agenda item.

Lauren Romain: [00:39:56] Lauren Romain second.

Mickie Hempler: [00:39:59] I have a motion. I have a second to take no action on this item. All those in favor. Michael, I know you have your hand raised. I apologize.

Michael Sloan: [00:40:13] Michael Sloan. Even though we're going to be voting on this, I'd like to know from the district attorney's office what led you to change your mind or to come to an agreement? What were the points or specific key points that led you to say, okay, we're going to allow this at this time that previously it was revoked.

AJ Hames: [00:40:37] If I may, Madam Chair, these documents that the that the county had when the application came through for the Tier three permit and other documents that were on file showed a change of Ownership from one entity to another entity. Then, upon determining which who are the members of the various entities, County determined that the prior entity was owned by an individual named James Richter. The new entity, which owns the property was owned by the current owners of the property. And so to the county it appeared that there had been a transfer of ownership of both the home and presumably also at least in the minds of the parties, the permit. And so that is why the county determined to revoke the permit and had encouraged those applicants to apply for a future permit through the sort of a standard route that makes sense. Submitting new application has new owners going through the waitlist process, etc. The

county subsequently determined that the transfer of ownership was slightly more complicated. The property was transferred from one entity to another entity, but at the time of the transfer, that entity was owned by the same person, James Richter. So he essentially had transferred the property to himself. Subsequently, then that entity entirely was transferred to the current owners of that entity and the property. And although the current code expressly prohibits any type of transfer of a permit, the prior code was interpreted in a way that resulted in that same type of action. But there was no express prohibition against the transfer of a permit. And so based on that and based on the fact that that the ownership of the property had actually not changed even after the permit issued has remained with the same entity the county is now electing. To use its discretion to treat that as not a transfer, especially since that transfer occurred under the prior version of the code, and to instead view it as a transfer of a of a membership group within an entity, but not necessarily a transfer of a property.

Michael Sloan: [00:43:20] So Michael Sloan, for the record, so complicated. I know. But basically, it comes down to the fact that the transfer happened before it was written expressly changed in our in our county code that you can't transfer one upon sale or transfer. Yeah. Is that correct? That was really the dividing line that this happened before that code took effect.

AJ Hames: [00:43:49] Two of the main factors were one, this transfer occurred under the prior code, and the other being that the transfer itself was not a traditional transfer and that the property did not go from one owner to another per se. Rather, the members who make up the entity changed. And so, based on those two factors, the county is elected to allow them to proceed. Now, under the current code, that type of a transfer would not be allowed.

Mickie Hempler: [00:44:28] I just wanted to make one comment is I know that when we were discussing code prior to this current code 99, we all were asking that exact question. And so, I understand your line of questioning very well.

Michael Sloan: [00:44:44] So we're going to be voting that we're not going to be taking any action, but that they have a current code tier three that they can operate at this present time until the board hears a special tier three request. Is that correct?

Keith Byer: [00:45:07] That is not my motion. I take no action. So, it is the county dealing with an appellant. And so, my motion is not to make it. Tier three, revoke my motion is to do nothing is for this body to take no action and let the county continue their process with the appellant. Just to be clear on my motion, I don't know what you heard, but that's what I meant. And I probably sorry. Keith Byer for the for the record, the Texan. So no one needs to know my name. You can tell. You tell my voice pretty distinctively. That is my motion is not anything other than we take no action.

Michael Sloan: [00:45:45] Mr. Byer. Thank you, Michael. For the record, I understand we're not taking any action. That being said, I need to address this to Mr. Strehlow, are they able to now operate a tier three until our board hears of any special request for continue to operate as Tier three agents?

AJ Hames: [00:45:45] For the record, again, the agreement that we reached today was that they would operate it as a tier two until the review date.

Michael Sloan: [00:46:22] Okay. Thank you. That's all. Thank you for your indulgence.

Mickie Hempler: [00:46:27] I have a motion and a second to take no action. All those in favor signify you're saying I.

RESULT:	APPROVED [4-0]
MOVER:	Keith Byer
SECONDER:	Lauren Romain

APPROVAL OF PREVIOUS MINUTES (Video 46:38)

Mickie Hempler: [00:46:38] Okay. Item number one right here. Oh, shoot. I missed that purpose. I'm really out of order. We have minutes to discuss. See what you lawyers do to me. Sorry, people. We're all human here for possible action discussion to approve the draft minutes of the July 20th, 2022 special meeting of the Vacation Home Rental Advisory Board. I don't even know where to begin with those minutes.

Ernie Strehlow: [00:47:59] Ernie Strehlow, for the for the record. The minutes were the ones with the vertical stations where we had all the problems. So it was a puzzle. So that's all we can decipher from the data. So, there's it's a little choppy at best.

Mickie Hempler: [00:48:26] I know there were some technical difficulties. There were lots of them. And I know there's a lot of names spelled incorrectly. And I'm going to turn this over to whoever wants to. I don't know how we even approve these, but because there's a few things that need correction. One is a vote that was on page 12 regarding noise monitors and tier twos, I think, and it said that it was approved five zero. And I believe that that vote was not approved 2 to 3. Is that correct? With my fellow board members?

Keith Byer: [00:49:12] My understanding was that we did not reach consensus and we did not vote to require noise monitors, and tier two. I thought the vote was 3 to 2, but it could have been five zero because I think it might have been an agreement. But we definitely did not agree to have tier noise monitors required for tier twos. With my recollection.

Mickie Hempler: [00:49:39] That's my understanding. I don't even know what to say about this. I don't know if maybe we should do what we did before where everybody turns in.

Lauren Romain: [00:49:54] Lauren Romain, for the record. So is there any way that we can just put this on a Google drive? I know you don't like that, but if we all edit and put that information in, it's much easier for the person to make the change. Because for me to read through all this and send changes and for him to read his part and send changes, and then those changes may not work. We're actually bringing it back to public. We're voting on it in public. I see no reason why we can't work together on trying to get this fixed, so we'll just somehow put it on a Google drive, get it to us, and we'll read through and make sure you're in success.

Mickie Hempler: [00:50:28] So we're going to table this.

Sam Taylor: [00:50:30] Subject to making corrections and submitting for approval.

Lauren Romain: I make a motion we table with the approved upon suggestions to fix.

Keith Byer: [00:50:49] I second.

Mickie Hempler: [00:50:51] Ok I need to take public comment. So it's an action item, right?

Sam Taylor: [00:50:55] You can choose on this one since it's not public hearing, you can choose not to.

Mickie Hempler: [00:50:59] Ok I'm not doing public comment then. So, I have a motion by Lauren and a second by Keith to table these minutes until further if further discussion and corrections are made.

AJ Hames: [00:51:19] We will work on them on a shared drive.

Mickie Hempler: [00:51:21] We'll work on them shared. All those in favor signify by saying I.

APPROVAL OF PREVIOUS MINUTES [Video 51:21]

RESULT:	APPROVED [4-0]
MOVER:	Lauren Romain
SECONDER:	Keith Byer

1. For possible action. Discussion on a Special Use Permit (SUP) application To obtain a Tier 3 Vacation Home Rental Permit. The subject application is a 6 -bedroom home, 12- person occupancy, located at 332 Barton Court. The owner is Julie Backman, who currently has a Douglas County issued VHR permit, Account no. 08400769 (APN #1319-184-14-011).

Mickie Hempler: Now I'll go to item one.

Michael Sloan: [00:51:44] Michael Sloan, for the record. Are the minutes still accessible via video recording?

Ernie Strehlow: [00:51:55] Yep.

Mickie Hempler: [00:52:02] Agenda item number one for possible action discussion on a special use permit application to obtain a Tier three vacation home rental permit. The subject application is for a six- bedroom home 12- person occupancy located at 332 Barton Court. The owner is Julie Bachman, who currently has a Douglas County issued VHR permit account number 08400769 APN 131918414011. Turn this over to Mr. Strehlow.

Ernie Strehlow: [00:52:39] Ernie Strehlow for the record. It's been an hour. It's good. On January 20th, Miss Bachmann who's at the podium, so we'll get a little bit more information in a minute. Began the process of commencing a permit renewal process located at 332 Barton Court in Nevada. She had previously had an occupancy of 16 for six bedrooms. The newer permit is six bedrooms with a maximum occupancy of 12. She has received approval for her Tier three permit on March six. Upon the application, I think you get an application temporary approval pending the outcome of the advisory board decision. This meeting within 100 days, 180 days from this renewal date. If the special use permit is denied, she can operate as a tier two occupants. If a Tier three is approved, the permit will continue with the operation of the home owned by Julie Bachmann. Unless the details of the permit are modified, such as occupancy, parking or other or the property sold, the property is located up the hill, off of is it worth Beverly? So you're on North Benjamin. It's in the Kingsbury Village. There is 27 of the 245 parcels in that area are VHRs right now. So ,I, I went through the I went through the property. There's it's the whole street is being VHRs. It's really, I mean, there's next door neighbors on the sides are VHRs. The back patio the back deck is is it's here. It has an elevated deck. Right. It's canyon. So the thing to think about is it's raining in the noise will. Right. So, there's been a lot of opinions about comments about noise and stuff like that. So, the stuff consider when you're talking about it. So, there's it's a quite an open canyon. The nearest I mean, the house distances are somewhat far apart, but you can hear noise. I think that there was a couple of noise monitors on the balconies. It was too I think I saw it. Right. So there's you know, there may be some concern that you might need be more. I think we talked about that more noise monitors might be

considered. Here's my suggestion for you guys. And then lastly, the driveway was 17 feet or so wide, depending on how my feet measured it. Right. And it's about about 20 feet deep. You can fit two cars tandem on the driveway. They can't be side by side because there would be no six foot easement. It would be an illegal parking spot. So they have to park on the right side at the back. If it's anything different than it's it's not on property. The garage fits it looked like a medium size SUVs, I think is what we talked about. So, like, if you have a long, bed Dodge truck, you probably couldn't do that or a big Escalade or anything like that. So I think that's it. If there's any questions.

Mickie Hempler: [00:56:41] Thank you. Questions from the board for either staff or the fire department. Michael.

Michael Sloan: [00:56:49] Michael Salon. For the record so Mr. Strehlow are you recommending that they have four parking spots or three, including the garage?

Ernie Strehlow: [00:57:00] They can have four. I would recommend three if they think they're going to disappear after the meeting. And so, I think that there's going to they'll end up parking side by side. And so that's just my feeling. That's what I see. So, I would probably say three would be fine.

Michael Sloan: [00:57:23] My question then would turn to the fire department. Would you the fire department recommend three or four parking spots for this property?

Kris Rowlett: [00:57:36] The fire department's going to defer to the county on their recommendations on this, that the fire code doesn't deal with driveways. That's why I'm going to defer to the county on that. Fire code deals with public right of ways. And so the sidewalk, the street where the public is, is where the fire cut deals with. If we were to enter to say to rescue somebody from a medical emergency, more likely somebody is going to be awake and we're going to be able to move cars if we had to. If there's a fire, we don't park a fire truck and a driveway to fight a fire. So, but the fire code specifically does not deal with, say, a driveway unless we're talking along a half mile long driveway or driveway that's got a significant portion to it that we have egress issues to. Does that make sense?

Ernie Strehlow: [00:58:36] Ernie Strehlow, for the record, I will help you on this. The code is ten feet or nine feet wide by 20 feet deep for partners apartments. Right? Right. It's 17 feet wide. Right. So that's by the measurement. Right. So, three would be it with two in the garage and one in the driveway.

Julie Bachman: [00:58:59] I believe you're saying that it could accommodate for your recommendations.

Ernie Strehlow: [00:59:03] Depending on the size of the car. Right. And that's the trick. Right. And honestly, I feel that for what I've seen driving through a point, other areas, just people parked side by side in the driveway. If the code states that there has to be a six foot egress to be able to give emergency people that's been emergency lane in the driveway. They can get a car whether he says he has or not. That is the county code. So that's it.

Mickie Hempler: [00:59:36] Any other questions from the board for staff or the fire department.

Keith Byer: [00:59:43] Mr. Strehlow, a couple of comments. One, you mentioned a number of things are on file. It would be good to start a process to give us more information. You say insurance is on file. It would be good to say insurance is on file and then list the code that it complies with. It is \$1,000,000. It is a Nevada thing. The second thing is the second month in a row that there are things, the parts you can't read.

Ernie Strehlow: [01:00:15] For the first part, I haven't added the insurance information, so I was told not to, but I will. I can add information.

Keith Byer: [01:00:23] I'm not asking for you to add any policy. I'm asking you to add descriptors.

Ernie Strehlow: [01:00:27] I will add. I'd be happy to. So the second thing is on the readability, I've tried to fix that in the backup of you'll see Kris and Eric sent me fresh copies of the fire department's upgrade. So it's readable. The stuff we're bringing in-house, we're having a hard time with HDL. We are bringing that in-house. We're in a

process right now mapping out ACA modules internally so we can get that process right. It is. It's hard to read. I tried I tried a lot trying to get it cleared.

Keith Byer: [01:01:03] I mean, whatever we could do because, you know, and again, we didn't get the supplemental till last night. But I mean, you just can't read the stuff. And I would suggest you create a standard document index. There's some information. It seemed like we're trying to save space. And maybe that's why these things are getting unreadable. But then some of the same information. Page 49 and page 60, the exact same thing. My other question is the emergency contact is Miss Bachman and the address is 332 Barton Court and all this stuff. So how did we approve a tier two permit not knowing where she resides when she's renting? My question is, how did we as the county approve it? I'm obviously going to ask the question for Tier three consideration. My comment really is, how did we approve the Tier two or how did we because this is already operating as a Tier three. How did we get there if we don't know where the emergency contact is while the unit is occupied? And I guess that's a question for the future. That's all the questions I have.

Mickie Hempler: [01:02:30] That's good. Let's do that in the future if there aren't any more questions for staff or the fire department.

Lauren Romain: [01:02:42] I did have one. I'm sorry. Lauren Romain on the record. Mr. Strehlow did the look on that page, starting with the pictures, 58 there's a picture of the garage, and I guess my concern was, is especially now it makes it more important, just doesn't seem like there's a lot of room for a car beside it. So I was wondering what those dimensions were.

Ernie Strehlow: [01:03:10] Yeah. So the dimensions were they were a little over 23 feet wide in the garage. The garage when I took pictures yesterday night. Sorry, I didn't have time to get pictures of you guys today. The garage was looking cleaner than what I see in the picture. There was one car left of it. You can see it looks like that car. That was my observation.

Mickie Hempler: [01:03:37] Okay. Ms. Bachmann, if you want to make your statement and then we'll ask you questions.

Julie Bachman: [01:03:43] Sure. I would just answer Mr. Byer's question first. I live down by Kahle Meadow, so I'm within a ten minute drive of the property. I have had a vacation rental permit, tier three, since March of 2020. I have not had any complaints filed against me. I don't need parking and noise for garbage because I do live 10 minutes from the property. I handle garbage myself. I go up. I make sure whenever renters leave, it's properly cleaned in the garage out on Thursday mornings. I did have a local resident reach out to me for my contact information via VRBO. You can't exchange it via VRBO. So I gave her my office number, told her to contact me there. I gave her my text. She seems satisfied that she can contact me at any time. She feels that there might be a problem. I do have the noise monitors. I have purchased a third one. The decks are relatively small, so I don't think each deck probably needs more than one noise monitor. But there was a deck off of the master. I had assumed only two people would be out there at a time that did not have a noise monitor. But I did purchase one on Monday or I believe Tuesday at Mr. Strehlow's suggestion. I have lived in Tahoe for 27 years. I work here. I have been next to vacation rental homes. The one next to me was a vacation rental home for the ten years I lived in my home. I am aware of the issues. I'm cognizant of them. And I am respectful to my neighbors. I want to be able to be somebody who has a vacation rental home in their neighborhood that they feel actually respects their needs as neighbors as well. And I think I've been pretty good at doing that, seeing as there haven't been any complaints. And I strive to continue to do that. And anything that this board required of me or asked of me that my neighbors asked of me, I would be willing to bend over backwards to get it done. And I would ask for the 4car parking and the discretion of the board. There is room if you take a look at the driveway, it's sort of like a deck. It's not an asphalt driveway. So, if people are people are hesitant to park side by side on that driveway, to be perfectly honest with you. And most of the time, people will park over to that one side, one side of the driveway simply because I don't know why they're hesitant to park side by side of the driveway.

Mickie Hempler: [01:06:22] Questions from the board.

Keith Byer: [01:06:26] Keith Byer for the record. I never one of the things Mr. Strehlow made me think about the future is to actually find some way to find the ads of these. We ever thought about that? Is your ad million dollars views at a reasonable price? It looked like it was your place. In this, if you look at about the location, it says at the end of a

quiet cul de sac with plenty of street parking in non -snow removal conditions. And you said you're aware of some of the issues and parking has been honestly, I believe if I just coagulate all of the comment we've had, probably parking is before noise is before trash parking is number one and a year ad I can't find anywhere in it that talks about parking permits at all. And so it looks like you don't advertise that you have three or four or whatever places in your ad. And then it was concerning to me that you say you can park in the street.

Julie Bachman: [01:07:31] And I can modify that ad. I have not changed that since it went into 2020. I had previously had parking. I can't recall for how many, but I think it was significantly more. Than I currently have.

Keith Byer: [01:07:46] Because I guess in an Airbnb, I guess an Airbnb, they ask you a bunch of questions, right? And so one of them is parking facilities and it even lists free parking, free street parking, which is not paid. So that's an accurate statement. But yeah, it was there. I think that's all I have.

Mickie Hempler: [01:08:10] Michael.

Lauren Romain: [01:08:13] I've got one and I'm thinking it's not for Ms. Bachman but for fire department real quick one. On page 59, there's two there's a picture of one of the bedrooms because I forget seven bedrooms. One picture was in there twice. There's seven pictures of bedrooms in the packet. But if you can enter the one that has the bunk beds, do you have a picture of that? And my question to you is, is this a bunk beds are up against the window. I'm not sure what's on the side behind you. And I just I just wasn't sure if that's gotten resolved somehow.

Kris Rowlett: [01:08:53] Yeah, I see. I see what you're looking at about blocking the exit. Kris Rowlett for the record. I see what you're looking at with that appears to be blocking the window. I know that when we go in and do our inspections, if they are blocking a window, we make them move them so that they're not. I can't tell on that picture if there's room to get through there, adequate or not.

Julie Bachman: [01:09:20] I was not asked. So that's all I can tell you. I don't know much more about that.

Ernie Strehlow: [01:09:27] This is Ernie Strehlow for the record. Are these white bunk beds? Yeah. Additional pictures when I was at the house, it looks like about a foot and a half distance between the bunk beds.

Lauren Romain: [01:09:39] So that the head of the bed is not up against the window. You're saying it is against them?

Julie Bachman: [01:09:45] And I can always pull them back. As you can see from the photograph, there's about a foot or more. I can pull them back. Nobody ever expressed to me that that was an issue. So it wouldn't be that hard.

Lauren Romain: [01:09:59] I'm thinking it should be a requirement, because we need to be able to get out of the window.

Kris Rowlett: [01:10:05] People to get out and us to be able to get in. So there is a requirement for that. I don't recall the beds being against the window. It's been two years since I've been to this specific house, but Eric went there before that. But we do normally make it a habit to ask people to move beds away from windows so people can get out and we can get in.

Lauren Romain: [01:10:32] And so, then when you are the emergency contact, correct? And this is this is not a reflection on you. It's a reflection on current events and things that have happened. You actually will answer your phone 24 hours, 24, seven.

Julie Bachman: [01:10:51] Yes. I mean, my ringer is on.

Lauren Romain: [01:10:53] You don't leave your phone on a countertop and and leave it in another room when you go to bed?

Julie Bachman: [01:10:58] It's next to my bedside table. So ,it is there.

Lauren Romain: [01:11:01] And it's not a reflection on, you know,

Julie Bachman: [01:11:04] I will answer it. I would say to anybody, you know, probably not a bad idea. If you have the owner's cell phone number, you're shooting text first. Everybody gets spam calls at all hours of the day tonight. I know you're trying to contact me about the house, be helpful.

Lauren Romain: [01:11:22] And then you were saying trash, you go up and make sure you've got bear boxes.

Julie Bachman: [01:11:27] Two that each hold three cans each and they come and pick up Thursdays,

Lauren Romain: [01:11:32] And then if you have people that leave on Sunday?

Julie Bachman: [01:11:36] What I instruct my renters to do is put only food waste in the bear bins. Any cardboard glass, aluminum cans or plastic they have to wash and put in recycling bags in the garage. There's a \$10 per bag charge if I open up the bear boxes and it's full of cans. So far people have been pretty good about cleaning the recycling and putting it in the garage. If I go up after they check out on Sunday and I see there's some dirty recycling in there, I clean it myself until Thursday.

Lauren Romain: [01:12:12] And when you take it off property, where do you take it to? Like on a Sunday?

Julie Bachman: [01:12:16] Oh, I don't. I will clean it and leave it in the garage. I mean, if it was really overwhelming, then I would take it down to I don't think I'd have the South Tahoe Refuge on Monday, but I would take it down to South Tahoe Refuge, but for the most part, it's cardboard boxes, glass bottles. And I just put them out Thursday morning. The trash.

Mickie Hempler: [01:12:37] Hey, I still have a question about this garage. The items in the garage. Are those your personal items like the bicycle and.

Julie Bachman: [01:12:45] That photograph of the garage? The inside of the garage was taken years ago. So that was when I was living there. That's the inside of the garage. None of those personal items are there anymore, I mean, there's shovels,

there's a snow blower, things like that. But that was just to show the size of the garage. But there's no personal items in the house anymore.

Mickie Hempler: [01:13:06] I don't have any more questions.

Michael Sloan: [01:13:08] Just one quick question. Thank you for appearing today. Do you manage any other properties?

Julie Bachman: [01:13:16] I do not. I obtained my real estate license and my property manager's license just because I want it to be compliant with any codes that that was coming into place. Okay. Thank you very much.

Mickie Hempler: [01:13:30] Well, then I think we'll just take public comment now.

John Edelen: [01:13:48] Hi. City Council. John Edelen. E d e l e n. I'm a tier zero. We give that up. What did you give that up? Because the last meeting, you wanted us to get up and say what Tier we were. In reference to. I'm just going to address our core business. Three vacation rentals right next door to each other now. And the latest one is 337. And I have talked to a neighbor who called the contact number on that and all he got smartass talk. We're not making noise. And I know that there have been complaints about 335, so I don't want to slander Miss Bachman about noise, but as my complaint with the VHR complaint line two Saturday, two Saturdays ago in relation to the parking, I was directed to give this to Michael Sloan and that should be in your packet that I complained about the parking, and that's right in front of Miss Bachmann's house. Now, I am not responsible for determining who owns these cars, but two of them had the permits inside. And it says right on the permit, no, on street parking period. So I don't know where you guys are getting a little slack, you know. Well, we're going to allow some more parking. And I don't think I should be the one that has to determine where these cars came from. And there was one more around the corner. And it has nothing to do with the guy standing in the driveway. But that's the fourth car on that one court. And then the next, the place that that guy standing in front of which is 337, I counted seven cars on property there and they left before I got a chance to take their picture. But when I called the car hotline, I got smart talk from the girl that, oh, they can park on the street from 9:00 to eight in the morning. And I told the little girl, I says, this is 730 in the morning so there goes that. Plus, I know your code is wrong. So I don't know what to tell

you. But as as Ali and I discussed, this is an incremental problem and it just piles on top of each other in a very small area. Thank you.

Mickie Hempler: [01:16:52] Thank you. Public comment regarding item number one.

Dale Roberts: [01:17:03] Dale Roberts. First off, was mentioned that the bunk beds are against the window. Miss Bachman said, Oh, we can move them back about a foot. I can tell you this. I worked in construction for years, and when you're building a house, your studs are 16 on center. All right. I work with a lot of guys. I'm sure there's a few women that could not get through 16 inches, much less 12. So think about that. When we say, oh, we'll just push the beds back. It might need to be a different design designation to make that work for her. Now, the next one is when it comes to measurements. Again, not to put Mr. Strehlow on on the carpet here for anything yet. Being is how he is a program manager and was going out and verifying things. I mean I never relied upon my little feet and he's given me this was big feet. So I would say that probably at this point we should put this on hold for anything until someone can go out with a tape measure, verify sizes, verify how much the car can fit, how many cars can fit, and also, better yet, verify where the actual property line is. And are the parking on the easement of the street, the apron, the give easement from the street and the right of way to the driveway itself, because lots of people think their driveway ends at the street where in actuality their driveway may begin ten feet away from the street. And any time you're parked in an easement, technically you're in. So I believe this all should be tabled for a while longer until you actually can verify some of this stuff. Thank you.

Mickie Hempler: [01:18:52] In response to the comments.

Cathy Oyster: [01:18:54] It was mentioned that there's numerous VHRs in that area, I think. Cathy Oyster. Last name, oyster. O y s t e r. Ah, I think Mr. Byer suggested there were three in the immediate vicinity. Or maybe you. Oh, sorry, Mr. Strehlow. So, I'm looking at Airbnb right now and there is a rental. It's got two Douglas County permit numbers on it, by the way, the old one as well as a new one. This one says space for six vehicles. I think it is important that when you're evaluating these special use permits and your tier two's that you're actually requiring as part of your code that you're writing for the members of the community desiring this this pleasure to use their property as such that it also includes the promises by the county to protect us. How are you going to

do that? Has anyone looked at the websites? Yeah. You can change them in the blink of an eye. She could change it, she could move it, and then she can move it back and then she can change it back. Because clearly no one's looking except for one day when the fire department comes out. This is not okay with me. There needs to be a moratorium on all VHRs at this moment. Until you can figure this out. It'll save you guys a lot of hassle. But most certainly we shouldn't be adding new ones that are going to exacerbate the issue. It's just not fair to the community that's trying to live. And as far as a medium SUV, how many people do you think really can fit in one of those? How many people are expected? The maximum occupancy, sir. What's I think it's 16. 12 for a tier three for this one. For this one. Maybe you could get a medium size, but you're not going to get. There's just no way that you're really going to see that. And as far as the money's brought in by these tier threes, most people get vacation rentals so that they can eat and play games at home with their family. So, the number one reason to use a VHR is to spend time with your family. Probably not spending a lot around town.

Linda Dengler: [01:22:02] I agree with all of that. I think that when they're submitting permit applications, they shouldn't have stuff that's ten years old or five years old. I think that they should be brand new permits. I think every picture should represent what it is. I think they should have to put in the ad that they're showing and tell us how to see it so I can look at it when they change it because they do. And the majority ad that I've seen and looked up say they're for eight or nine people when eight is allowed and then they show 14 beds, sleeping spaces. So that's what they're really saying. I mean, come on, 14 people want to see you. So I agree with Cathy. We need to put this on hold until we really get clear, because I've seen the applications, other ones, and they're all old stuff that don't make any sense. And I go back to the special use permit because the planning department is required to hold meetings and I don't know if you guys get to qualify as the Planning Commission, but you aren't the planning commission but they're supposed to hold special meetings and let us be notified. All of us, ahead of time. This is required in a special use permit. And then at the end, well, here and the proposed use will not generate pedestrian or vehicular traffic, which will be hazardous or conflict with existing anticipated traffic. I'm sorry. When you bring three or four extra cars to that building, which maybe would have a family in the two cars if they were living there, you're generating more traffic, you're generating more pedestrians. You're bringing people into my neighborhood that I don't know who they are or how safe they are. And so that's a part of the special use permit. And the other thing on the special use permit

is at the very end, it has to go to every detail of this has to go to the Planning Commission. The Planning Commission has to sign off on it. So none of these actually qualify, if you're not doing the special use permit process, which is right here on the phone and the noise level stuff is a bunch of baloney. I mean, we call the cops to come about noise and they call the code enforcement who calls the emergency contact and calls the place and says, tell them to not make noise so they don't violate them. So every owner ever stands up here or real estate managers, we don't make noise. I'm sorry, but they do. And we turn it in and nobody does anything about it and they make sure they don't do anything about it. 30 seconds. So how can a code enforcement really doesn't enforce any of these codes? And I think we have to have it. So there's real code enforcement before we go forward with anything else, because they state they don't do it. They don't have the people. They don't bother with the cars parked on the on the street. They don't protect the egress. If we don't have that, why should we have this? This needs to have codes that are enforced or be just stopped until it does. And you can.

Ellie Waller: [01:25:12] Thank you for the readable fire report on this one. Thank you for identifying other adjacent VHRs. This is a lot of work for everybody. Lots of us are looking at those ads. Some of the members, people like me. I think it is a good idea that maybe that will be added to part of the permitting process in the future. We're just trying to nail this down that they should supply the ad. Then that becomes your documentation for a potential violation against the three, or we're just trying to rack and stack to help this process come along. If it's going to be three violations, this could be one parking, could be another noise, would be the third, your third revoke. Again, these would be suggestions at the next meeting. I don't want to get off task here. The P.O. Box provided is not a physical address that should have been noted in. And anybody can have a P.O. box anywhere you can pay for it. So, again, a physical address on this specific one was not provided. I know that's can be remediated, but remedied. And the size of the garage, the size of the SUV also could be noted as part of your parking analysis. I think we're allowing the program manager to make the decision. Let's not question it. Let's not have the fire department have to be involved or anybody else. Maybe we need to buy Mr. Strehlow or a laser guided scale. So when he goes into I mean, you know, Christmas presents from the campaign, which will help some the public understand your analysis instead of feet size. Again, I'm sure it's not done that way, but I'm just adding some levity to this. Again, the false advertising is an issue. And also, in the assessor

record, it says this is an LLC. So again, that always needs to be taken into consideration if a future application is going to come in with just the applicant. I'm not saying this one's name comes in again. We need to be real sensitive to that LLC on the end. Thank you.

Mickie Hempler: [01:27:46] Other public comments.

Jared Ciabola: [01:27:48] Jared Ciavola. I live in the vicinity of the vacation rental in question here, plus the other ones that are in the area. And Mr. Strehlow, you're completely right. All those houses are way up on the point of the hill. Everyone down in Andrew Drive, I can hear word for word conversations on the deck and holler and Bluetooth speakers, drones flying over my desk. The bottom line is a Tier 3, 12- person vacation rental is nothing more than a party home. It may not be that to every resident. They may be quiet and respectful or rent or I mean. But it happens all the time. I hear it all the time. Bluetooth speakers. I've heard people out in the deck the last two nights here all the time, so I just don't think Tier three is anything we need in our quiet, respectful neighborhood. Thank you.

Mickie Hempler: [01:28:55] Any more public comment regarding item number one? If not, I will bring it back to the board here.

Janis Brand: [01:29:23] I think the one thing that everyone I am talking to and all of my neighbors oppose more than anything are the tier threes. There are too many people, there's too much noise. We live in the hills and we can hear people half a mile away from us. You have a neighbor dog barking. How far do you hear it? You're getting that same noise. I worked with Lake Tower, but we did a lot of noise monitoring when we'd have groups that were in the airport and get complaints. And we were

Janis Brand: [01:29:59] About half a mile away over on Washington. When we take measurements of the noise that was coming from the airport and they would measure a 65 decibels a half a mile away. So you can't tell me that noise isn't being heard further than what they say on the noise monitors. I think that we need to come to a point where you say there's too many in too many places. And I want to, again, express my deepest wishes that you would turn around and not allow three rentals in a row. That's just too much for any neighborhood to have to put up with. You're sitting there with a major hotel

when you do that. So my feeling is one per street two per street, but not next to each other. Thank you.

Mickie Hempler: [01:30:46] Yes. Is there any other public comment, I think Miss Bachman you had one more statement you wanted to make?

Julie Bachman: [01:30:51] Yes, I just wanted to address a couple of the issues. Somebody asked to table this until there were measurements of driveway. I have provided those. I went out at the request of the county, remeasured the driveway and bought myself a 40 foot long measuring tape. So the county does have those. I'm happy to do it again. But those are there. The setback on this driveway feel like a death. There is a very clear delineation between the road and the driveway. It goes from asphalt to wood. So I don't think there's really much of a question of where the driveway begins. And the setback is with respect to the noise complaint that there's been noise the last two days. My house has been vacant since last Sunday. So it could not have been coming from my house and I've been up there. I'm the only one who's there other than Mr. Strehlow in the last week. So that noise was not coming from my house. I do have the monitors. If they go off my check in instructions, discuss specifically, please be courteous to the neighbors. Please be aware. You're told. Keep the noise down. There are noise monitors. You will be asked to leave if you violate the noise ordinances. I inform my renters what the noise ordinances are, and then if the noise monitor goes off or I receive any contact from my neighbors, I do address the issue immediately. And I did have to do that recently when I've dealt with renters myself. There was no more issues or complaints after that. I have not seen these pictures of the other cars on the street. I can't say whether they're from my house or whose house they're from, so I can't really address that. I wish if there was an issue with the parking, somebody would contact me. I think that's the idea with these cars is if you have a receptive homeowner, contact that person. I'm not seeing these pictures and I've never had anybody complain to me about the noise or the parking. So I would ask the court to grant my tier three permit a whole year, for two years I had 16 person occupancy. And I try to be an active, involved, respectful VHR owner and they think I have been since the board doesn't have any complaints regarding the typical issues which are noise, parking and garbage.

Mickie Hempler: [01:33:18] All right. Thank you. You have a question for Miss Bachman?

Keith Byer: [01:33:22] I'm trying to find it. I remember it from the test. We all did, by the way, had the same pass, the same test you did, which is, I think, admirable for the county. You mentioned you had a complaint recently.

Julie Bachman: [01:33:35] Not a complaint. Somebody reached out to me and asked me for my cell phone number so they could contact me if they had issues.

Mickie Hempler: [01:34:09] Let's bring it back to the board. Comments, questions.

Lauren Romain: [01:34:13] Lauren Romain on the record. Can I get clarity on when I'm looking at this map here with all the lines and stuff and there's cars parked on the street. So are we allowed to park on the street in the middle of the day? Is there a certain time frame where you're not supposed to park? What? What's the.

Ernie Strehlow: [01:34:31] I'll defer to Mr. Lauritson in the back. Parking.

Lauren Romain: [01:34:38] Are we allowed to park on the street?

Richard Lauritson: [01:34:41] Street? That's right.

Lauren Romain: [01:34:43] Okay. What do you mean by public street? Because I know the HOA owns it, the GID owns it.

Richard Lauritson: [01:34:48] If the street does not have no parking on it, you can park on the street. It's considered a public street, so you can park. During the day.

Lauren Romain: [01:34:58] And when does day end?

Richard Lauritson: [01:35:00] At 7:00 o'clock at night.

Lauren Romain: [01:35:03] It is separate. So from 7 to 8, eight in the morning. You cannot park on the street.

Richard Lauritson: [01:35:10] Well, I can't quote that that would be a law enforcement question. All I know is that code enforcement doesn't enforce any parking on the street. Only parking that we enforce is how they're parking on property.

Sam Taylor: [01:35:31] Sam Taylor, for the record, Douglas County District Attorney's Office. In response to your question regarding parking, Mr. Lauritson is correct, but what he was trying to point out is he doesn't have jurisdiction over parking on the street. So parking on the street is not necessarily a code enforcement issue. It is a DCSO issue. Under Title five of this kind of code, the DCSO is the only ones authorized issue parking tickets for public parking on the street. I think the fire department might have some authority if somebody parked in front of fire hydrant, but that's a different matter. I mean, they're all over the place. So in addition to that, tier threes also have different requirements in terms of parking. If you recall during the court case, the judge made it quite clear that we could not, as a condition of basically examining tier twos limit parking to solely on the property. It was also that we couldn't limit occupancy based on parking, but with tier three is we do have that opportunity to examine parking and some reasonable amounts of parking on site that you are charged with examining and determining whether or not it is sufficient.

Lauren Romain: [01:36:48] So I guess that I guess my question is, as far as any advertising goes, there's no reason to advertise the street parking because basically the person's coming to stay at your house. And if they stay at your house, they're going to be there overnight, which there is no street parking right overnight. What happened? So what I'm saying is, as far as an ad goes, there's no reason to mention the fact that there's on street parking because you're coming to the ad is for that home to stay in that home. You stay in that home overnight. There's no one street parking.

Keith Byer: [01:37:22] And I'm sorry. I'm sorry. Your name? Sorry, Byer. That's not what I took from that. My take is that we have absolutely no ability to regulate parking because we heard from the sheriff that if there's parking allowed, there's parking allowed. So unless there is a no parking on your street, the DSO is not going to enforce it. And code enforcement not going to enforce it. So if you if there's parking industry, you can bring 17 cars and no one is going to be on enforce that. The only reason you would

advertise it is because it's required you to advertise it in the code. There's no good that misunderstands something. I hope. I hope I did. That's what I understood.

Sam Taylor: [01:38:05] I would like to clarify one point. What you said everything was correct except for one tiny point. In the context of tier threes, you can control and discern where parking is going to occur with respect to.

Keith Byer: [01:38:17] How do you enforce it.

Sam Taylor: [01:38:19] There is a means to enforce it. And it came up in the context, if I may. The same again for the record, came about in the context of a comment that was made earlier by an individual would observe two cars parked in front of a house with parking permits in them, which specifically said that you're supposed to be parking on site. Yeah. So, so that that is something the code enforcement could note and that can actually work as, quote unquote, an enforcement action to be undertaken against the owner of the home because they are responsible for making sure that their renters parking the appropriate bar again.

Keith Byer: [01:39:01] So as long as people are smart enough to not have the stick, not have the placards. Yeah, it's unenforceable. Probably from a practical standpoint, parking is unenforceable.

Lauren Romain: [01:39:14] Okay, so first and first of all, I mean, my whole thing was I don't think we need parking passes on private driveways. So I would say we get rid of them. But you're saying it's the only way we can enforce it. And I'm sorry, we have a rule that there's no on street parking. From from our 7 to 8 in the morning. And we don't. There's no enforcement. Why is it unenforceable?

Keith Byer: [01:39:38] Because. Because the street is parking and code enforcement does not does not enforce the street. And Douglas sheriffs said they do not. It goes back to our conversation with them when they were standing over here. That's that was my dilemma is that we keep talking about if we had to enforce, if we had enforcement for enforcement. What I heard was we have the enforcement we can have. And I understood it. But I'm not criticizing DCSO. I'm not criticizing code enforcement. They do what they do. Our code enforcement is not is not the sheriff. They don't they don't

look at the street parking. Right. If it's on site, they can if they had if they had 12 cars stacked on top of each other in the garage, in the garage, they could, but they don't do street parking. The sheriff. As long as street parking is allowed. They don't enforce it, There's no it's a no. No, but it's not allowed by the by the it's not allowed by the code, but not by law.

Mickie Hempler: [01:40:34] Can we have this discussion when we do code revision? Because obviously in the code it says no on-site park and no street parking. So does that need to be removed if that can't be enforced? And those are all the things we have to talk about as a as a code. Maybe.

Lauren Romain: [01:40:52] I will I will pare down my conversation and my dismay at this conversation. I have to just well, I'm just I'm finally catching up with YouTube. So I'm I'm just newly dismayed. So that makes it a little tougher. And so I guess so we have the ability to say there's three parking spots, those three parking spots. So we have the ability to do that and that the ad cannot say on street parking.

Sam Taylor: [01:41:28] Yes. Sam Taylor, again, for the record, I would say that's technically correct if you grant the two or three.

Keith Byer: [01:41:35] Likewise, if we if it goes back to a tier two, we can't say that. I would say technically that is it. That's correct. Yeah. Yeah. Okay. Okay. I'm a technical.

Kris Rowlett: [01:41:50] So I wanted to go back, if I could, to the Kris Rowlett, for the record. Tahoe Douglas Fire. So they comment about the bedrooms and the egress. So as we're doing inspections, we do make sure that there is adequate egress. We would be I would be more than happy to go back to this house, to look at the bedrooms, to make sure that it's adequate. When we say adequate, we are looking that a firefighter is able to get through there with a tank on their back, both in and out of a window. That's why there's window requirements. I would make sure that it at least meets the minimum window requirements and the international residential code I.R.C. 310 which is at least 20 inches wide. Beyond that I can't really say okay, I need to make sure that this is three foot wide. We can make sure that it at least meets those at the time of our inspection.

Mickie Hempler: [01:42:51] Okay. Thank you. How would you like to proceed? Does anybody want to make a motion with some of these comments attached or.

Keith Byer: [01:43:05] I'll make a motion. I have concerns. First of all, as you have two properties, you know, my 100 foot rule, which is the key by rule, is not in code. You have two properties within 60 feet. Mr. Strehlow mentioned because of the granite, the amount of noise that the decks are prone to. The ad currently for this property is a violation of the code. The code does require you advertise the number of spots available. Not only does it not do that, it encourages street parking. So I'm in favor of rejecting this application for Tier three and to have it remain a Tier three and have it remain a tier one two. Does that motion to have it rejected as a Tier three? Correct. I move that. Yes, I move. I move that. We reject this application for Tier three.

Mickie Hempler: [01:43:56] That was very good. Do I have a second?

Michael Sloan: [01:44:01] I'd like to make comments.

Lauren Romain: [01:44:03] I make a second so we can make some comments.

Michael Sloan: [01:44:07] Madam Chair, thank you for allowing me to make some comments. I appreciate Ms. Bachman for coming today. I think she actually is a very good and responsible owner. But the density on this court, there's a four at the end that have the VHR that I've counted. There're six total homes on the street. And though Mr. Byers rule is not law and I kind of go kind of go with it, it's just a little tight. The density. I have a problem with. But you can't control the you're going to be a tier three or tier two. So I would even though I think Ms. Bachman is doing her best, I think she's a good property manager. I would not be in favor of a Tier three at this time.

Mickie Hempler: [01:44:57] Thank you, Mike. Any other comments?

Lauren Romain: [01:45:04] I would like to amend the motion to add that the fire department does take a look at that bedroom and clears it as a bedroom.

Sam Taylor: [01:45:13] I'm sorry. The motion was to reject the Tier three.

Lauren Romain: [01:45:18] So I understand. But even though it's a tier two, we still need to make sure that that bedroom is.

Sam Taylor: [01:45:22] But you don't have jurisdiction.

Lauren Romain: [01:45:25] Sure we do. It's. It's the fire department wants to go back and take the fire department wants to go back and take a look at it because of the pictures they've got.

Sam Taylor: [01:45:32] I think the fire department can do that. Sam Taylor again, for the record. Douglas County DA. The fire department can do that on their own regardless of whether or not you approve this or not. But because if this disapprove this it would take it out of your jurisdiction. Therefore, the fire department just be able to do that on their own.

Lauren Romain: [01:45:50] Lauren Romain, for the record, will you go in the fire department, go and take a look at that bedroom.

Kris Rowlett: [01:45:58] Yes, I will work.

Mickie Hempler: [01:46:03] Here I have a motion from Mr. Byers to reject this tier three application. I have a second by Lauren Romain. All those in favor of rejecting this application signify by saying I.

RESULT:	DENIED [4-0]
MOVER:	Keith Byer
SECONDER:	Lauren Romain

Mickie Hempler: [01:46:25] Any oppose. How's everybody doing in a break or two over the last chapter? Let's take a take. Come back here at few minutes before three.

2. For possible action. Discussion on a Special Use Permit (SUP) application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for an 11-bedroom home, 22- person occupancy, located at 343 Tramway Drive. The owner is James Thulin, who currently has a Douglas County issued VHR Permit, Account No. 08400984 (APN #1319-306-27-027).

Mickie Hempler: [01:58:32] Bring the baby back to order. Everybody is here. So, let's move on to the last agenda. Item number two for possible action discussion on the special use permit application to obtain a Tier three vacation home rental permit. The subject application is for an 11 -bedroom home, 22- person occupancy located at 343 Tramway Drive. The owner is James Thulin, who currently has a Douglas County issued VHR permit account number 084009848. APN number 131930627087027. I'll turn this over to Mr. Strehlow.

Ernie Strehlow: [01:59:21] Okay, Ernie Strehlow, for the record, this was a little confusing for me, so we kind of worked through this. So. Mr.Thulin when began the process of commencing the VHR renewal process for the property located at three, four, three Tramway Drive right here, it says occupancy for 26 for 11 bedrooms. That was the previous permit. The new permit for tier three would be 11 bedrooms, 22. There is a temporary 180 day approval in effect right now for tier three. It looks like it was issued on June 29th, pending the outcome of the board's review. There are notes we at the up until yesterday we didn't have proof of insurance or to have that number on top of that. So the VHR the advisory board may approve the application to obtain a Tier three special use permit affecting maximum occupancy of 22 persons for three four three Tramway. Given the required findings have been met, given the contents of the staff report in the attached documents and public comment. Subject to the condition the applicant works with the staff ensure that monitors are installed. We'll talk about that in a second. Alternatively, in the event that VHR Advisory Board the Tier three permit requirements have not been met. The VHR Advisory Board may deny the application to obtain a Tier three special use permit with maximum occupancy of 22 people at 343 Tramway. Okay. So, so I actually went to this property. It's, it's in the Tramway village by Heavenly. So it's right across the street from the lift down the street. So it's the top half is 345. The bottom half 343. I went to 343 because that's what all the stuff said. And I went through 343 and I didn't see 11 bedrooms. There was, I think, a six or seven bedroom and I went through the property. I think it was three different levels. I didn't

really see much. On the on the noise on the noise monitors, when I went through that, the cleaning crews showed me the property. It seemed to have the necessary stuff. When I was leaving, I noticed that there's no way to go to the top half. Or at least they didn't show the top out, which apparently is what the 22 rooms are. The top half of the building at 345 inside the building, you have to go outside and go upstairs. So I was a little confused on that. So I took I took pictures know like I said, I didn't I didn't get a chance to see the top because I didn't want to get into the top. But apparently, it's all that's what constitutes this big structure, the 11 rooms. It may be the order of a certain property that is open. And then the other, the insurance. And Mr. Hames and I did the insurance room yesterday and today. So we're comfortable with the insurance thinking for group to get that taken care of it is it is in the some people call commercial a ski resort or whatever it's right there that's I can see the purpose of it is you throw a bunch of people in it. There's skiing and the ski resort. And I think that's kind of what the purpose is. I did take some pictures of different areas. There's certainly all the unit condos and stuff on both sides. So the guys saw that's kind of that neighborhood is it's basically the ski resort. Right. Let's go skiing and bring ten or 20 people up and go. So that's just kind of what it is. But I was just confused with the property, so I thought.

AJ Hames: [02:04:09] So initially what was presented to the County AJ Hames from the DA's office. H A M E Initially what was presented to the county was an umbrella policy for \$2 million. And it wasn't clear from that umbrella policy what specifically this property was insured for, and there was some back and forth. Eventually we received some documentation that there was \$1,000,000 of liability coverage for this specific property, but then it wasn't clear whether or not that coverage applied to personal injury. And so it appeared from the documents that were provided initially the personal injury was excluded, which would violate the code. And then there was a designation that short term rentals were covered by the policy. Subsequently, we received the entire policy with numerous documents which I did go through. And although the terms in there defined a little unconventionally, at least my eyes, I was able to review it and confirm that personal injury is covered. So there is \$1 million of liability coverage for that property. It does apply to short term rentals and that's it.

Mickie Hempler: [02:05:33] I have a lot of questions, but I'm going to defer to the board members first to go first. Michael, would you like to ask this would be questions for staff or the fire department.

Michael Sloan: [02:05:46] Thank you, Madam Chair. Thank you for. Mr. Strehlow, you listed on page 99 of the packet, the adjacent residences, and listed five of them, but there's one address at that same location. I think it's three, four, five that's not listed. Is there a reason why it wasn't listed? 33 for the record?

Ernie Strehlow: [02:06:15] No, I don't know why. It's not this one here. It's right above it. Yeah, it's sort of the same old. Same owner.

Judy Bray: [02:06:22] If I could just explain the building, maybe make it easier for everybody to understand. My name is Judy Bray. Bray and I am employed by Mr. Thulin, the owner of the building. I'm here by myself now because Mr. Thulin is in the hospital in LA. He was in a motorcycle accident in not real good shape. This moment is progressing, but it's not very good right now. So this building was originally one one unit or four units, I guess you would say they were for apartment buildings or condos. When Mr. Thulin built it, he turned it into two units. So the top unit, which is 345, which is a separate APN is a four bedroom unit. It also has been permitted as a tier two because it is only four bedrooms. The bottom unit is is 11 bedrooms. And Mr. Strehlow didn't see because it's it's quite it's one of those buildings. Kris knows he's been in it. There are stairways on both sides. So you can get in from either side and you can go to the bedrooms that way. It does have access. You can get to all all 11 bedrooms through the interior. Also, the 345 has its separate entrance upstairs. So that is why it's it looks a little confusing, but it's 11, 11 bedrooms and four bedrooms on top.

Sam Taylor: [02:08:44] Madam Chair, may I ask a question? Is both or both units intended to be comprised of the Tier 3 SUP units for us today. It's just the 11 units.

Mickie Hempler: [02:08:57] I guess maybe at this time we can ask some questions to you.

Keith Byer: [02:09:22] Is Ms. Bray authorized to speak on the owner's behalf. I mean, I thought there was a Mr. Williams who was representing. I don't know if I didn't. I'm sorry. I just kind of assumed that the owner. But do we have a formal document that says you represent the owner or can we get him to sign it? To me, I mean, I don't know if it's a problem or not, but it just we normally it's normally someone has a

representative. They have they sign a piece of paper that that and it's something that you personally. But they authorize that because you're speaking on your behalf. But do we have I don't think we have that in the package.

Keith Byer: [02:09:58] And is it okay for us to continue without it, I guess, as legal a legal counsel question.

Sam Taylor: [02:10:11] First of all, what Ms. Bray what is your relationship?

Judy Bray: [02:10:29] I'm employed by Mr. Thulin, and I'm a bookkeeper, personal assistant. I have submitted most of these documents and I'm handling everything for him right now while he's in the hospital, but actually having anything in written writing, though, I do not have that capacity.

Sam Taylor: [02:10:50] Are you employed specifically? I mean, is like executive secretary or.

Judy Bray: [02:10:54] Yes, bookkeeper, accountant.

Mickie Hempler: [02:10:58] And there's also a property management.

Judy Bray: [02:11:00] We do. And of course, they're in Peru this week. So everything kind of got that. I got left all alone.

Sam Taylor: [02:11:11] To continue to answer the Mr. Byer's questions, it would be helpful to have something for Mr. Thulin on record, allowing us to speak on his behalf. Normally you'd have some sort of like engagement letter or some sort of relationship, i.e. hire them as hired, like a management firm or something to that effect. But if she's an employee of Mr. Thulin, she is authorized to act on his behalf, often in his absence, in the capacity for which she's employed. That's why I was asking if you're an executive secretary, which is usually a broader sort of category than just simply booking or if you're a bookkeeper, I might have.

Judy Bray: [02:11:49] That's one of one of the many duties.

Sam Taylor: [02:11:52] Well, maybe it'd be helpful for the record for you describe the scope of your duties that would give the board more comfort. I would like to continue if we can.

Judy Bray: [02:12:02] I know that there's a whole lot I don't do for him that that would be easier to say. I do all his I set up all these, these permits before we even got property manager I got or set up all the requirements that we were going to need. Definitely meet with him on every meeting that we have with any with any property manager that we were trying to contract with.

Sam Taylor: [02:12:38] I'm sorry, ma'am. Do you have authority to execute documents on his behalf?

Judy Bray: [02:12:43] I do. As a matter of fact, I'm doing all his medical I have all his medical control right now. I'm authorized for that.

Ernie Strehlow: [02:12:50] From the insurance piece of it we were getting, Ms. Bray was driving the insurance discussions with the insurance company. And I have those emails. I mean, there was some big story there, whether on the coverage for the property if that helps.

Sam Taylor: [02:13:12] Not as much as you think. I'm more concerned about our authority to execute documents on his behalf. So you can bind the company.

Judy Bray: [02:13:23] I could.

Sam Taylor: [02:13:23] Yes. Yes. So that is the operative sort of language I was looking for. Thank you very much. I think she can represent him in this capacity.

Lauren Romain: [02:13:39] Lauren Romain for the record. I so a couple of questions. I'm very confused over the emergency contact. There seems to be names everywhere. So Jerry Williams, Julio Luera and Amber Fuller, but Amber McDade or something or other. So can you clarify who the emergency contact is.

Judy Bray: [02:14:01] Julio, that's our main, main contact on site. He's there all the time. He's the easiest to contact. Amber is another villager. Mr. Williams is not so much anymore. He used to be a main contact, but we have ample that we have more than.

Lauren Romain: [02:14:27] So Julio lives on the properties that he's there all the time.

Speaker4: [02:14:30] He's a local resident here.

Lauren Romain: [02:14:32] So who's the emergency contact?

Judy Bray: [02:14:34] Julio.

Lauren Romain: [02:14:35] And Amber is the property manager. And I didn't see their test results. In the packet because it was.

Lauren Romain: [02:15:01] So what was his. What's his role in this?

Judy Bray: [02:15:03] Well, he's is a property management company. I guess he's just we haven't used him very much, but he's he was going to take over. But the decision was made not to have him do that. So like he does, he lives in Tahoe and he does do some referrals. But he has some large properties.

Lauren Romain: [02:15:33] The main people are Julio and Amber. And then I just didn't see their test results.

Ernie Strehlow: [02:15:38] They're not they have some test results in the back. Those two people, the people that are in the packages are James Thulin and Mark.

Judy Bray: [02:15:53] I also have one. Yes, I have. And Julio has one. We all have them so I, I can provide them.

Lauren Romain: [02:16:09] To me it's a condition of, of.

Ernie Strehlow: [02:16:12] They weren't provided as part of the application.

[02:16:17] How many kitchens can we talk the whole building a second because I did see plans at 15, it's hard to read bedrooms, but if you can kind of piece together that the word says bedrooms, there's 15 bedrooms in total between three, 343 and 345. I understand. I understand. But I just want to make sure we're talking the same language. So in the whole building, how many kitchens are there?

Judy Bray: [02:16:42] There's two large kitchens.

Lauren Romain: [02:16:45] So one is in 345 and one is in 343. So do you ever rent the whole building as one?

Judy Bray: [02:16:53] Not typically.

Speaker4: [02:16:55] Because I'm thinking and I did not print out the things online. It said there are two kitchens in one of the online ads.

Judy Bray: [02:17:03] It goes across these buildings used to be I think they went different ways. So there is two kitchens typically because there's stoves on each side, but it would be like a 40 foot room open here. And I have a kitchen on this side and a kitchen on this side, but they're right next to each other. There are stoves, two stoves, two refrigerators, two.

Lauren Romain: [02:17:25] So you consider that one kitchen?

Judy Bray: [02:17:28] Yeah, I guess, but it is. It's one kitchen. Yes, yes.

Lauren Romain: [02:17:38] Yeah. And then as far as parking goes, they say there's eight parking spots, but those are not assigned. They're not assigned. In Tahoe Village, how many parking spots do they allow per unit.

Judy Bray: [02:17:59] There's no assigned parking at all.

Lauren Romain: [02:18:02] Right. And is there a number that Tahoe village has that they give to units?

Speaker1: [02:18:07] No, that's one good thing about Tahoe Village. We have way a lot.

Ernie Strehlow: [02:18:14] I've talked to that HOA. You may have been with me. It's crazy. So there's a there's a lot of parking. It's it's first person first out. They don't assign parking for most of those facilities.

Keith Byer: [02:18:40] I'm sorry. My question needs to be a lot of parking is also a lot of units. Do you know how many homes, know how many housing units there are and how many parking spaces in that area?

Judy Bray: [02:18:54] I don't know if you've seen the pictures of the parking lot, but but that that building itself has a pretty much it's own there's really nothing close to it that would use those parking spaces.

Lauren Romain: [02:19:07]

Lauren Romain: [02:19:14] And I think we had Tahoe Village before. My understanding is they have two, two parking spots per unit, but they don't enforce anything. Okay. So the so another home had a garage, it had four, but he still had two in common area. They don't enforce it. And I just get a little concerned and I understand and I know where this is and I know that those eight seem like they're there. But for that for that one unit. But it just is frustrating to me because when these things start to overflow, because then they can't find and then they go down the street further and then they impact neighborhoods further. Because the whole village is not taking care of their parking issue. And but we can't if they're not going to enforce it, I don't know why we would either. And I think I'm done with my question so far. Thank you.

Kris Rowlett: [02:20:10] So if you look at her parking diagram, it shows eight. And as she said, it used to be four units. It did. There is billing department permits for the construction, so they get split into two, two units from a four plex because it was four meters, electrical meters. So that would be how you come up with the eight.

Keith Byer: [02:20:40] Keith Byer and Lauren ,I understand that. But at a certain point of time, maybe you're maybe if you're a problem, I could see it both ways, right? If

they're not going to force it, why should we? I could also see that if I'm a county resident and they're not going to enforce it, if you're going to be if you're going to have a V, r, maybe you ought to force the process to enforce this. And the reason I'm so concerned about it is we're making. To me, this is not in the code. Right. And we're now making perhaps a precedent because, yes, there's eight spots, but there's eight. Right. This is two units. So shouldn't there be six? Because that top unit needs at least two. But, you know, I'm not I'd like to hear a lot more conversation by all the members before we get into this. But I think we need to take on the fact that we now have one. The HOA does not regulate it. And what happens? What happens sometimes I somehow counter that, that if there's a parking problem, it's also a parking problem for the people that way? Not necessarily. But you have safety issues. You have the public going through there. You could have all kinds of issues. So what do we do in parking spot aside and takes no responsibility. Park bring as many cars as you want. This is another one that does not mention the parking in their ad as they're supposed to do so. So I just want to kind of react to that. I'm sorry I did that because I'm not I'm not converted yet. I just want to hear a broader conversation with that. So the ad does not mention parking and it is required in the code to talk about parking. And thank you for clarifying the units. Just it looked like it was four levels. And I so I had in my mind separated the two as well. There's an ad, I believe it's right now that well about the space as it's 15 bedrooms spread out, by the way. So someone needs to go to this ad because the ad is muddled, right? There's no parking. And it says in the balance this space, it says there's 15 bedrooms spread out throughout the property. I'm assuming that's the 11 plus the four. Correct. Yeah. And that's in the ad for this property. Okay. Yeah. There's no mention of parking. Not only is it not mentioned how many parking sites are allowed, which your permit would have, it also it also says that street parking is allowed. And I didn't know if street parking was the parking space that we're talking about, but you could interpret parking, street parking to be on the street, not in the stalls. If you follow that. We kind of Amber McDade, when you say because there are so many people who manages this and it does. Amber McDade.

Judy Bray: [02:23:47] Yes. And she's part of she's Reality Boulevard, so she's the realtor. We do have actual Lux Vacation, who also is a one of our property managers that.

Keith Byer: [02:24:03] Really bring you into why you ask the question, because it sounds like everybody in Tahoe manages this property would be a property manager if the owner is not a resident, which I haven't heard he is.

Judy Bray: [02:24:20] He's a resident not at the building, but here he's a resident in Tahoe.

Keith Byer: [02:24:28] Okay. So I guess because if he's not a resident, the manager has to be registered as a property manager, not just a real estate agent. And I was looking for that certificate. So there's so many like I said, there are so many people involved. This where does he physically live that he is a Tahoe resident.

Judy Bray: [02:24:48] Right on Granite Crest, which is very off Boulder court 2 minutes away.

Sam Taylor: [02:24:58] Sam Taylor. Taylor for the record. Mr. Byer, are you enquiring whether or not the Mr. Thulin is managing property? If he resides here and is managing property, he can manage it himself. But if he is not managing the property, is hiring somebody else to manage the property, that person must be licensed as a property manager. And I also know for the record that I do not believe once vacation is licensed as a property manager or any of the employees in Nevada to basically manage property under the Nevada real estate division. I know because I checked

Speaker1: [02:25:44] Realty Boulevard is and they are.

Sam Taylor: [02:25:46] And they are licensed property manager. And have you hired them specifically for that purpose?

Judy Bray: [02:25:51] Yes.

Sam Taylor: [02:25:52] For this residence?

Judy Bray: [02:25:53] Yes.

Keith Byer: [02:25:56] And I did interpret it that way is this Amber an employee of who.

Judy Bray: [02:26:03] She's. She's Realty Boulevard and she's the property the owner of Property Realty Boulevard who is the property manager. And I submitted all that paperwork, so I think you should have that.

Keith Byer: [02:26:17] Okay. And you both, I'm assuming, because of the length of time that you have VHR permits for both units. And but you never rent it under one rental. Would there be two separate?

Judy Bray: [02:26:37] There may be a time when two different two families come and they'll they'll come together and they're all the same family, but they'll rent them both separately. They don't they're not renting it as one.

Keith Byer: [02:26:47] Okay. Okay. Thank you. All right. So we kind of got out of kilter here because we didn't have time for staff. Is this owned by a person or a trust? A person because there's a thing in here says there's a trust on file and is it a natural person, correct? And is this the wall? I don't know if you know the answer to this, and I can't actually explain your ad this again. We can never be sure, but you are. Lux 15 Blue Diamond, VIP Mega Lodge, Lake Tahoe Hot Tub Pool. Yes. Okay. Your ad says 16 guests, 11 bedrooms. And I was wondering why you had downsized from 22 guests to 1600 in your hand?

Judy Bray: [02:27:45] I can't tell you that. I don't I didn't know that that that was we know we changed from. Because it was at one time they were allowing the permits at 26.

Keith Byer: [02:27:56] So yeah, the 16 kind of free for people. And that's why I started wondering if the building was separated and we had fewer bedrooms because I just couldn't understand why you were trying to do.

Judy Bray: [02:28:05] No, no, sir, I can't. I can't. I'm not sure what happened.

Keith Byer: [02:28:08] Regarding Airbnb. And Airbnb is who Airbnb is. But I don't know if you're being really supportive of our code because I started looking. I just started. Maybe, maybe you would know. I just started clicking and it would only allow me 16,

right? Because Airbnb says 60 occupancy. But then I started adding infamous incidents because I think an Airbnb inputs don't count as occupants. But I think under Douglas County they are occupants. So I could actually and again, you had 16, not 22, but I could do 16 adults plus I could start adding occupants. So it's not really a question. So my question to you is Airbnb is not supporting the Douglas County Code. It's not their job to write. But how do you how do you know when you go and advertise for 22? How do you know they don't advertise for 22 and click a couple of inputs that go over capacity. How do you how do you work with Airbnb since they don't support the definitions of an occupant for the Douglas County Code?

Judy Bray: [02:29:18] I apologize, but I don't have an answer for that. I don't I don't I don't take those reservations and I don't.

Keith Byer: [02:29:30] So I guess it would have to be a manual process because Airbnb would allow you, if you went to 22, Airbnb would allow you to push 22 and in for infants. And they would say, this is a good booking. Right? You would then have to have a person say.

Keith Byer: [02:29:45] Right say that you can only have 16 and you tried to actually do 20 as the definition. Do you understand my question? So Airbnb, the Douglas County says occupants occupant. If you're one year old, you're an occupant. Airbnb says infants don't count. So when you put that that maximum in there, that's adults for Airbnb. And then they can they can try to book this property with your maximum occupancy. Plus, infants, they don't support our property. So I was wondering how you manage that disconnect.

Judy Bray: [02:30:19] We only allow 22 max. That's okay. Like you say, went down from 26 and I know it went to 22. I, I wish I knew why that said 16. We obviously have to look into that but.

Keith Byer: [02:30:32] And who is Shaun says it's hard to tell, hosted by Shawn.

Judy Bray: [02:30:37] Okay. Shawn is the is the owner of Luxe Vacay.

Keith Byer: [02:30:49] So a management company?

Judy Bray: [02:30:52] Yes.

Keith Byer: [02:31:08] If you tried to flowchart what you do, we we wouldn't have enough room on these walls. Right. And I know it is our process that we approve, adhere to. And then if they have more bedrooms, two or three in this situation, I think we should have some kind of tickler. If they don't have it, if they don't have the insurance for a tier three when they do the Tier two permit, I think that we might want to consider delaying the Tier three permit until they do it. If you see my issue here now, what I told Lauren is we're kind of in charge of things, and I wish we had a better code for you. I, I really. How did you figure out eight? Was that just it looks like there's eight parking spots or was there some science or. I guess I'm just asking. To me, it looked like eight because it's eight right there. We are not assigned at all. And it's kind of like a first come, first serve. How did you decide that this was an eight?

Ernie Strehlow: [02:32:14] I was I it looked like eight to me because it was right in front. There was a door behind it. And so it didn't seem like were anything any house nearby or any condo nearby, they would park there and walk to it. It just looked like it to me.

Keith Byer: [02:32:29] Now, did you consider the unit above being a separate unit, or are you thinking that was the same?

Ernie Strehlow: [02:32:35] Yeah, I thought that that was a separate unit.

Keith Byer: [02:32:38] So are there ten and you gave them eight and that's thinking two for 345 or were there eight total. I think it was eight total. in total that are on that our mind. That our mind. Yeah.

Judy Bray: [02:32:53] And then, then we've added there's maybe I know definitely two, maybe even three that they've since they've been doing all the repaving that we've got asphalt I don't know what you call it with the dirt and stuff to make more parking. So it's kind of. But there is on street parking there. There are areas where you can. You don't have to park in an assigned spot. So there's definitely more.

Ernie Strehlow: [02:32:38] So they're diagonal spots up and down traveling.

Judy Bray: [02:33:25] Yes. Yes.

Ernie Strehlow: [02:33:37] Yeah. So there was eight spots in front of the building and that's what I saw. Right. And then I can see I mean, there was other parking, but it was not was mine.

Judy Bray: [02:34:00] Yeah, it's just. It's just there further down. So there is, there is plenty of room for overflow other than those.

Mickie Hempler: [02:34:15] I know on page 85 of the community manager says it doesn't matter. You can have as many cars as you want. So I think that's where a lot of our confusion is coming. But in front of those eight spots is a sign that says it's Tahoe Village parking. So it's not specific to that unit. And like you were saying, eight spots for 11 plus four for 15 bedrooms isn't very much parking. That bothers me a lot. And I have to just say this and then I've said I was going to let you guys go and I'm sorry, but I have a hard time with this one because it just looks like a hotel and I just don't feel like that's our job to approve hotels. I mean, just the look of it bothers me.

Michael Sloan: [02:35:05] Thank you so much. You know, in light, I think Ms.. Bray is doing an admirable job, but we just don't have the key players here. We don't have information as to as to where Mr. Julio lives. We just don't have a lot of information. I'd like to make a motion that we we move this this special use permit to the next meeting so that we get the key players here and more factual information. So I don't know if I do that now or not or and it can be rejected. That's fine, too. I just don't feel we have enough of the key players here information to make a decision.

Keith Byer: [02:35:48] So I'm agreeable to that as well without making a motion or anything before further comment. My only concern is I think we do need a little bit more discussion because there is more to flesh out here than we've talked about. So here's my next comment. Sorry to kind of steal your your breath away. For the record, we are quickly becoming we're quickly realizing that this area of Tahoe is different. Right and good, bad and ugly is just different. It is heavy density, but we don't really understand it. I don't understand it to the depths. I would you know, the information says there are 262 parcels. Right. I believe if I've understood somebody on the committee before, a lot of

those parcels are timeshares. And we really before we get too far along and it is related to this agenda item. Right. I may be more flexible on this one because of the area it's in, but before I want to make a precedent of trying to figure out, well, maybe it's good enough for this area. I need to understand this this area better. And I would like to know of those 962, how many are not timeshares? Because I think that changes it. Let's say that it was the majority were timeshares. I mean, let's say 900 were timeshares. Well, that means that the 62 houses, very few or where I think is probably not nine. You see what I'm saying? I need to understand the makeup of housing units in this for a long term, but also to determine this. And so for our if we do table this for our next meeting, I really need to understand how many of these are a unit owned by somebody who could have a VHR permit, how many do have a VHR permit and how many are timeshares which don't allow a VHR permit because it changes the mathematics for me.

Lauren Romain: [02:37:56] I would also say that I would like to get clarity and if we can on this, the manager that's not a Nevada licensed manager company. Well, I would like to get clarification on that before the next meeting or at least get clarification to this phrase so that she can talk with the owner about who the appropriate people are. So I don't have that clarification that Lux is not an approved property manager.

Sam Taylor: [02:38:26] In relation to Lux Vacay and specifically Shaun Ward and Zurka Aguilar are not none of those three entities and people are licensed property managers in the state of Nevada or at least they weren't a few months ago. They might have obtained a license in the interim, but I doubt it.

Lauren Romain: [02:39:00] So I guess what I would like to say before it comes back to us that I would like for the owner to get clarity on their property manager and ensure that the property manager has the correct credentials to bring this back.

Sam Taylor: [02:39:12] Right? Make it provide that information and the license number, the property management license number to us.

Judy Bray: [02:39:17] I don't know where everything is going that I'm submitting, so but I would be happy to resubmit it because we have, they ask for those, those forms. So I don't know why, why we don't have those on file. And I'm sorry I didn't print out that old little thing. I wish I would have known, but yes, I understand that that needs to be

clarified and I will be happy to. No. But they Realty Boulevard is a licensed in Nevada. And they are. That's who our contract is with for the property manager.

Lauren Romain: [02:39:58] So the property manager has is the property manager. But however online Lux Vacay is advertising it and Shawn is the person you contact.

Sam Taylor: [02:40:11] So if and they're acting in that capacity, they are acting as the property manager, but they are not licensed to engage in that type of activity in the state of Nevada. Right. So that is a problem, I would say. And this is, again, sample of the rent. And the person who actually is the property manager licensed in Nevada, you contract to be the property manager should be the person who's in the advertisement acting as such in that capacity.

Judy Bray: [02:40:36] So it looks like you're saying that Lux Vacay that they cannot put an ad, they cannot create an ad to represent a property.

Sam Taylor: [02:40:46] They cannot act in the fashion of a property manager. That's what property manager does on behalf of the owner. They basically advertise the property and make sure that basically the trash is taken out and do everything that's necessary to make sure you function properly. That's exactly what property manager does. And if they're acting in that capacity, then without a license, one is violating the Nevada law and then also violating our code.

Mickie Hempler: [02:41:28] Like last year, permits for parking spots this year as a parking spot. There's just a lot of confusion on this one for me and I think for all of us. Shall we move to public comment and then we can decide as a board what we want to do with this. So thank you, Ms. Bray. I know that you were sitting in the hot seat inside.

Dale Roberts: [02:42:00] Dale Roberts, for the record. Thank you. Okay, here we go. Parking, parking, parking, parking. This place has 15 bedrooms, eight so called designated parking lots. Google just drove by two days ago, so you can actually look at us. Very well done. The offsite parking she's talking about or the little bit that's parallel is on gravel. It's not an asphalt and part of it has a snow snake right in the middle of it. And also Tahoe Village you guys were talking about. Read about it. Well, two months ago, you guys kicked the can around about some place on Tramway across some of

Stagecoach for so long, about two parking places in front of a garage. And it just went everywhere forever. And I can make that mean, but I watched every bit of it and I went back and watch the recording of it. Well, you know, Tahoe Village has no assigned parking. Be quite honest, you know, several people because you sort of live across the way and get all the flotsam and jetsam from it. All our friends go, Hey, you guys only have two parking spots, and if you ever have all your friends show up or something. Go park over there. Nobody cares. You guys need to park in or near your driveway for a week or so. Go park your cars over there. Nobody cares. You guys go and get a parking plate. You give some place to parking places, yet they can put 16 people in here and now people can go park anywhere. So now you go down the street, you give this person extra parking, all right? And now this person has 12 cars show up with eight parking spots goes far. Those four cars go park somewhere else. Now, the extra cars from the place you guys gave two months ago, they go park somewhere else. By the time you're done, you've got 36 units to say for nebulous whatever. 36 places that they all have extra nebulous parking. Well, anyway, now there's 50 nebulous parking places that need to be filled and there's only 36 of them that you've allotted because everything else is everywhere. I can go up there and park for a week if I want to, and it's only going to take notices. Somebody finally goes and calls my car derelict. Then I'll put a notice on it. Maybe a couple of weeks later it'll get towed 30 seconds. And this is the kind of parking you guys are giving away. So you have to think about that when you when people go, oh, got lots of parking. No, they don't.

Mickie Hempler: [02:45:01] Public comment on item number two.

Ellie Waller: [02:45:08] Ellie Waller . This is the most confusing thing I've ever seen. Knowing that 345 is a tier two. There's two APNs on a singular lot. Are they allowed even to have two? It's not listed as an LLC. 345 is actively where we don't monitor tier two. That's for another day. Tier two or 345 is actively on Booking.com. As of yesterday I could book 12 people at 345, which we can't monitor. I mean, it's upsetting to me, too. Thank you so much. There is so many issues with this unique singular property, notwithstanding the area, and saying we should be looking at these differently. But this one is mind boggling. But the two APNS exist in one building. The assessor record shows the top floor as one APN and the bottom as the other APNs, which makes it confusing. The pictures show it and it's coded as 240 as a rowhouse or a condo. So I don't know how we get. It's very strange. This one, I spent hours. I can't figure out what

the 11th bedroom is. Is it one of these rooms with a fireplace? This is again, I'll put some of that into my closing comments for overall, again, having a Tier two and a Tier three in the same building. Can we do that? This is going to be a legal thing to look at again for this property. And I think at this point, at the very least, it's table at the very best, you grant two tier twos until we sort it out so as not to get into any legal murkiness until we can get a ruling on what this means. The parking is a whole another issue. Looking at the parking spaces, the parking diagram provided shows eight. But yeah, I was so embarrassed. I'm sorry too. And I went to the I will tidy this up, but this one is perplexing and it really needs to be looked at very differently than anything else you've ever analyzed. Thank you.

Sam Taylor: [02:48:15] Yeah. Before we go on the next, I would like to clear one item up. This is safety of it for the record, or in respect to the two APN being assigned to one building in a multifamily setting, which is like a beach club, you have what is called a horizontal property machine where you have condo type units on multiple floors having individual APNs assigned. And I suspect that that is the case. I don't know the underlying filming for this, but my guess is it's probably multifamily and if so, then would allow them to create that sort of personal property thing.

Cathy Oyster: [02:48:53] Cathy Oyster. I have a couple of questions. First of all, how many products are we allowing people to have now? How many occupants are you going to allow as far as maximums? Airbnb has had numerous party houses, so much so that they have limited the number you can put in there to 16 and that is them trying to cut down the party house. Is Douglas County going to be the recipient of all these party house locations now? So is that something you should be considering? Are you willing or do you have a comfort zone for that? I totally agree with Mr. Byer that, you know, you can't throw up your hands and say there are no parking rules up there. We know it's a problem. Make them put the rules. Even if the community up there, if it's an inch away or some other established community is required to identify these spots for specifically this homeowner, if he can have the pull to make that happen. He should make that happen. You guys shouldn't have to make that happen. He is presented an incomplete package for you guys to even study. It's an unexpected package. Push it back.

Mickie Hempler: [02:50:23] Thank you, Cathy. Any further public comment on this item?

Linda Dengler: [02:50:44] So Linda Dengler for the record, and I think I'm on the same page as all of you guys. This is a really a bad application. It really doesn't present. What you really need to know to make a decision. They really have to clean it up. And I really, really think that every new permit, for any reason, for any level, must be all new information not signed in 2015 as some applications I've looked at. How can you submit something for 2022 that was signed and submitted back then? That doesn't have anything to do with today. The pictures aren't right, the documents aren't right, that kind of thing. So, you know, we really need real brand new signed by the owner today. Pictures to day advertisements today. And so I think I'm in agreement with all of you that really should be put off and dealt with. And I think you need to make a rule somewhere that it all we do because this old stuff doesn't look what you're going through. Because you're reading the old stuff. You're looking at old pictures. Thank you.

Mickie Hempler: [02:52:00] Any other public comments?

Ernie Strehlow: [02:52:08] Page 99. This is just a clarification that I just want to make sure. So page 99 Bonnie Harwood pointing this out to find that the property manager is listed on here with the license and Nevada license number. So Amber Fuller McDade she has a 530 old number. They have the address in Reno. I must bring that up because that is a question about the property manager.

Sam Taylor: [02:52:52] Yeah, I think that was part of it. I mean, Lauren had some initial concerns about who was actually managing property. It was clarified that Amber is the one who's the property manager. But Keith brought up the fact that Sean Ward is listed as managing the property under the advertisement and Lux Vacay. I do believe is actually involved in this particular property based on my knowledge that resulted from the call to litigation. So there were like affidavits presented indicating that this property was being managed by Lux Vacation, in which case. And just interestingly, just for the record, I'd like to know that literally just went online right now. I looked at the Nevada real estate division for property managers neither Sean Ward nor Zurka Aguilar are listed as licensed property manager in the state of Nevada. Now, that's not to say that they couldn't have come in under some of the name that could be ascertained at this time, maybe a property manager name or something. They could have done that. But I did research that in great detail before and even went so far as to call the Property

Management Division and go over all the different variants that could possibly be presented. And there's no indication that Shawn Wark or Zorka Aguilar or Lux Vacay in any sort of different format or name variant is licensed in the state of Nevada to engage in property management services. And that's what's in the advertisement.

Mickie Hempler: [02:54:31] Thank you. What would you like to do?

Michael Sloan: [02:54:37] I think I make a motion, but I'd like to rephrase it if I can or restate it.

Mickie Hempler: [02:54:44] Yeah, I don't think we called it a motion because we hadn't had a public comment yet.

Michael Sloan: [02:54:48] Madam Chair, I would like the motion that we table this agenda item at 343 Tramway to the next regularly scheduled meeting on 9/28/22.

Mickie Hempler: [02:55:33] Okay do I have a second one? All those in favor? I have a motion and a second to table this item until the next regularly scheduled meeting on September 28th.

Keith Byer: [02:55:52] I do think if there's something we haven't discussed that we want for that meeting, it would be good to let people know. I've already mentioned, you know, I want to understand this neighborhood better because that might filter into this. I do think we all need to be starting preparing. What do we do when we don't have part? They pay the parking and they're done. The other thing is I and Mr. Taylor are looking for legal advice. If we can't get clarity of who does what. You've got all these different companies. I would like to know who gets paid for what. Sometimes the proof is in the pudding. I don't know if I can ask that question, but I'll be definitely interested. I'll ask the question. You may tell me it's an improper question. It's a violation of privacy. But I just don't understand. There're so many people involved in this. I want to I want to organization chart who is Julio and where does he live? Here's Amber, here's Shawn. Here's all the people in this application. And I do want to point out that this application has been made right. I got very irritated when someone appealed one of our decisions to the Board of County commissioners, and they had remediated problems. We're not the fact checkers and the people who identify problems that you can remediate and they

get approval. This application needs to stand on its own. And it's this is not one month to remediate all the problems. This is all the questions ought to be what was in their application. They applied for a Tier two, Tier three, and the answers ought to be this not what we reorganized all of these things, and now this is what it is. It needs to be an explanation of the application. They, they, they, they applied to the county for permit.

Sam Taylor: [02:57:52] Yes. Sam Taylor Again, for the record, Douglas County DA's office. Yes. In response to Keith's query, specifically relative to the information that we can require, I think with respect to this particular issue, given the number of persons, given the fact that you have proof online that Mr. Ward is acting in a managerial capacity, managing the property on behalf of the owner, at least with respect to the ads you saw, I think it is a fair thing to ask, is Mr. or Ms.. Aguilar or Mr. Ward or Lux Vacay being paid in any way to assist managing this property and to ask specificity, what are they doing specifically for that money? What are they doing on behalf of the owner? And I think this board has a right to know the answer to that question as well as Amber. What is she doing specifically with respect to this particular property? What are our duties? And I think that it is a fair question to ask. And if the answer is not provided to the satisfaction of the board, the board could on that basis alone deny the Tier three permit. That is my opinion.

Keith Byer: [02:59:23] Those are all the questions I have. But like I said, I think we ought to surface any questions now so that we don't have to surface something in the next meeting. And, well, we've got to come back to that answer. And I don't want to table it again, because while we're tabling it, it's a tier three, right? It's just an approved Tier three because that's how our process works. So if anyone has any questions they need answers to, I think it would be good. But then I'm ready to vote if anybody else doesn't have anything.

Michael Sloan: [02:59:51] I would like just for Mr. Strehlow and his team to find out how many structures there are in that area. I think we know that. But how many are rentals that have been approved? Tier one, tier two, tier three. And what's the total number of those? Because when I looked up I notice that 339 Tramway Number D was in butt 339 tramway number C was not in there. And so there's multiple other permits in and around this. So that comes back to the parking issue. There is so many permits in

this little combined little area. I don't see how you can put the parking in if you walk a quarter mile away. So that's my question. And why wasn't 345 in here as well?

Mickie Hempler: [03:01:27] Any more discussion? Are you prepared to vote?

Ernie Strehlow: [03:01:34] So page 86, I think answers your question when it comes to Tramway. It has there's 962 housing parcels, of which 135 are VHRs, but neighborhood could have a maximum of 192 based on current density required allowable. So it's at 14%.

Keith Byer: [03:02:11] So this is what I think I ask this question. So we're looking at this neighborhood and it is somewhat different in those 962 housing parcels are also timeshares. But that's what I've been led to believe by at prior meetings. Right. Because what let's reverse this. Let's say that there are a significant number of those timeshares. There may be people who I do not believe that my area is a tourist zone any more than any other neighborhood or it may be. The vast majority of us and everybody accepts that this is a tourist zone. And to to know that there are. I'm not saying that your math is wrong and that there's more than 135. What I'm saying is I want to and I'm not saying we change the the 192, but what I'm saying is if I want to know what timeshares are in the 962 so I can figure out how many people live in a structure which is not a timeshare which do not have a permit. If there's only two people, they probably have already accepted this as their neighborhood. If it's 75%, that's a different story to me. So that's why I'm trying to break out 962 into units which are not timeshares versus units that are timeshares. Do you understand? The question is, how many timeshares are in the 962. Thank you.

Lauren Romain: [03:03:54] Can we add to that how many full-time residents? Because I would like to know how many full- time residents there are in Tahoe Village. I mean. I don't know. So I'm just saying if who trying to find this out and we're asking the question about timeshares. I would also like to know how many full- time if we can get that information and then if we can enter that, because it sounds like your phone would make a phone call to them. Is that like to see how they handle parking for most other people in the village? Because my understanding is they're allowed to park in spots. They don't say which ones. It's first come, first serve. And if they've got a CCR I'd like to see that.

Ernie Strehlow: [03:04:48] I have there I guess I can send you right. So it says in there they don't enforce it but it does offer density. For residents I can do this, I can do owner rental renter comparison from the assessor's office. That's the only way I can figure that out.

Lauren Romain: [03:05:19] You might want to ask the HOA because I have a lot of people who live full time in the homes around me, but amazing they're never there. Oh, they're there for taxes.

Mickie Hempler: [03:05:39] Should we vote? Yeah. Okay, let's vote that. We're going to table this until the next meeting. Mr. Strehlow is going to get us some information. We're all going to start working really hard to find out how many neighbors are there. So, all those in favor of tabling this, please vote signify by saying I. Thank you.

RESULT:	APPROVED [4-0]
MOVER:	Michael Sloan
SECONDER:	Lauren Romain

Mickie Hempler: Now we're down to closing public comment. Closing public comment come on down.

CLOSING PUBLIC COMMENT: (Video 03:06:39)

Dale Roberts: [03:06:39] All right. Now, you've seen me at a lot of the meetings. I've watched some of the meetings. And I don't know. It's become very clear to me. It hasn't come very clear to you yet. You're operating, doing all this stuff with next to nothing for information, very little knowledge, very little information. You're doing it the best you can. Yet it's become very clear, I'm sure, to you, too, that to me that you need a better structure for the codes that. So, you know, when you're talking about abuse or how they can be enforced and when people go and put in their permits and stuff, they need to have up to date to day information that is dealt with every time, even when they reapply. So really the only real thing to do here, really think about it. Moratorium on all permits being issued, even the ones that may come up for renewal until you have a solid base

to work off of. So you're not constantly sitting your every meeting, kicking the can around, constantly asking sometimes stupid questions, but the stupid because you don't know what the answer might be, right? You don't even know what the right question is. I mean, come on. You know, I'm a nurse. When I have to go and get my license every year, I better have my shit in a room. All right? You don't have anything from anybody in a row, and you're sitting here asking me questions that they can't even answer. So think about it.

Mickie Hempler: [03:08:38] Other public comment.

Ellie Waller: [03:08:46] Ellie Waller w a l l e r when we receive supplemental information, and I'm the first to say I try to turn my stuff in in a timely manner. I'm just addressing anybody to have to read something. I'm not sure that how that issue

Ellie Waller: [03:09:07] may or may not be related to open meeting law because we don't, as a board or the public or the fire department or anybody that's addressing this makes it right. I don't know if we have how we can ask the public to make sure these and give a time frame, me included. I want to make sure. Also in the same vein, Zoom works fine, but a lot of times if and I've done one zoom not for this board you can't hear unless there's a mic that is spoken into. It's very hard for the public if they want to make a meaningful comment from somewhere else. I know we're looking at all the different boards and things getting rid of Zoom. I would also suggest at the very least, the owner needs to have a representative here if they can't be here. This is they're significantly benefiting from this process. And I think somebody should be here whether they can or cannot ask answer questions. Addressing the future of tier twos, I think is needs to move to a priority. I don't understand the difference between ten people and 12 people. And again, that all the parking requirements, all these things that we're talking about, all coming to play, I know it's going to take I've said constantly 3 to 5 years. We have to add that tier two to really understand the cumulative impacts of all the things that happened. In my opinion, I'm glad loopholes are getting closed like we discussed earlier. The thing the last one today again is why we're doing this, to make sure that there's legal back up to understand how to analyze something that's so obscure that we can't call a commercial until somebody provides a lawsuit out in the hinterlands for us to be able to use this precedent. Thank you.

Cathy Oyster: [03:11:28] Cathy Oyster. Oyster. We've talked a lot about this code. Code enforcement of this set of rules. But the overarching theme that I think you've heard from the members of the audience, as well as several times from you guys, is zoning code. The zoning code is enforceable. And the enforcement officers that we have can hit those clearly. I mean, it's very clear if I have a big party going on next door and Liz, my neighbor, is not there, that she's ranting, let's say. So you could close it. You're not there yet with these rules just by the questions you're having to ask each other and just by the submissions that are being presented and the frustration that's building on both sides of this, you don't need this. You don't need these hours, hours, hours, long meetings that are just watching you guys go in circles. And it is we're watching the circles. And it's not good for anybody. It's not good for our community. We need our leaders to lead. We need you to think about what you want and ask for it before you're at this meeting, before it's added to the agenda. And the reason you can't is because it's not a clear set of rules. It's not enforceable. You're not getting good, good intel from your fire department because why? It's really easy to move a bit from here to here. So you've got a situation where you're allowing a business to operate. I don't care what you call it, I'm going to call it a business or I'm going to call it a multifamily dwelling unit because it's multiple things that are being put in that house. But the fact is your zoning has residential, you've got Tahoe tourist and you've got a Tahoe tourist high use overlay. If you want to get control of that, you need to throw this back to TRP. Who threw it onto your shoulders with nothing, no support whatsoever. You need to throw it back to them and say, what are you going to do for Douglas County? I want to see some building. We clearly have a need for housing with kitchens in it, with multiple bedrooms in it. The the hotels that we have are great for some people, but we can do better if we have something that looks like this here. And I'd like to see Douglas County make a few demands right back to them. That's all I have to say.

Linda Dengler: [03:14:29] So I'm going to go back to the fact that the planning board is the one supposed to do in special use permits and I don't know how you guys got some permission to do this. But they submit an application. If it's a certain kind of application that has to be notified to the entire community for a certain amount of days. And then there's another meeting about that. And then finally the decision is made and the Planning Commission has to sign off on it. That's the special use permit, and that's what you guys are signing off on. And is not that I don't understand it. Right, but I was reading the special use permit codes. And every one of them wouldn't qualify for the traffic and

the pedestrian traffic that it's doing to our community. Not one of these that's a tier three would qualify with the numbers of cars, the added traffic, the other pedestrians that it wouldn't qualify for that. And then I go back to the notice and order that was put against 650 Tina Court, which was a commercial wedding business, which after five and a half years because I was being a real obnoxious person. They had to look at the zoning code. Oh yeah, that's allowed. And now they have the new rules which I sent to you on the notice, an order. And those rules state what can be in the house and how it has to be including the owner has to live in it for these big party things. Not just weddings, not just planned parties, bachelor party, they're all qualifying that. And so that's what they're telling them they have to have in order. It's called a home occupancy. So none of these qualify to be a tier three. You really have to put a moratorium on it. You cannot do this because they've got to meet those codes and none of those owners are living in. 93% of them don't. They aren't even from our area. So please look at those. I sent them to you because code enforcement are the ones who put it out. I the notices from them, they're stating the rules. Every single VHR should have to abide by those rules if they're running parties and whatever. That's how I see it. Thank you.

Speaker2: [03:16:58] My name is Kurt Brown. B R O W N I live at Elk Point. I've been sitting here for 4 hours. I've served on multi-million dollar advisory boards for multi-billion dollar corporations. I have served on the board of directors of multi-million dollar corporations. I have served on HOAs over the years. I've served on many county boards and state boards and city boards, as I have said here this day, and watch this procedure go on. Your information that you have had is inadequate. It's insufficient. It's not correct. It's lacking somebody that's not relevant. A lot of it is with the basis of gathering information is good procedures and forms and good people to put those forms together with the proper questions, you need answers based upon what your mission is. And I know you're an advisory board and it's great, but you need the expertise to get the proper information to you in a proper form. That's understandable by you and the people that you serve are going to give the information to. Thank you for your time.

Mickie Hempler: [03:18:43] Thank you. Any additional closing public comment? Then I will adjourn the closed public comment and adjourn the meeting.

ADJOURNED (Video Time 03:18:43)

Respectfully submitted,

Mickie Hempler, Chair

Katie Etchegoyhen
Office Specialist

UNAPPROVED

**VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM
COVER PAGE**

MEETING DATE: September 28, 2022

TIME REQUIRED:

AGENDA: ADMINISTRATIVE AGENDA

TITLE:

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for an 8-bedroom home, 16-person occupancy, located at 173 Juniper Dr. The owner is Robert Taylor, who currently has a Douglas County issued VHR Permit, Account No. 08400971 (APN# 1318-23-810-105).

RECOMMENDED MOTION:

The VHR Advisory Board may:

1. Approve the application to obtain a Tier 3 SUP with maximum occupancy of 16 persons for 173 Juniper Dr., Stateline, NV 89448, owned by Robert Taylor, given that the required findings have been met per the contents of the Staff Report, attached documents, and public comment, and subject to the condition Applicant works with staff to ensure that noise monitors are properly installed.

Alternatively, in the event the VHR Advisory Board believes the Tier 3 permit requirements have not been met, the VHR Advisory Board may:

2. Deny the application to obtain a Tier 3 SUP with maximum occupancy of 16 persons for 173 Juniper Dr., Nevada, owned by Robert Taylor, based on the inability to meet the required findings.

FINANCIAL IMPACT:

N/A

BACKGROUND:

On 05/09/2022, Robert Taylor commenced the VHR permit renewal process for the property located at 173 Juniper Dr., Stateline, Nevada (old VHR Permit VHRP20-1135, occupancy of 20 for 8 bedrooms). The new permit application is for 8 bedrooms with a maximum occupancy of 16. Mr. Robert Taylor

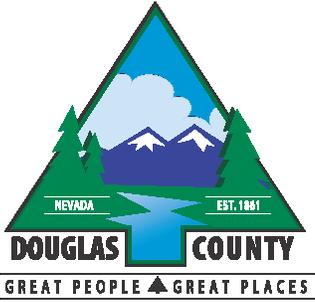
received approval for his Tier 3 VHR Permit Account No. 08400971 on 07/09/2022, pending the outcome of the VHR Advisory Board decision within 180 days from this renewal date.

If this Tier 3 Special Use Permit (SUP) permit is denied, Mr. Taylor can operate the property as a Tier 2 VHR, with 10 occupants. If a Tier 3 SUP is approved, the permit will continue and Mr. Taylor can operate the property a Tier 3 VHR with 16 occupants, unless the details of the permit are modified (occupancy number, parking, etc.), or the property is sold.

ATTACHMENTS:

[00 Staff Report.pdf](#)

[173 Juniper Drive Tier 3 Presentation.pdf](#)



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- Vacation Home Rentals
- Code Enforcement

STAFF REPORT

Date: September 28, 2022
To: Vacation Home Rentals Advisory Board
From: Douglas County Code Enforcement
Subject: Public hearing on Special Use Permit application filed by Robert Taylor for a Tier 3 Vacation Home Rental.

Property Address: 173 Juniper Dr., Stateline, NV 89449 (APN# 1318-23-810-105)

I. REQUEST

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for an 8-bedroom home, 16-person occupancy, located at 173 Juniper Dr. The owner is Robert Taylor, who currently has a Douglas County issued VHR Permit, Account No. 08400971 (APN# 1318-23-810-105).

II. BACKGROUND AND EVALUATION

On 05/09/2022, Robert Taylor began the process of commencing the VHR permit renewal process located at 173 Juniper Dr., Nevada, (Old VHR Permit VHRP20-1135, Occupancy of 20 for 8 bedrooms) The new permit application for 8 bedrooms with a maximum occupancy of 16. Mr. Robert Taylor received approval for his Tier 3 VHR Permit Account No. 08400971 on 07/09/2022, pending the outcome of the VHR Advisory Board decision within 180 days from this renewal date If this Special Use Permit (SUP) permit is denied, they can operate as a Tier 2, with 10 occupants. If a Tier 3 SUP is approved, the permit will continue with the operation of the home owned by Robert Taylor unless the details of the permit are modified (occupancy number, parking, etc.), or the property is sold.

The VHR Advisory Board may: 1. Approve the application to obtain a Tier 3 SUP with maximum occupancy of 16 persons for 173 Juniper Dr., Stateline, NV 89448 owned by Robert Taylor, given that the required findings have been met, and given the contents of the Staff Report and attached documents and public comment and subject to the condition Applicant works with staff to ensure that noise monitors are properly installed. Alternatively, in the event the VHR Advisory Board believes the Tier 3 permit requirements have not been met, the VHR Advisory Board may: 2. Deny the application to obtain a Tier 3 SUP with maximum occupancy of 16 persons for 173 Juniper Dr., Nevada, owned by Robert Taylor, based on the inability to meet the required findings.

PROPERTY INFORMATION

Property Address: 173 Juniper Dr.

APN: 1318-23-810-105

Property Owner/s: Robert Taylor

Address: PO Box 800 Zephyr Cove

Property Manager: Robert Taylor

Phone Number: (775) 588-4504

Prop. Manager NV License # NV20071696027

Office Location: 601 Hwy 50 Zephyr Cove

Emergency Contact: Tahoe Management Services

Emergency Phone: (775) 588-4504

Emergency Contact Physical address responding to a complaint: 601 Hwy 50 Zephyr Cove

Maps reported time from physical address to VHR unit address: trip time is less than 30 mins

VHR Account Number: 08400971

Previous VHR Account Number: VHRP20-1135

Application Date: 05/09/2022

Issue Date: 07/09/2022

Expiration Date: 07/08/2022

Fees Paid: yes

Complaints: One unsubstantiated parking complaint to Code Enforcement and One unfounded parking complaint to Douglas County Sheriff's Office. Refer to exhibit 05d for further details.

Insurance Company: Farmers

Liability coverage amount: \$1,000,000

Total Occupancy: 16

Total Bedrooms: 8

Previous Maximum Occupancy: 20

Previous Approved Bedrooms: 8

Total Parking: 6

Previous Approved Parking: 4

Garage Parking: 2

Driveway Parking: 4

Bear Proof Storage Solution: South Tahoe Refuse

Refuse Service: South Tahoe Refuse

Bear Box: yes

Adjacent Residence #1: 172 Juniper Dr is approximately 96.1 feet away

Adjacent Residence #2: 175 Juniper Dr is approximately 20.1 feet away

Adjacent Residence #3: 178 Juniper Dr is approximately 141 feet away

Adjacent Residence #4: 171 Juniper Dr is approximately 29.6 feet away

The following image shows the neighborhood density of the proposed waitlist applicants for new VHRs along with existing permitted VHR homes in the Chimney Rock neighborhood. The current density of existing permits is at 6.9 % Density.

Chimney Rock

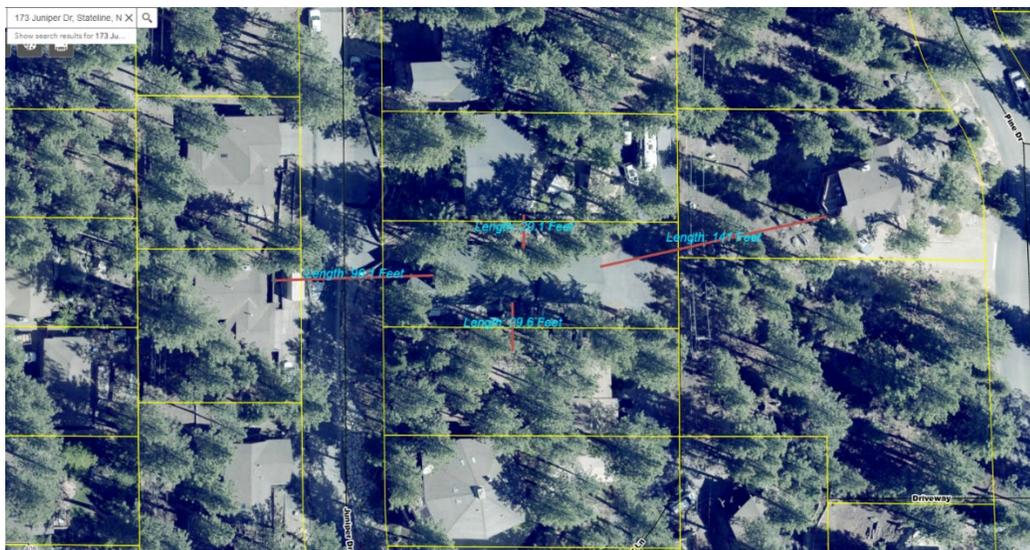
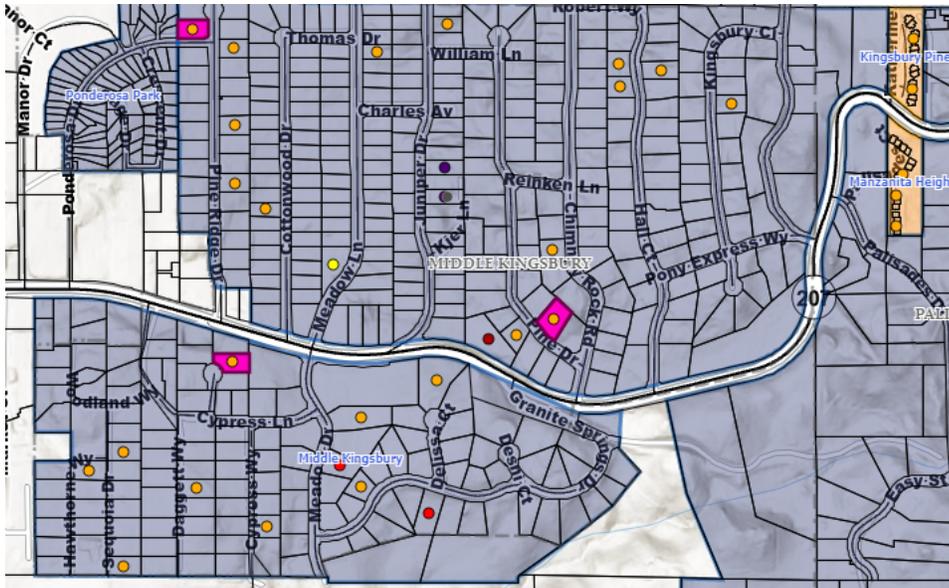
This neighborhood is designated as

Single Family - Detached.

The neighborhood contains **421** housing parcels, of which **29** are Vacation Home Rentals (VHRs).

The neighborhood could have a max of **63** VHR units. There is the potential to have **32.000000** more VHR units.

The VHR percentage for this neighborhood is **6.9%**



As required in Title 20.622.030 F. A VHR Special Use Permit for Tier 3 units may be granted by the VHR Advisory Board under the following 9 conditions. Staff has provided a response after each condition:

1. The unit complies with all applicable permit conditions including those required by 20.622.030 (E).

Staff Response: The application complies with all conditions and VHR Permit #08400971 was approved on 07/09/2022.

2. The unit is located sufficiently far away from all other residential buildings so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.

Staff Response: Per code, the VHR Advisory Board must make this determination. It should be noted that the adjacent residence, 175 Juniper Dr is approximately 20.1 feet away and the residence, 171 Juniper Dr is approximately 29.6 feet away. A site plan with distances to the nearest four residences is attached to this report.

3. The number of parking spaces available on site for more than 10 persons is deemed adequate by the VHR Advisory Board and consistent with this chapter.

Staff Response: Per code, the VHR Advisory Board must make this determination. The applicant has submitted photos and a description showing 6 parking spaces available, 3 within the driveway at the rear of the VHR, 2 within the garage (rear) and 1 in the front (Juniper Dr).

4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.

Staff Response: The applicant has provided all documents as pertaining to adequate public facilities, i.e. sewer, water and trash, these documents are on file and noted in this report.

5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

Staff Response: The fire department has confirmed 8 requested bedrooms and has deemed the home safe to occupy at the requested occupancy of 16.

6. The prior history of the residence including the existence of any prior noise or parking problems.

Staff Response: One unsubstantiated parking complaint filed with Code Enf. One unfounded parking complaint filed with DCSO.

7. For other reasons not specified herein which are unique to the location and circumstances related to the application.

Staff Response: This is to be determined by the VHR Board, based on the staff report, applicant's presentation and public comment submitted, but staff has not identified any additional issues.

8. Owner agrees to purchase and install noise monitoring devices at locations and in amounts specified by Douglas County prior to renting the unit.

Staff Response: The owner has indicated that a noise monitor is installed in the home. Staff has not verified and approved the location of the noise monitor but has added a condition to require a staff approved location.

9. Agreement by homeowner to not allow more than 50 people at all times and that guests of renters, exceeding the occupancy of the permit shall not be allowed during quiet hours.

Staff Response: The owner has signed an agreement to restrict the use of the home to not more than fifty persons. The agreement is attached to this report.

III. CONCLUSION & RECOMMENDATION

Staff has reviewed all documents submitted by Robert Taylor for his Tier 3 VHR Permit Account No. 08400971 on 05/09/2022. Robert Taylor has complied with all the requirements of Title 20.622.030(E) within 180 days of his VHR permit expiring. Staff has provided analysis of the documents and deems the Special Use permit be granted by the VHR Advisory Board. However, if the VHR Advisory Board does not agree, and Robert Taylor is denied, he can operate as a Tier 2, with 10 occupants.

Staff does recommend a condition be added to the approval requiring the applicant to provide the location of existing noise monitors on the site plan or floor plan, for staff approval.

IV. EXHIBITS

Per the Douglas County Application Submittal Requirements Checklist and Exhibit A, additional items are needed for a Tier 3 Special Use Permit. The additional items have been provided and are included in the exhibits below for the VHR Advisory Board's review.

The following exhibits are attached;

- A. Title 20.622.030(E)
- B. Application Submittal Requirements Checklist

01a- Application + ADD REMAINDER OF EXHIBITS IN REPORT



Tier 3 Application Presentation *173 Juniper*

September 28, 2022

Tier 3 Process



- 20.622.030 (E)(10)(c) is the permit process for this tier
 - Units with 11 occupants or more and which required a VHR special use permit development application (not to be confused with the planning sup). Following the enactment of this ordinance, if a tier 3 unit fails to obtain a VHR special use permit within 180 days, they shall only be authorized to operate as Tier 2 VHR (i.e. maximum of 10 occupants).
- 20.622.030 (F) A VHR special use permit for Tier 3 units may be granted by the VHR Advisory Board under the following conditions:
 1. The unit complies with all the applicable permit conditions including those required by 20.622.030 (E).

Tier 3 Process



2. The units is located sufficiently far away from all other residential buildings so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.
3. The number of parking spaces available on site for more than 10 persons is deemed adequate by the VHR Advisory Board and consistent with this chapter.
4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.
5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

Tier 3 Process

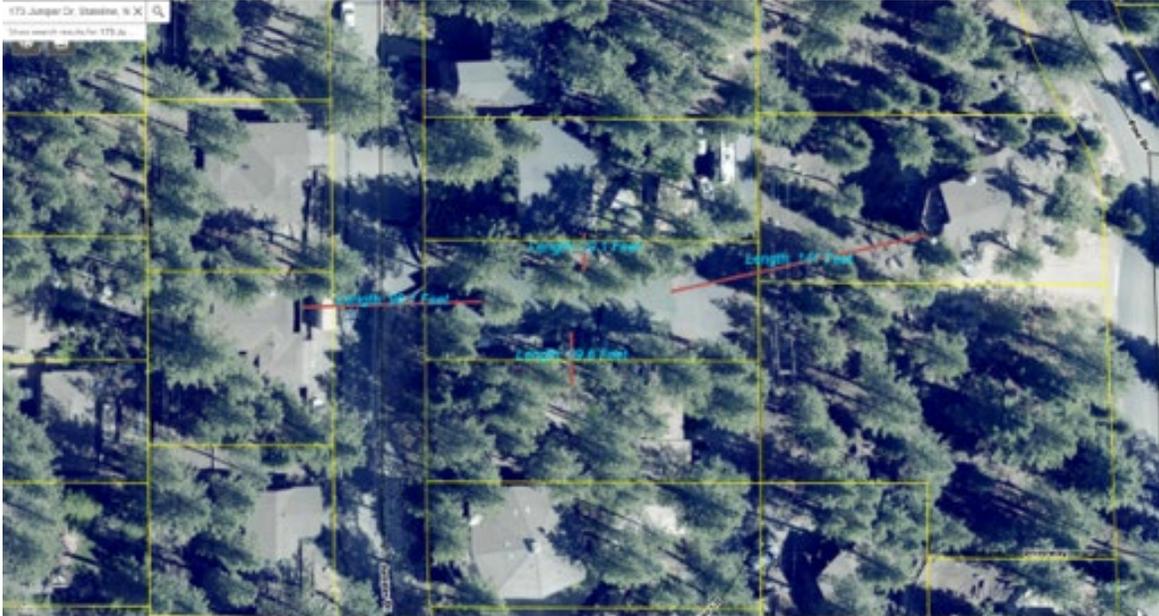
6. Provide proof of insurance for Tier 3 units of one-million dollars (\$1,000,000) of liability coverage
7. The prior history of the residence including the existence of any prior noise or parking problems.
8. For other reasons not specified herein which are unique to the location and circumstances related to the application.
9. Owner agrees to purchase and install noise monitoring devices at locations and in amounts specified by Douglas County prior to renting the unit.
10. Agreement by homeowner to not allow more than 50 people at all times and that guests of renters, exceeding the occupancy of the permit shall not be allowed during quiet hours. (Ord. 1588,2021; Ord. 1582,2021)



The Property



The Property



6. The prior history of the residence including the existence of any prior noise or parking problems.

Staff Response: One unsubstantiated parking complaint filed with Code Enf. One unfounded parking complaint filed with DCSO.

Chimney Rock

This neighborhood is designated as

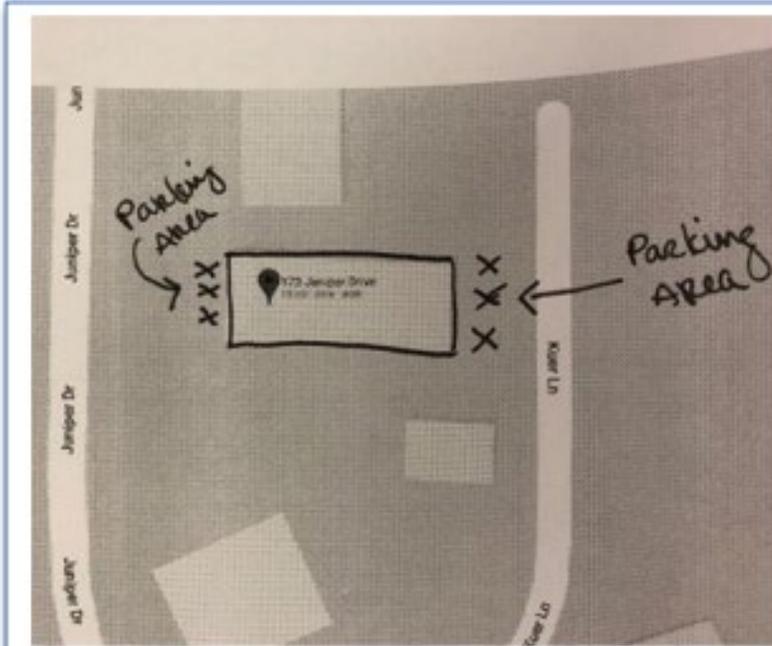
Single Family - Detached.

The neighborhood contains **421** housing parcels, of which **29** are Vacation Home Rentals (VHRs).

The neighborhood could have a max of **63** VHR units. There is the potential to have **32.000000** more VHR units.

The VHR percentage for this neighborhood is **6.9%**

The Property



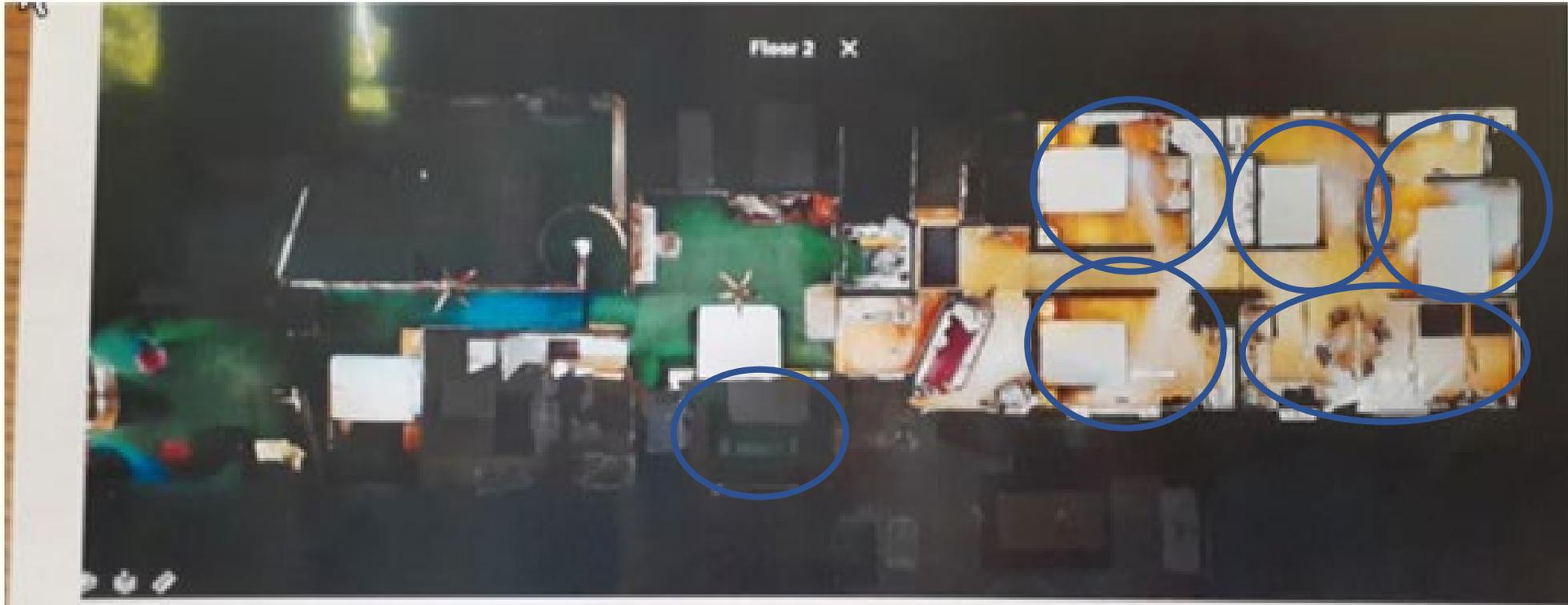
Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 0 minutes
Total Time: 0 minutes

Summary:	
Overall Result:	No violations found 8 bedroom A monitored fire alarm will be required for next years annual permit renewal.
Inspector Notes:	https://tahoefire.org/prevention/vacation-home-rentals/faqs This house is safe for the permitted # of occupants per the Douglas County Code.
Inspector:	
Name:	Rowlett, Kris
Email(s):	kris.rowlett@ [REDACTED]

1) Bedrooms match fire report

The Property



UPSTAIRS FLOOR PLAN

173 JUNIPER DR

The Property



The Property



The Property



The Property



The Property



The Property (Staff Pictures)



The Property (Staff Pictures)



The Property (Staff Pictures)

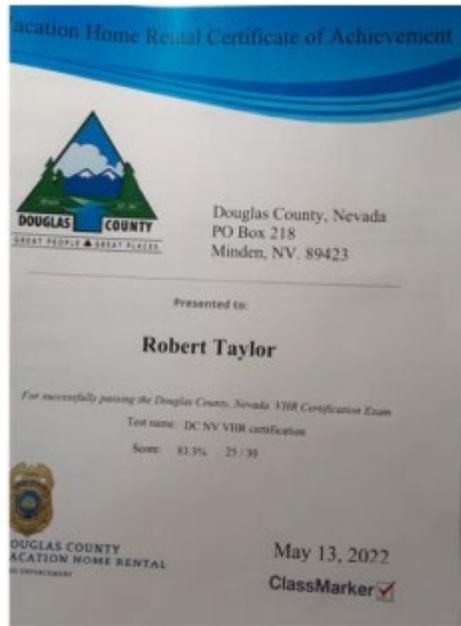


The Property (Staff Pictures)



1) Application

Exam Certs; Application; DL (on file)



Robert Taylor is a representative of Tahoe Management Services

- NV License #NV20071696027

Robert Taylor lives at 610 Don however when he's renting, he stays at The Pine Cone Resort located at 601 Hwy 50, Zephyr Cove #324

- Owner:** Robert Taylor
- 24 hr Contact:** Tahoe Management Services
775-588-4504/415-827-2525
- PM:** Robert Taylor

601 Hwy 50, POB 800, Zephyr Cove, Lake Tahoe Nevada E. Shore, United States 89448.
Fax: (775) 588-6800 Email: 1TahoeCabin@Gmail.com

DBA	173 JUNIPER DR	Bus. Status	VHR Permit	Ownership	
Account #	08400971	Lic. Status	Pending-Taxpayer	Expiration Date	07/08/2023
DBA	173 JUNIPER DR	Account #	08400971	Rates	STD - VHR Permit
Bus Name		License #	VHRP20-1135	Geo Areas	
Address	173 JUNIPER DR	Phone			
City	STATELINE, NV 89449	Alt Phone			
Location	Inside	Fax Num			
Loc. Type		Start Date			
Mail Addr	PO BOX 800	Close Date			
Mail City	ZEPHYR COVE, NV 89448-0906				
Mail (Add'l)	ROBERT TAYLOR				

Additional Information			
E-Mail	1tahoeabin@gmail.com	Sales Tax	
Website		FEIN	--ON FILE--
License Desc		SEIN	--
Business Type	004 - Vacation Home Rental Permit	State License	
NAIC Code	531110 - Lessors Of Residential Buildings And Dwellings	Type	
SIC Code	6514002 - Operators Of Dwellings (Four Or Fewer Housing Units)	Exp. Date	

Custom Fields					
Master Key	VHRP20-1135	Parcel	131823810105	Has HOA	False
Changes to Property	False	Inspection	True	Ea Bdrom min 70 sqft	True
Ea Bdrom Emerg Exit	True	Height of Bdrom min 7ft	True	Agent Lic Num	B.1001759.LLCC PM.
Uses Garbage Service	True	Garbage Provider (NO	South Tahoe Refug	Has Bear Proof Contain	True
Permit Parking Spots	10	Max Occupancy	16	Permit Bedrooms	8
Property located by GIE	True	TOT Paid?	True	Property Management	Tahoe Management
Approved(Denied) Date	7/9/2020	Garbage Service Accot	13509800	VHR New Application T	Tier 3

estrehlow@douglasnv.us

<https://www.besttahoevacationrentals.com/>

HOA



 VACATION HOME RENTAL (VHRs)
HoA Affidavit

I ROBERT P TAYLOR do hereby certify that my Vacation Home Rental (VHR) rental unit located at 173 JUNIPER DR, STATELINE, NV 89449 is not subject to covenants, conditions and restrictions (CC&R's) or bylaws that prohibits or limits the existence of VHR's.

I further certify that I have notified the HoA in writing where the unit is located and my intent to rent my home as a VHR.

Printed Name: ROBERT P. TAYLOR *Resigned for Notarized Signature*

Signature: Robert P. Taylor *Robert P. Taylor*

Date: 5/19/22 *5/17/22*



Supplemental

Evidence of Insurance for Mortgagee/Other Interests



This form is not the contract of insurance. It is a memorandum of coverage limited to mortgagee/other interests, provided at their request and applicable to the dwelling or building at the location below. The provisions of the policy will prevail in all respects. This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy. Should the insurance policy be cancelled by the company before the expiration date thereof, notice will be given in accordance with the policy provisions.

Policy Number: [REDACTED]
Policy Type: Landlords Protector
Policy Status: In Force
Term Effective: 11/1/2021 12:01 AM
Renewal Date: 11/1/2022 12:01 AM
Insured: Robert Taylor
 PO Box 800
 Zephyr Cove, NV 89448-0800

Underwritten By: Farmers Insurance Exchange
 6301 Owensmouth Ave.
 Woodland Hills, CA 91367
Your Farmers Agent: Michael D Peyton
 770 Northwood Blvd Ste 10
 Incline Village, NV 89451-8271
 (775) 831-6233
 FAX: (775) 831-1160
 mpeyton@farmersagent.com

Your Insured Property

Property Address
 173 Juniper Drive, Stateline, NV 89449
 vacation rental

Coverages

Coverage	Limit	Coverage	Limit
Coverage A - Dwelling	\$1,378,000	Coverage B - Separate Structures	\$137,800
Coverage C - Personal Property	\$68,900	Coverage D - Loss of Rents	Covered
Building Ordinance or Law	10%	Coverage E - Business Liability per occurrence	\$1,000,000
Coverage F - Medical Payments to Others	\$2,000	Personal Injury	Covered

Deductible

Type of Loss	Deductible
Applicable to each covered loss	\$5,000



Agreements + Noise

50-person limit agreement, Noise Monitor, Occupancy Agreement



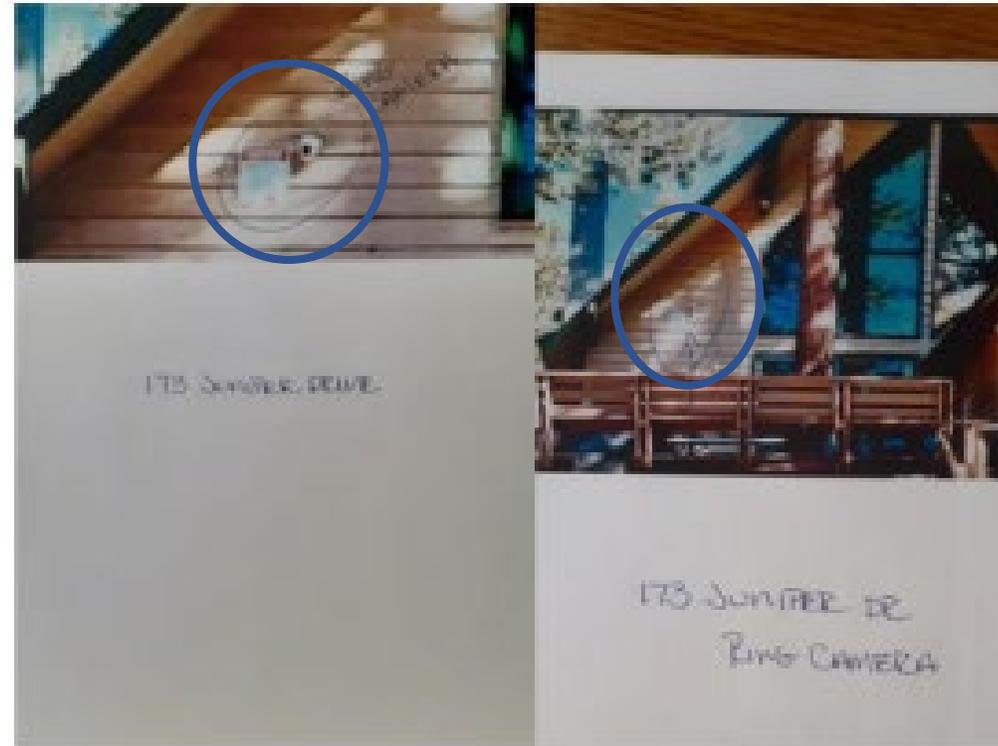
VACATION HOME RENTAL (VHRs)
Agreement by Tier 3 Owner/Applicant

DOUGLAS COUNTY VACATION HOME RENTAL

I, Robert P. Taylor, do hereby agree to restrict the use of my home located at 173 JUNIPER DR, SPANISH SPRING, NV 89439 to not more than fifty (50) persons at any given time while the home is being utilized as a vacation home rental pursuant to Section 20-822.080 FCR of the Douglas County Code. I further agree to ensure the permit occupancy limit shall not be exceeded during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20-822 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.

Printed Name: ROBERT P. TAYLOR *Noted to national & partner*
Signature: Robert P. Taylor *Rob P. Taylor*
Date: 5/17/2024 *5/17/2024*

DOUGLAS COUNTY VACATION HOME RENT



Occupancy Agreement

50-person limit agreement, Noise Monitor, Occupancy Agreement



Vacation Home Rental (VHRs) Owner Affidavit

I, ROBERT P. TAYLOR, am the Owner or the authorized managing director/partner/trustee of an LLC, LLP, Corp. or Trust of the property located at the following Address and APN: 173 JUNIPER DR. STAGHELE LAKE APN: 009-001-001-001-001 and I do hereby declare, affirm and agree to the following:

- I am the Owner or the managing director/partner of an LLC, corporation, partnership or other legal entity, or the authorized signatory of a trust, and I am legally authorized to file out an application on behalf of my legal entity and that all information provided in conjunction with my VHR application and this Affidavit is true and correct and not misleading in any way.
- I am aware that only one VHR permit will be issued unless I am otherwise exempt from this requirement under Chapter 20.622 of the Douglas County Code ("Code"). I further acknowledge or confirm that all VHR properties located in Douglas County that I own or control have been disclosed to Douglas County.
- The property is not located in a subdivision that prohibits renting on a short term basis either via a home owners association ("HOA") or covenants, conditions and restrictions ("CC&Rs").
- The Applicant has notified the HOA in writing of their intent to rent a residence from the HOA, immediately upon demand to Douglas County staff if asked to do so.

By signing this application, the owner(s) attests that they, their agent(s) and their local contact person have read Douglas County's VHR Ordinance located at Chapter 20.622 of the Douglas County Code and agree to comply with Chapter 20.622 and all other applicable laws, ordinances and regulations applicable to the VHR program.

Page 1 of 4

Vacation Home Rental (VHRs) Owner Affidavit

- The local contact must pass the Douglas County VHR exam and agree to comply with the all terms and conditions set out in the ordinance.
- Failure of the Applicant, agent or occupant of the VHR unit to comply with the provisions of Chapter 20.622 of the Douglas County Code may expose all parties to criminal prosecution and civil suits, fines and fees.
- Applicant Understands that advertising or operating a VHR without a valid permit (including an expired permit) may result in a fine up to \$20,000, if a permit is not renewed prior to the expiration date the permit is null and void.
- It is the obligation of the Owner to ensure the permit is renewed in a timely manner and Douglas County is not obligated to provide any notice of the permit's expiration.
- Owner acknowledges that either the owner, agent or local contact person has or will post the required notices on the VHR rental premises as required in Chapter 20.622.
- To notify Douglas County if any substantial changes are made to the VHR.
- To notify Douglas County if my contact information or that of my property manager or local contact changes.
- All permits issued pursuant to this chapter are subject to Standard Conditions attached to the permit application.
- Restrict the use of this VHR unit to not more than fifty (50) persons at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(F)(3) of the Douglas County Code. I further agree to ensure the permit occupancy limit shall not be exceed

Page 2 of 4

Vacation Home Rental (VHRs) Owner Affidavit

During quiet hours, I understand that failing to adhere to the terms of the Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.

- Owner, its employees and agents agree to save, indemnify, and hold harmless Douglas County Nevada, its officers, employees, and agents against all liabilities, judgments, costs and expenses which may accrue against them in consequence of the granting of this permit, inspections or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances and laws related to the permitting and operation of a vacation home rental.
- I agree that proper and legal removal of refuse/trash is my responsibility and I will ensure that I, my cleaning service personnel and any other contractor and/or employee removes all refuse from the designated storage location to the location to be disposed of as stated below.
- I agree to store all trash in a bear box or provide a bear proof trash solution acceptable to Douglas County on site for use by my VHR clients. In relation to this requirement I agree to provide one of the following:
 - A current and valid South Tahoe Refuse Account Number 13509800 or
 - Provide description of onsite reasonable bear proof storage solution to be approved Douglas County (provide pictures) and describe to disposal where and how all trash is discarded:

Page 3 of 4

Vacation Home Rental (VHRs) Owner Affidavit

By signing this form, I agree that I must comply with all the above requirements of the Douglas County Code provisions applicable to my VHR which includes, but are not limited to, Chapter 20.622.

Owner of Record (include additional sheets if necessary)

ROBERT P. TAYLOR Date: 6/15/2022 Signature
Printed Name: _____ Signature/Date: _____

173 JUNIPER DR Date: 6/15/2022 Signature
Vacation Home Rental Address: _____ Signature/Date: _____

08400971 Date: 6/15/2022 Signature
Permit Number: _____ Signature/Date: _____

DOUGLAS COUNTY VACATION HOME RENTAL

LETTER OF AUTHORIZATION

ROBERT P. TAYLOR is/are the applicant(s) ("applicant") for a vacation home rental permit. By signing this application form, the applicant is confirming the following:

- Applicant is the legal owner of the property being considered under this application.
- All of the information submitted in support of this application is true and correct. If any information submitted in support of this application is false and misleading, the application may be denied or any permit issued based on false or misleading information may be suspended or revoked.
- Before signing this application, the applicant has read Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622) and by signing this application form, the applicant acknowledges they have read the code and agrees to comply with the terms of the ordinance.
- Applicant also acknowledges that the owner or agent will post the vacation rental unit with the notice required in DCC 20.622.090.

Owners of Record: (include additional sheets if necessary)

ROBERT P. TAYLOR Date: 6/15/2022 Signature
Printed Name: _____ Signature/Date: _____

173 JUNIPER DR Date: 6/15/2022 Signature
Vacation Home Rental Address: _____ Signature/Date: _____

08400971 Date: 6/15/2022 Signature
Permit Number: _____ Signature/Date: _____

AGENCY AUTHORIZATION

_____ is/are the agent(s) ("agent") for a vacation home rental permit which is being considered under this application. By signing this application form, the agent is confirming the following:

- All permits must be issued only to the owner of vacation home rental property.
- The owner of the vacation home rental property is responsible for compliance with the provisions of Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622).
- The agent's or the occupant's failure to comply with the provisions of the Lake Tahoe vacation home rental ordinance may expose the agent or the occupant or both to criminal penalties or private civil actions seeking enforcement of the ordinance. The agent's or the occupant's failure to comply with the provisions of the Lake Tahoe vacation home rental ordinance may expose the property owner to criminal penalties, administrative discipline of the owner's permit to operate a vacation home rental property, or private civil actions seeking enforcement of the ordinance.
- Before signing this application, the agent has read Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622) and by signing this application form, the agent acknowledges they have read the code and agrees to comply with the terms of the ordinance.

Agents: (include additional sheets if necessary)

Printed Name: _____ Signature/Date: _____

Previous Permit



Douglas County Community Development Vacation Home Rental Permit

Account No. 08400971

Property Address : 173 JUNIPER DR STATELINE, NV 89449

Issued to : ROBERT TAYLOR

Issued : July 09, 2021

Expires : July 08, 2022

24-hour Emergency Contact / Phone Number : ROBERT TAYLOR (415) 827-2525

Managing Agency / Phone Number : None None

Local Contact/Phone Number : (775) 588-4504

Maximum Number of occupants allowed : 20

Maximum Number of vehicles allowed : 4

Parking Info : All parking from 11pm to 5am must be on-site. i.e. garage, driveway, hard surface parking areas or assigned common lots. No street parking is allowed during these hours. Street parking during any other time is based on local posted parking regulations. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash pickup day : Follow Instructions of the rental agreement. Keep secure inside till am of pickup or use bear proof containers.

Note : Trash or refuse cannot be stored outside during certain hours unless within a bear proof container. Occupant may be cited for disturbance or violating provisions of Douglas County Ordinance Title 20.622 Failure to comply with the parking and occupancy requirements is a violation.

Posted certificate must be made available for inspection by the Douglas County Code Enforcement Officer or Sheriff.

Douglas County Code Enforcement Contact : (775) 782 - 6214.

In case of emergency call 911.

Douglas County VHR Division



Temporary (180 day Provisional)



DOUGLAS COUNTY COMMUNITY DEVELOPMENT ANNUAL VACATION HOME RENTAL PERMIT

(Owner is responsible to renew (no more than 30 days) prior to the expiration date)

Permit No.: VHRP20-1135

HDL Account No.: 08400971

Date Permit Issued: July 09, 2022

Date Permit Expires: July 08, 2023

VHR Tier: Tier 3

Max Occupancy: 16

No. of Bedrooms: 8

Approved Parking Spaces: 6

VHR Property APN: 131823810105

VHR Property Address: 173 JUNIPER DR STATELINE, NV 89449

Unit #: _____

Property Owner's Name: TAYLOR, ROBERT

Owner's Phone #: (775) 588-4504

24-hour Emergency / Local Contact Name : TAHOE MANAGEMENT

Local Contact's #: (775) 588-4504

Managing Agency: None

Agency Contact #: None

Parking Info: All parked vehicles must have parking pass (Exhibit 2) and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash: Bear boxes are required. Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.

Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications on sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date.

Advertisements: All advertisements for units must include: (a) permit number; (b) maximum occupancy; (c) number of permitted parking stalls; (d) notice the renter will be issued a parking permit which must be displayed on the dashboard; and (e) quiet hours are between 9 p.m. and 8 a.m. and will be strictly enforced.

Also see attached **VHR Standard Conditions of the VHR Permit**



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE : (775) 783 - 6027 IN CASE OF EMERGENCY CALL 911



Douglas County VHR Division

For inquiries regarding this certificate, contact HDL Lodging Tax Division at douglascountytot@hdlogov.com

Posted certificate must be visible in the unit for inspection by the Douglas County Code Enforcement Officer or Sheriff.



Assessor



Parcel Detail for Parcel # 1318-23-810-105	
	Prior Parcel # 0000-07-215-100
Location Property Location 173 JUNIPER DR Town KINGSBURY GID District 410.0 - KINGSBURY GID Subdivision KINGSBURY MEADOWS Lot 10 Block F Property Name Add'l Addresses Parcel Map	Ownership Assessed Owner Name TAYLOR, ROBERT P Mailing Address PO BOX 800 ZEPHYR COVE, NV 89448 Ownership History Document History Legal Owner Name TAYLOR, ROBERT P Vesting Doc #, Date 625519 09/30/2004 Year / Book / Page 04 / 9 / 13092 Map Document #s
Description Total Acres .280 Square Feet 12,197 Ag Acres .000 W/R Acres .000 Improvements Single-family Detached 1 Non-dwelling Units 0 Single-family Attached 0 Mobile Home Hookups 0 Stories 2.0 Multiple-family Units 0 Wells 0 Garage Square Ft... 540 Mobile Homes 0 Septic Tanks 0 Attached / Detached B Total Dwelling Units 1 Buildings Sq Ft Improvement List Residence Sq Ft 3,322 Improvement Sketches Basement Sq Ft 0 Improvement Photos Finished Basement SF 0	Appraisal Classifications Current Land Use Code 200 Code Table Zoning Code(s) Re-appraisal Group 1 Re-appraisal Year 2021 Original Construction Year 1970 Weighted Year 1974

- 1) TOT Remittance viewed and on file
- 2) There is no "Trust" for this address

Advertising



173 Juniper Dr Stateline NV 89449 ✓

Possible Violations (0)
We found no violations for this property

License Information

Identification A00550

All (2) VRBO (1) Airbnb (1)

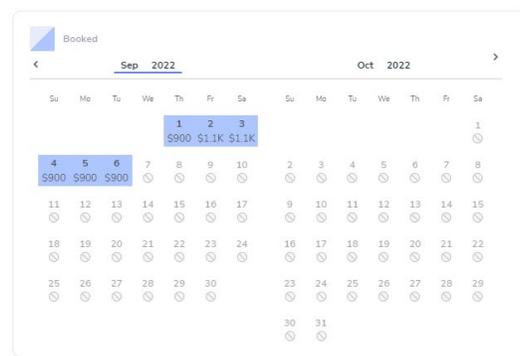
VRBO 101534 ✓ History Not Live

Host Tahoe Management Services Co, LLC
 Bedroom advertised 8
 Occupancy advertised 22
 STR License displayed None
 First seen 2006-11-19
 Unit type Full Unit

Airbnb 19640627 ✓ History Not Live

Host Robert
 Bedroom advertised 8
 STR License displayed None
 Occupancy advertised 16
 Unit type Full Unit
 First seen 2017-07-04

Booking Activities



Aggregate Statistics

Aggregate Statistics

Great Value Sleeps 20 - Conveniently located near the best of Tahoe: Only 1.5-miles from Heavenly Valley Gondola, Casinos, Shopping galore; 3-blocks from local restaurants and State Forest walking, cross-country ski and snow shoe paths.

The space

SEND A REQUEST FOR SHORTER STAYS WHEN LESS THAN 30 DAYS UNTIL YOUR...

Show more >

Listing History

Vrbo / Listing ID: 101534

Aug / 03 / 2021

Rentalscape - Wed Mar 9 00:33:53 2022 - <https://www.vrbo.com/101534>



Trip Boards Login Sign up Help Feedback USD (\$) EN

Where South Lake Tahoe, California, United States of America

Check-in

Check-out

Guests

Check Availability

View all South Lake Tahoe properties

9 Bedroom Chalet, #105 Sleeps 20

Share Save

\$967/night
3.9 (20 Reviews) - Good!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Tahoe Management Services Co, LLC
Contact host

Property # 101534

Report this property



About Rooms & beds Amenities Reviews Map Host Policies Rates & Availability

About this rental

House 3500 sq. ft. **8 bedrooms** 5 bathrooms Spaces Kitchen Deck/Patio - Balcony Full baths

Listing History

Airbnb / Listing ID: 19640627

Dec / 29 / 2021

Rentalscape - Sun Jun 12 01:09:01 2022 - <https://www.airbnb.com/rooms/19640627>



Start your search

Become a Host

HodgePodge Lodge (105B)

4.27 · 68 reviews · Stateline, Nevada, United States

Share Save



Entire home hosted by Robert

16 guests · 8 bedrooms · 12 beds · 5 baths



Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

Learn more

\$986/night · 4.27 · 68 reviews

Check availability

Previous ads somewhat matched previous permit allowing up to 20 through July 2022

Ads not live on either system – currently (2021)

Fire Inspection



Form: VHR Fire & Life
Safety Survey (ver. 1.22.2)

Tahoe Douglas Fire District

Occupancy: **VHR: 05-159**

Occupancy ID: **VHR:05-159**

Address: **173 Juniper DR
Stateline NV 89449**

Inspection Type: **Safety Survey**

Inspection Date: **4/12/2022** By: **Rowlett, Kris (237)**

Time In: **14:00** Time Out: **00:00**

Authorized Date: **06/15/2022** By: **Rowlett, Kris (237)**



Inspection Description:

Fire & Life Safety Survey for Vacation Home Rentals

Inspection Topics:

Exterior

1. Post a street address visible from street. (IF C 505 .1)

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

Status:

Notes:

2. Gas meter protected and labeled. (IFC 603.9)

Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier

Status:

Notes:

3. Defensible space maintained around structure. (IWUI 604.1)

Non-fire-resistive vegetation or growth shall be kept clear of buildings or structures.

Status:

Notes:

4. Hot tub/sauna safety sign/rules posted. The safety sign shall include quiet hours. Emergency shut-off shall be visible and readily accessible.

Status:

Notes:

Fire Extinguishers

5. Provide extinguishers with minimum 2-A:10-B:C rating and properly mount on each floor. (IFC 903(1).

Extinguishers provided need to be appropriate to the type of hazard.

Status:

Notes:

6. Fire extinguishers located in conspicuous locations or indicated with proper signage. (IFC 906.6)

Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

Status:

Notes:

Fire Inspection

<p>7. Extinguisher serviced and tagged annually or after each use. (IFC 906.2, NFPA 10) Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.</p> <p>Status: Notes:</p>
<p>Fire Protection Systems</p>
<p>8. Smoke detectors functional and within operable life (10 years). (IFC 901.6.1) The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.</p> <p>Status: Notes:</p>
<p>9. Smoke detectors installed in each sleeping area, outside each sleeping area in immediate vicinity and on each floor. Smoke detectors are to be interconnected or monitored, when applicable. (IRC R314.3) Location of smoke detectors allow occupants early warning of a fire event within the structure. Interconnected smoke detectors gives additional time for occupants to evacuate.</p> <p>Status: Notes:</p>
<p>10. Carbon monoxide alarms installed outside each sleeping area and on each floor. (IRC R315.2) Carbon monoxide alarms notify occupants when unsafe levels of carbon monoxide are present within the structure.</p> <p>Status: Notes:</p>
<p>11. Fire sprinkler systems in operable condition at all times, if applicable. (IFC 901.4.1) Life safety and fire protection equipment must be properly inspected and tested from time to time to assure its effective operation.</p> <p>Status: Notes:</p>
<p>Egress</p>
<p>12. Diagram depicting two evacuation routes posted on or immediately adjacent to main entry and every sleeping area door. (IFC 403.10.1.1) Evacuation maps will indicate to occupants the correct evacuation routes to reach safety.</p> <p>Status: Notes:</p>
<p>13. Egress window in each sleeping area. (IRC R310) Egress windows have an opening of at least 5.7 square feet which have: at least a 24 inch opening height; are at least 20 inches wide; and a sill height of not more than 44 inches.</p> <p>Status: Notes:</p>
<p>14. Emergency escape ladder located in each bedroom 3 stories or more above grade or whose egress window is greater than 16 feet above grade ... (IFC 1030.1) Emergency egress from third floor can become blocked in a fire due to fire growth. Emergency escape ladders give those occupants the ability to escape to ground level.</p> <p>Status: Notes:</p>
<p>15. Guard rails along open-sided walking surfaces including: stairs, ramps, and landings Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below any point within 36 inches horizontally to the edge of the open side.</p> <p>Status: Notes:</p>



Fire Inspection

Electrical
<p>16. Working space of 30" depth, 36" width, and 78" height provided in front of electrical service equipment. (IFC 604.3) Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.</p> <p>Status: Notes:</p>
<p>17. Electrical breaker panel legibly and durably marked indicating purpose of circuits. (IFC 604.3.1) Labeling of electrical equipment assists emergency responders in identifying and then shutting down the electrical service controls during a fire or other emergency.</p> <p>Status: Notes:</p>
<p>18. Identified electrical hazards shall be abated. (IFC 605.1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.</p> <p>Status: Notes:</p>
General Fire Protection
<p>19. Water heater seismically braced and properly vented. (IRC P2801.8) Water heaters anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist horizontal force.</p> <p>Status: Notes:</p>
<p>20. Chimneys cleaned and inspected annually. (IFC 603.6) Chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outside air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard.</p> <p>Status: Notes:</p>
<p>21. Non-combustible ash can available for hot ashes, cinders, or smoldering coals. Disposal plan in place for removal of cooled materials. (IFC 305.2) Hot ashes, embers and cinders from fireplaces, stoves or other fireboxes must never be placed in a combustible container. Care must be taken when emptying containers to make sure no hot coals get dumped on paper waste or other combustible materials.</p> <p>Status: Notes:</p>
<p>22. LP-gas open-flame devices set back from combustible materials and building per manufacturer's instructions and listing. (IFC 308.1.4) Separation reduces the likelihood that a fire-starting or cooking flare-ups come in contact with combustible materials and wall construction.</p> <p>Status: Notes:</p>
<p>23. Charcoal and briquette cooking devices operated on non-combustible surface. Devices shall not be operated on combustible balconies, combustible decks, or within 10 feet of combustible construction. (IFC 308.4.1) Prohibition on the use of charcoal and briquette cooking devices in locations described focuses on the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface, such as a wooden balcony or deck.</p> <p>Status: Notes:</p>
<p>24. Required fire resistance rating of fire resistance rated construction shall be maintained. (IFC 703.1) Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated.</p> <p>Status: Notes:</p>



Fire Inspection



Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 0 minutes
Total Time: 0 minutes

Summary:
<p>Overall Result: No violations found 8 bedroom A monitored fire alarm will be required for next years annual permit renewal.</p> <p>Inspector Notes: https://tahoefire.org/prevention/vacation-home-rentals/faqs This house is safe for the permitted # of occupants per the Douglas County Code.</p>
Inspector:
Name: Rowlett, Kris Email(s): kris.rowlett, [REDACTED]

Inspector: Kris Rowlett

**VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM
COVER PAGE**

MEETING DATE: September 28, 2022

TIME REQUIRED:

AGENDA: ADMINISTRATIVE AGENDA

TITLE:

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for a 6 bedroom home, 12 person occupancy, located at 610 Don Drive, Zephyr Cove, NV 89448. The owner is Robert Taylor, who currently has a Douglas County issued VHR Permit, Account No. 08400901 (APN 1318-10-416-015).

RECOMMENDED MOTION:

The VHR Advisory Board may:

1. Approve the application to obtain a Tier 3 SUP with maximum occupancy of 12 persons for 610 Don Drive, Zephyr Cove, NV 89448 owned by Robert Taylor, given that the required findings have been met; and given the contents of the Staff Report, attached documents, and public comment; and subject to the condition Applicant works with staff to ensure that noise monitors are properly installed.

Alternatively, in the event the VHR Advisory Board believes the Tier 3 permit requirements have not been met, the VHR Advisory Board may:

2. Deny the application to obtain a Tier 3 SUP with maximum occupancy of 12 persons for 610 Don Drive, Zephyr Cove, owned by Robert Taylor, based on the inability to meet the required findings.

FINANCIAL IMPACT:

N/A

BACKGROUND:

On 5/9/2022, Robert Taylor commenced the VHR permit renewal process for the property located at 610 Don Drive, Zephyr Cove, NV 89448, (Old VHR Permit 08400901, Occupancy of 16 with 6 bedrooms). The new permit application is for 6 bedrooms with a maximum occupancy of 12. Mr. Robert Taylor received approval for his Tier 3 VHR Permit Account No. 08400901 on 5/16/22, pending the outcome

of the VHR Advisory Board decision within 180 days from this renewal date.

If this Special Use Permit (SUP) permit is denied, Mr. Taylor can operate the property as a Tier 2 VHR, with 10 occupants. If a Tier 3 SUP is approved, the permit will continue with the operation of the home owned by Robert Taylor as a Tier 3 VHR, unless the details of the permit are modified (occupancy number, parking, etc.), or the property is sold.

ATTACHMENTS:

[Staff Report.pdf](#)

[610 Don Drive Tier 3 Presentation.pdf](#)



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Ernie Strehlow, Ed.D
Program Manager

775-782-6280

FAX: 775-782-6297

website: www.douglascountynv.gov

- Vacation Home Rentals
- Code Enforcement

Experience It!

STAFF REPORT

Date: August 26, 2022
To: Vacation Home Rentals Advisory Board
From: Douglas County Code Enforcement
Subject: Public hearing on Special Use Permit application filed by Robert Taylor for a Tier 3 Vacation Home Rental.

Property Address: 610 DON DR, ZEPHYR COVE, NV 89448 (APN 1318-10-416-015)

I. REQUEST

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for a 6 bedroom home, 12 person occupancy, located at 610 DON DR, ZEPHYR COVE, NV 89448. The owner is Robert Taylor, who currently has a Douglas County issued VHR Permit, Account No. 08400901 (APN 1318-10-416-015).

II. BACKGROUND AND EVALUATION

On 6/24/2022, Robert Taylor began the process of commencing the VHR permit renewal process located at 610 DON DR, ZEPHYR COVE, NV 89448, (Old VHR Permit 08400901 , Occupancy of 16 for 6 bedrooms) The new permit application for 6 bedroom with a maximum occupancy of 12. Mr. Robert Taylor received approval for his Tier 3 VHR Permit Account No. . 08400901 on 5/16/22, pending the outcome of the VHR Advisory Board decision within 180 days from this renewal date If this Special Use Permit (SUP) permit is denied, they can operate as a Tier 2, with 10 occupants. If a Tier 3 SUP is approved, the permit will continue with the operation of the home owned by Robert Taylor unless the details of the permit are modified (occupancy number, parking, etc.), or the property is sold.

The VHR Advisory Board may: 1. Approve the application to obtain a Tier 3 SUP with maximum occupancy of 12 persons for 610 DON DR, ZEPHYR COVE, NV 89448 owned by Robert Taylor, given that the required findings have been met, and given the contents of the Staff Report and attached documents and public comment and subject to the condition Applicant works with staff to ensure that noise monitors are properly installed. Alternatively, in the event the VHR Advisory Board believes the Tier 3 permit requirements have not been met, the VHR Advisory Board may: 2. Deny the application to obtain a Tier 3 SUP with maximum occupancy of 12 persons for 610 Don Dr., Nevada, owned by Robert Taylor, based on the inability to meet the required findings.

PROPERTY INFORMATION**Property Address:** 610 DON DR, ZEPHYR COVE, NV 89448 **APN:** 1318-10-416-015**Property Owner/s:** Robert Taylor **Address:** PO BOX 800, ZEPHYR COVE, NV 89448-0791**Property Manager:** Robert Taylor **Phone Number:** 775-588-4504**Emergency Contact:** Tahoe Management Services **Emergency Phone:** 775-588-4504**Emergency Contact Physical address responding to a complaint:** Douglas County Resident**Maps reported time from physical address to VHR unit address:** Less than 30 mins**VHR Account Number:** . 08400901 **Previous VHR Account Number:** 08400901**Application Date:** 5/9/22 **Issue Date:** 5/16/22**Expiration Date:** 5/15/23 **Fees Paid:** Yes**Complaints:** 1 noise complaint to the Sheriff's Office - Determined not to be in violation of noise.**Insurance Company:** Farmers Insurance **Liability coverage amount:** 1,000,000**Total Occupancy:** 12 **Total Bedrooms:** 6**Previous Maximum Occupancy:** 16 **Previous Approved Bedrooms:** 6**Total Parking:** 7 **Previous Approved Parking:** 7**Garage Parking:** None **Driveway Parking:** 7**Bear Proof Storage Solution:** Bear proof cans, HOA provides trash service**Refuse Service:** HOA **Bear Box:** No**Adjacent Residence #1:** 608 Don Dr is approx. 28.6 ft**Adjacent Residence #2:** 612 Don Dr is approx. 66.4 ft, located below**Adjacent Residence #3:** 609 Don Dr is approx. 103.4 ft, located above**Adjacent Residence #4:** 620 Alma Way is approx. 62 ft located below**Adjacent Residence #5:** 618 Stanley Ci is approx. 75.2 ft located below

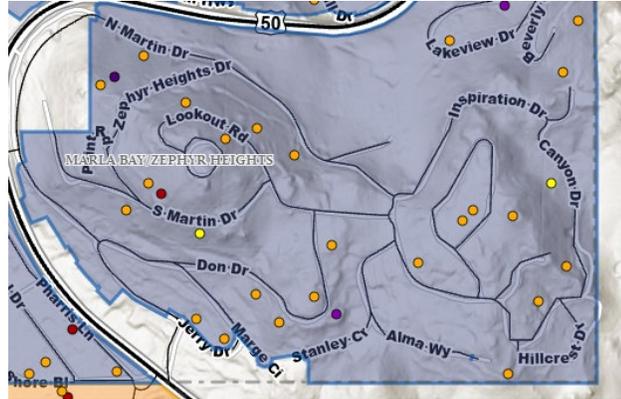
The following image shows the neighborhood density of the proposed waitlist applicants for new VHRs along with existing permitted VHR homes in the Zephyr Heights/Knolls neighborhood. The current density of existing permits is at 12.7%.

Zephyr Heights/Knolls

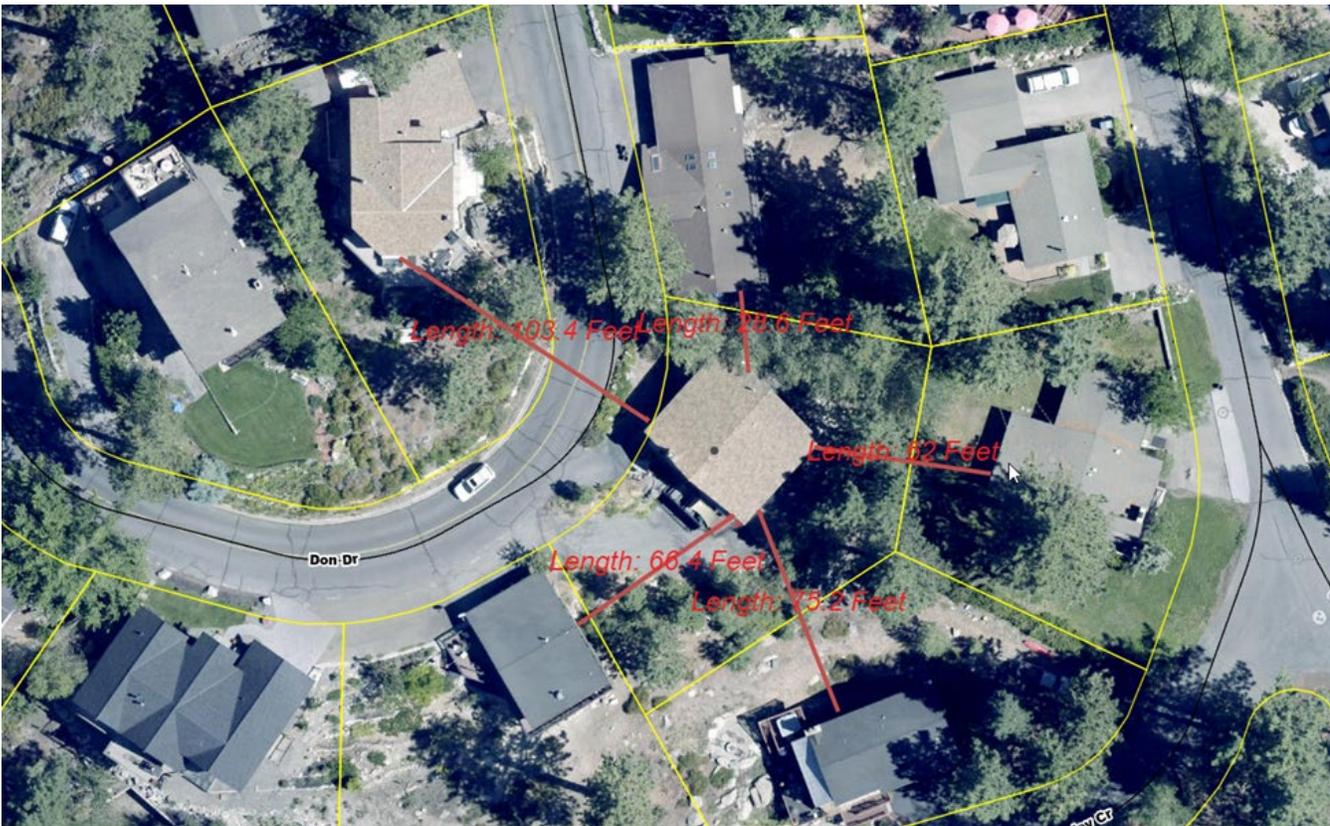
This neighborhood is designated as Family - Detached.

neighborhood contains 283 housing parcels, of which 36 are Vacation Home Rentals (VHRs).

The neighborhood could have a max of 42 VHR. There is the potential to have 6 more VHR units. The percentage for this neighborhood is 12.7%



Single
The
units.
The VHR



As required in Title 20.622.030 F. A VHR Special Use Permit for Tier 3 units may be granted by the VHR Advisory Board under the following 9 conditions. Staff has provided a response after each condition:

1. The unit complies with all applicable permit conditions including those required by 20.622.030 (E).

Staff Response: The application complies with all conditions and VHR Permit #08400901 was approved on 5/16/22.

2. The unit is located sufficiently far away from all other residential buildings so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.

Staff Response: Per code, the VHR Advisory Board must make this determination. It should be noted that the adjacent residence 608 Don Dr is approx. 28.6 ft from the VHR and 612 Don Dr is approx. 66.4 ft, located below the VHR. A site plan with distances to the nearest four residences is attached to this report.

3. The number of parking spaces available on site for more than 10 persons is deemed adequate by the VHR Advisory Board and consistent with this chapter.

Staff Response: Per code, the VHR Advisory Board must make this determination. The applicant has submitted photos and a description showing 7 parking spaces available, 7 within the driveway and 0 within the garage.

4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.

Staff Response: The applicant has provided all documents as pertaining to adequate public facilities, i.e. sewer, water and trash, these documents are on file and noted in this report.

5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

Staff Response: The fire department has confirmed 6 requested bedrooms and has deemed the home safe to occupy at the requested occupancy of 12.

6. The prior history of the residence including the existence of any prior noise or parking problems.

Staff Response: 1 noise complaint to the Sheriff's Office - Determined not to be in violation of noise.

7. For other reasons not specified herein which are unique to the location and circumstances related to the application.

Staff Response: This is to be determined by the VHR Board, based on the staff report, applicant's presentation and public comment submitted, but staff has not identified any additional issues.

8. Owner agrees to purchase and install noise monitoring devices at locations and in amounts specified by Douglas County prior to renting the unit.

Staff Response: The owner has indicated that a noise monitor is installed in the home and provided a screenshot showing no recent noise issues. Staff has not verified and approved the location of the noise monitor but has added a condition to require a staff approved location.

9. Agreement by homeowner to not allow more than 50 people at all times and that guests of renters, exceeding the occupancy of the permit shall not be allowed during quiet hours.

Staff Response: The owner has signed an agreement to restrict the use of the home to not more than fifty persons. The agreement is attached to this report.

III. CONCLUSION & RECOMMENDATION

Staff has reviewed all documents submitted by Robert Taylor for his Tier 3 VHR Permit Account No. 08400901 on 5/9/22. Robert Taylor has complied with all the requirements of Title 20.622.030(E) within 180 days of his VHR permit expiring. Staff has provided analysis of the documents and deems the Special Use permit be

granted by the VHR Advisory Board. However, if the VHR Advisory Board does not agree, and Robert Taylor is denied, he can operate as a Tier 2, with 10 occupants.

IV. EXHIBITS

Per the Douglas County Application Submittal Requirements Checklist and Exhibit A, additional items are needed for a Tier 3 Special Use Permit. The additional items have been provided and are included in the exhibits below for the VHR Advisory Board's review.

The following exhibits are attached;

- A. Title 20.622.030(E)
- B. Application Submittal Requirements Checklist

01a- Application + ADD REMAINDER OF EXHIBITS IN REPORT



Tier 3 Application Presentation 610 Don Way

September 28, 2022

Tier 3 Process (in addition to basic permitting)



- 20.622.030 (E)(10)(c) is the permit process for this tier
 - Units with 11 occupants or more and which required a VHR special use permit development application (not to be confused with the planning sup). Following the enactment of this ordinance, if a tier 3 unit fails to obtain a VHR special use permit within 180 days, they shall only be authorized to operate as Tier 2 VHR (i.e. maximum of 10 occupants).
- 20.622.030 (F) A VHR special use permit for Tier 3 units may be granted by the VHR Advisory Board under the following conditions:
 1. The unit complies with all the applicable permit conditions including those required by 20.622.030 (E).

Tier 3 Process



2. The units is located sufficiently far away from all other residential buildings so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.
3. The number of parking spaces available on site for more than 10 persons is deemed adequate by the VHR Advisory Board and consistent with this chapter.
4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.
5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

Tier 3 Process

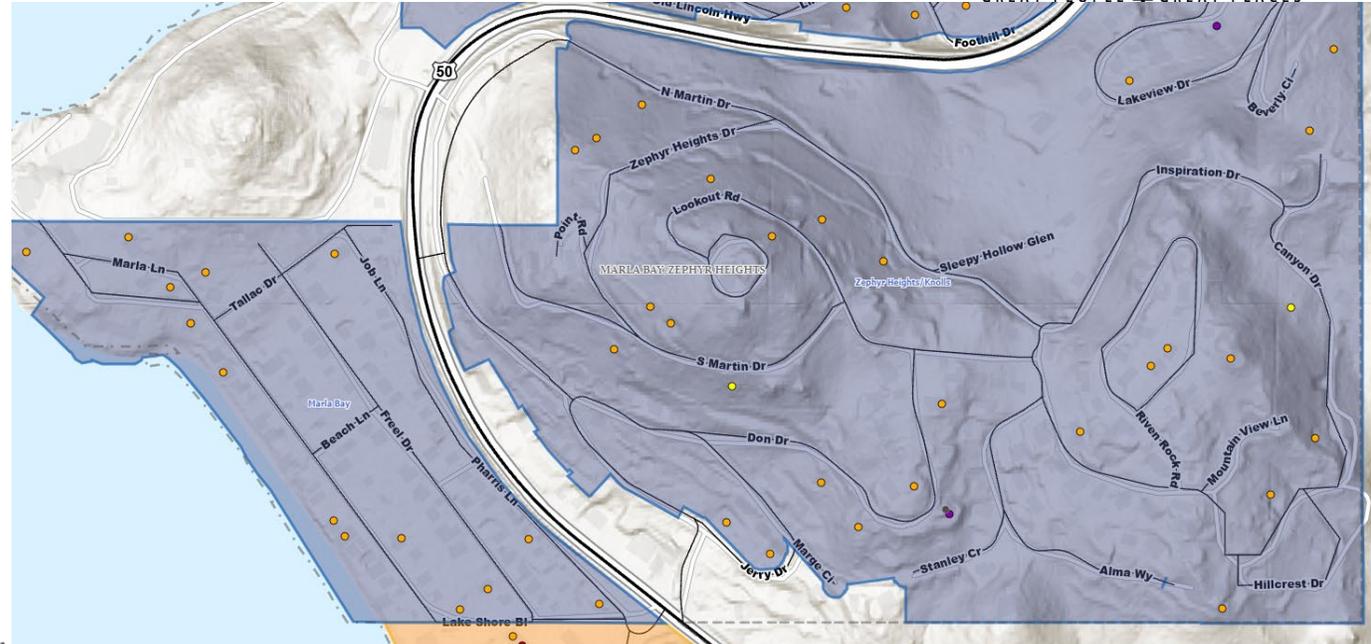
6. Provide proof of insurance for Tier 3 units of one-million dollars (\$1,000,000) of liability coverage
7. The prior history of the residence including the existence of any prior noise or parking problems.
8. For other reasons not specified herein which are unique to the location and circumstances related to the application.
9. Owner agrees to purchase and install noise monitoring devices at locations and in amounts specified by Douglas County prior to renting the unit.
10. Agreement by homeowner to not allow more than 50 people at all times and that guests of renters, exceeding the occupancy of the permit shall not be allowed during quiet hours. (Ord. 1588,2021; Ord. 1582,2021)



The Property



The Property



6. The prior history of the residence including the existence of any prior noise or parking problems.

Staff Response: 1 noise complaint to the Sheriff's Office - Determined not to be in violation of noise.

This neighborhood is designated as Single Family - Detached.

The neighborhood contains 283 housing parcels, of which 36 are Vacation Home Rentals (VHRs). The neighborhood could have a max of 42 VHR units. There is the potential to have 6 more VHR units. The VHR percentage for this neighborhood is 12.7%

The Property



Staff Pictures



Density to the right



Density across the street



Staff Pictures



Somewhat high density for a tier 3



The Property

Plot site plan



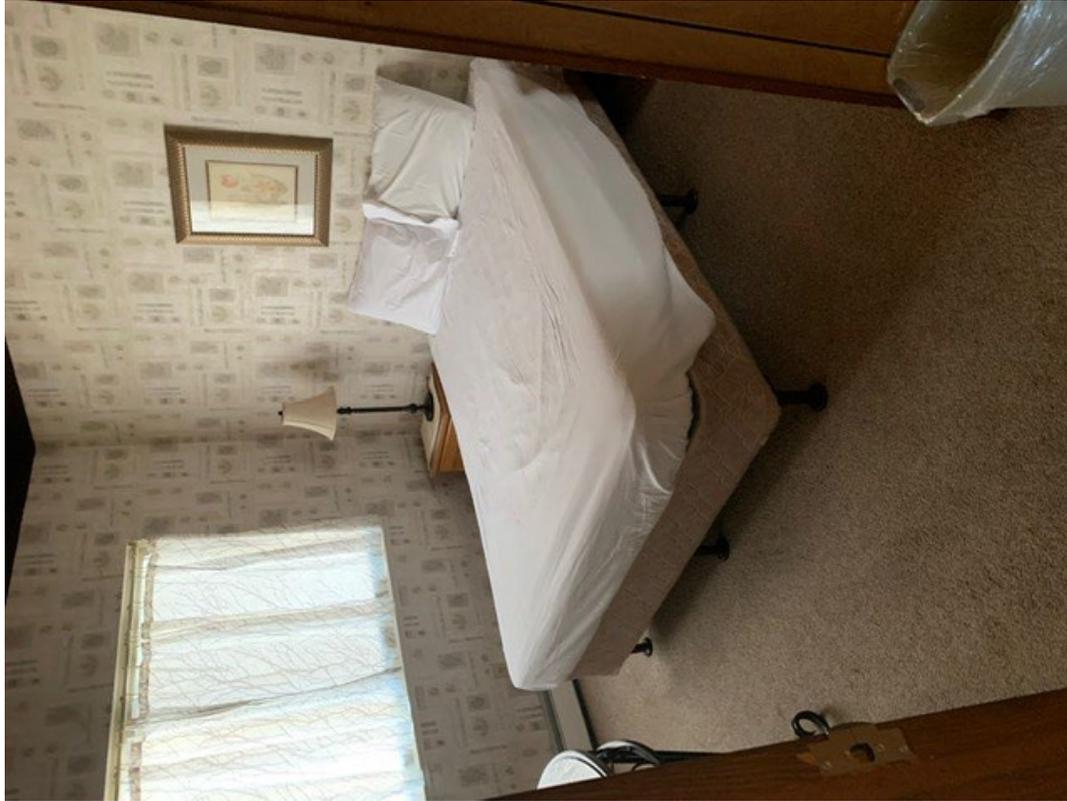
Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		
Total Additional Time: 0 minutes		
Inspection Time: 1 minutes		
Total Time: 1 minutes		
Summary:		
Overall Result: Violations corrected		
6 bedroom home		
Inspector Notes: This house is safe for the permitted # of occupants per the Douglas County Code.		
Inspector:		
Name: Rowlett, Kris		
Email(s): kris.rowlett, krowlett@tahoefire.com		

ACES

The Property



The Property



The Property



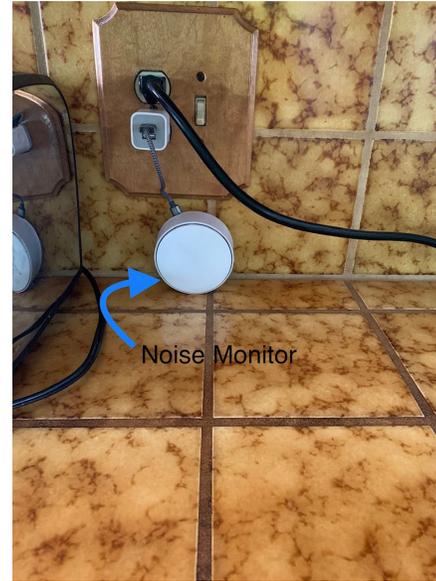
The Property



The Property



Noise Montors

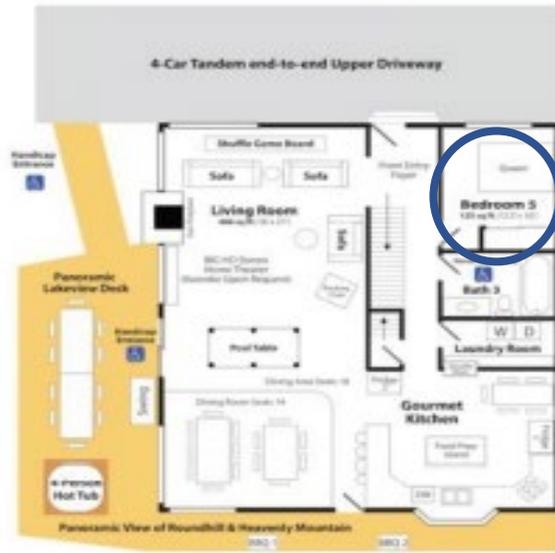


The Property bear box

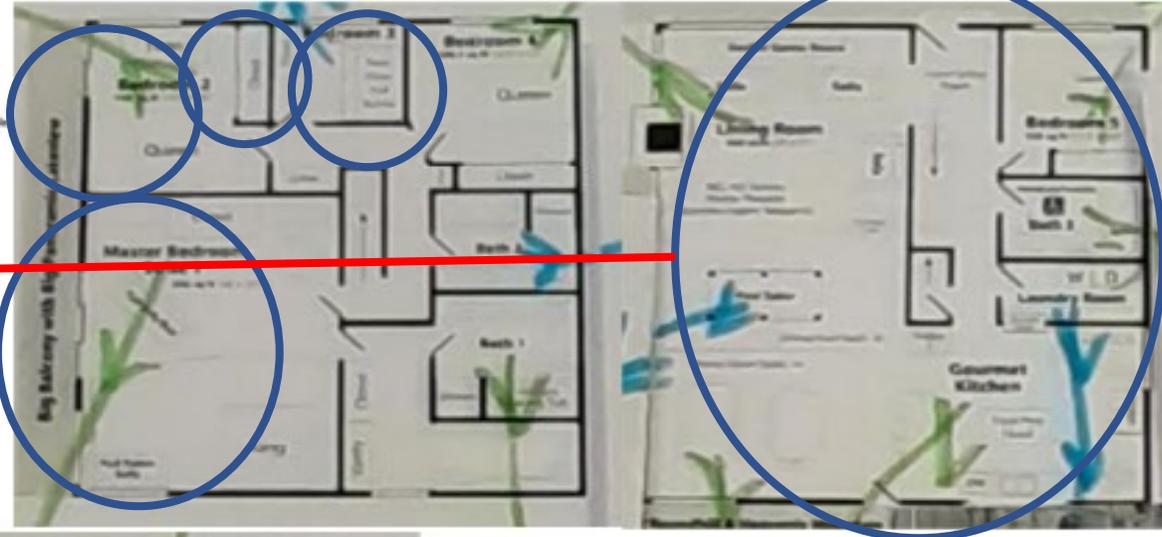


The Property

Plot site plan, Floor plans



Main Level
Lakeview Chalet (#106a)
610 Don Drive
Zephyr Cove, Nv 89448
1-Bedroom, 1-Bathroom
Handicap friendly (not ISOCA accessible)



1) Duplicate of item to left

Fire Inspection



Form: VHR Fire & Life
Safety Survey (ver. 1.22.2)

Tahoe Douglas Fire District

Occupancy: VHR: 08400901

Occupancy ID: VHR:08400901

Address: 610 Don DR
Zephyr Cove NV 89448

Inspection Type: Safety Survey

Inspection Date: 4/29/2022

Time In: 12:00

Authorized Date: 06/15/2022

By: Rowlett, Kris (237)

Time Out: 12:01

By: Rowlett, Kris (237)



Inspection Description:
Fire & Life Safety Survey for Vacation Home Rentals
Inspection Topics:
Exterior
<p>1 . Post a street address visible from street. (IF C 505 .1)</p> <p>New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.</p> <p>Status:</p> <p>Notes:</p>
<p>2. Gas meter protected and labeled. (IFC 603.9)</p> <p>Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier</p> <p>Status:</p> <p>Notes:</p>
<p>3. Defensible space maintained around structure. (IWUI 604.1)</p> <p>Non-fire-resistive vegetation or growth shall be kept clear of buildings or structures.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>4. Hot tub/sauna safety sign/rules posted. The safety sign shall include quiet hours. Emergency shut-off shall be visible and readily accessible.</p> <p>Status:</p> <p>Notes:</p>
Fire Extinguishers
<p>5. Provide extinguishers with minimum 2-A:10-B:C rating and properly mount on each floor. (IFC 903(1)).</p> <p>Extinguishers provided need to be appropriate to the type of hazard.</p> <p>Status:</p> <p>Notes:</p>
<p>6. Fire extinguishers located in conspicuous locations or indicated with proper signage. (IFC 906.6)</p> <p>Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.</p> <p>Status:</p> <p>Notes:</p>

Fire Inspection



<p>7. Extinguisher serviced and tagged annually or after each use. (IFC 906.2, NFPA 10) Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.</p> <p>Status: Notes:</p>
<p>Fire Protection Systems</p>
<p>8. Smoke detectors functional and within operable life (10 years). (IFC 901.6.1) The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.</p> <p>Status: Notes:</p>
<p>9. Smoke detectors installed in each sleeping area, outside each sleeping area in immediate vicinity and on each floor. Smoke detectors are to be interconnected or monitored, when applicable. (IRC R314.3) Location of smoke detectors allow occupants early warning of a fire event within the structure. Interconnected smoke detectors gives additional time for occupants to evacuate.</p> <p>Status: Notes:</p>
<p>10. Carbon monoxide alarms installed outside each sleeping area and on each floor. (IRC R315.2) Carbon monoxide alarms notify occupants when unsafe levels of carbon monoxide are present within the structure.</p> <p>Status: Notes:</p>
<p>11. Fire sprinkler systems in operable condition at all times, if applicable. (IFC 901.4.1) Life safety and fire protection equipment must be properly inspected and tested from time to time to assure its effective operation.</p> <p>Status: Notes:</p>
<p>Egress</p>
<p>12. Diagram depicting two evacuation routes posted on or immediately adjacent to main entry and every sleeping area door. (IFC 403.10.1.1) Evacuation maps will indicate to occupants the correct evacuation routes to reach safety.</p> <p>Status: Notes:</p>
<p>13. Egress window in each sleeping area. (IRC R310) Egress windows have an opening of at least 5.7 square feet which have: at least a 24 inch opening height; are at least 20 inches wide; and a sill height of not more than 44 inches.</p> <p>Status: Notes:</p>
<p>14. Emergency escape ladder located in each bedroom 3 stories or more above grade or whose egress window is greater than 16 feet above grade .. (IFC 1030.1) Emergency egress from third floor can become blocked in a fire due to fire growth. Emergency escape ladders give those occupants the ability to escape to ground level.</p> <p>Status: Notes:</p>
<p>15. Guard rails along open-sided walking surfaces including: stairs, ramps, and landings Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below any point within 36 inches horizontally to the edge of the open side.</p> <p>Status: Notes:</p>

Fire Inspection



Electrical
<p>16. Working space of 30" depth, 36" width, and 78" height provided in front of electrical service equipment. (IFC 604.3) Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.</p> <p>Status: PASS Notes:</p>
<p>17. Electrical breaker panel legibly and durably marked indicating purpose of circuits. (IFC 604.3.1) Labeling of electrical equipment assists emergency responders in identifying and then shutting down the electrical service controls during a fire or other emergency.</p> <p>Status: PASS Notes:</p>
<p>18. Identified electrical hazards shall be abated. (IFC 605.1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.</p> <p>Status: PASS Notes:</p>
General Fire Protection
<p>19. Water heater seismically braced and properly vented. (IRC P2801.8) Water heaters anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist horizontal force.</p> <p>Status: Notes:</p>
<p>20. Chimneys cleaned and inspected annually. (IFC 603.6) Chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outside air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard.</p> <p>Status: Notes:</p>
<p>21. Non-combustible ash can available for hot ashes, cinders, or smoldering coals. Disposal plan in place for removal of cooled materials. (IFC 305.2) Hot ashes, embers and cinders from fireplaces, stoves or other fireboxes must never be placed in a combustible container. Care must be taken when emptying containers to make sure no hot coals get dumped on paper waste or other combustible materials.</p> <p>Status: Notes:</p>
<p>22. LP-gas open-flame devices set back from combustible materials and building per manufacturer's instructions and listing. (IFC 308.1.4) Separation reduces the likelihood that a fire-starting or cooking ware-ups come in contact with combustible materials and wall construction.</p> <p>Status: Notes:</p>
<p>23. Charcoal and briquette cooking devices operated on non-combustible surface. Devices shall not operated on combustible balconies, combustible decks, or within 10 feet of combustible construction. (IFC 308.4.1) Prohibition on the use of charcoal and briquette cooking devices in locations described focuses on the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface, such as a wooden balcony or deck</p> <p>Status: Notes:</p>
<p>24. Required fire resistance rating of fire resistance rated construction shall be maintained. (IFC 703.1) Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated.</p> <p>Status: PASS Notes:</p>

Fire Inspection



Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

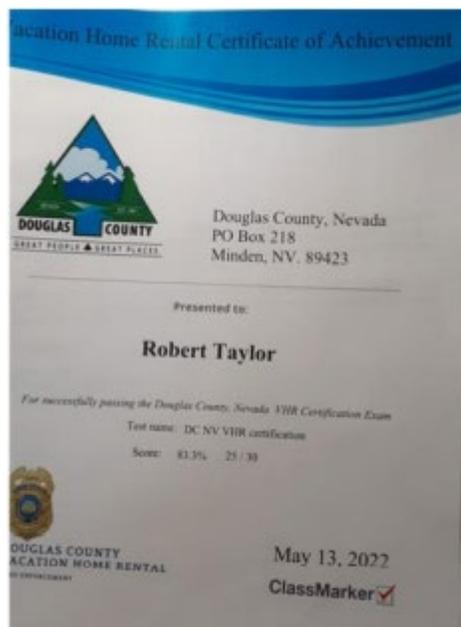
Total Additional Time: 0 minutes
Inspection Time: 1 minutes
Total Time: 1 minutes

Summary:
Overall Result: Violations corrected 6 bedroom home
Inspector Notes: This house is safe for the permitted # of occupants per the Douglas County Code.
Inspector:
Name: Rowlett, Kris Email(s): kris.rowlett, [REDACTED]

Inspector: Kris Rowlett

1) Application

Exam Certs; Application; DL (on file)



Robert Taylor is a representative of Tahoe Management Services

Lic# NV20071696027

Owner, Robert Taylor lives at 610 Don however when he's renting, he stays at The Pine Cone Resort located at 601 Hwy 50, Zephyr Cove #324

- **Owner:** Robert Taylor
- **24 hr Contact:** Tahoe Management Services
775-588-4504
- **PM:** Robert Taylor

601 Hwy 50, POB 800, Zephyr Cove, Lake Tahoe Nevada E. Shore, United States 89448.
Fax: (775) 588-6800 Email: 1TahoeCabin@Gmail.com

<https://www.besttahoevacationrentals.com/>

DBA 610 DON DR
Account # 08400901

DBA 610 DON DR
Bus Name
Address 610 DON DR
City ZEPHYR COVE, NV 89448
Location Inside
Loc. Type Residential
Mail Addr PO BOX 800
Mail City ZEPHYR COVE, NV 89448-0791
Mail (Add'l) ROBERT TAYLOR

Bus. Status VHR Permit
Lic. Status Pending-Taxpayer
Account # 08400901
License # VHRP20-1065
Phone
Alt Phone
Fax Num
Start Date
Close Date

Ownership
Expiration Date 05/15/2023
Rates STD - VHR Permit
Geo Areas

Additional Information		
E-Mail	1tahoecabin@gmail.com	Sales Tax
Website		FEIN --ON FILE--
License Desc		SEIN --
Business Type	004 - Vacation Home Rental Permit	State License
NAIC Code	531110 - Lessors Of Residential Buildings And Dwellings	Type
SIC Code	6514002 - Operators Of Dwellings (Four Or Fewer Housing Units)	Exp. Date

Custom Fields			
Master Key	VHRP20-1065	Parcel	131810416015
Permit Parking Spots	7	Max Occupancy	12
Agent Lic Num	B.1001759.LLC PM.	Garbage Provider (NO	South Tahoe Refug
Ea Bdrom Emerg Exit	True	Ea Bdrom min 70 sqft	True
Uses Garbage Service	True	Has Bear Proof Contair	True
Changes to Property	False	Inspection	True
TOT Paid?	True	Property Management	Tahoe Managemen
VHR New Application T	Tier 3	GID Name	Zephyr Heights
		Approved(Denied) Date	2020-05-15 02:24PM
		Permit Bedrooms	6
		Has HOA	False
		Height of Bdrom min 7ft	True
		Multiple Permits on Par	true
		Property located by GIC	True
		Garbage Service Acctol	13509700

50-person limit agreement/HoA



VACATION HOME RENTAL (VHRs)
HoA Affidavit

I ROBERT P. TAYLOR do hereby certify that my Vacation Home Rental (VHR) rental unit located at 610 DOW DR. Zephyr Cove, NV 89448 is not subject to covenants, conditions and restrictions (CC&R's) or bylaws that prohibits or limits the existence of VHR's.

I further certify that I have notified the HoA in writing where the unit is located and my intent to rent my home as a VHR.

Printed Name: ROBERT P. TAYLOR *Revised for notation of 5/17/2022*

Signature: Robert P. Taylor *Robert P. Taylor 5/17/2022*

Date: 5/17/22



Vacation Home Rental (VHRs)



VACATION HOME RENTAL (VHRs)
Agreement by Tier 3 Owner/Applicant



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

I ROBERT P. TAYLOR do hereby agree to restrict the use of my home located at 610 DOW DR. ZEPHYR COVE, NV 89448 to not more than fifty (50) persons at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(F)(9) of the Douglas County Code. I further agree to ensure the permit occupancy limit shall not be exceeded during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.

Printed Name: ROBERT P. TAYLOR *Revised for notation of 5/17/2022*

Signature: Robert P. Taylor *Robert P. Taylor*

Date: 5/17/2022 *5/17/2022*



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT



Owner Affidavit



Vacation Home Rental (VHRs) Owner Affidavit

 I, ROBERT P. TAYLOR am the Owner or the authorized managing director/trustee of an LLC, LLP, Corp. or Trust of the property located at the following Address and APN:
610 DON DR. ZEPHYR COVE NV. 89448
Vacation Home Rental Address VHR APN

and I do hereby declare, affirm and agree to the following:

1. I am the Owner or the managing director/partner of an LLC, corporation, partnership or other legal entity, or the authorized signatory of a trust, and I am legally authorized to fill out an application or bind my legal entity and that all information provided in conjunction with my VHR application and this Affidavit is true and correct and not misleading in any way.
2. I am aware that only one VHR permit will be issued unless I am otherwise exempt from this requirement under Chapter 20.622 of the Douglas County Code ("Code"). I further acknowledge or confirm that all VHR properties located in Douglas County that I own or control have been disclosed to Douglas County.
3. The property is not located in a subdivision that prohibits renting on a short term basis either via a home owners association ("HOA") or covenants, conditions and restrictions ("CC&Rs").
4. The Applicant has notified the HOA in writing of their intent to rent a home as a VHR and agrees to provide proof of such, including any response from the HOA, immediately upon demand to Douglas County staff if asked to do so.
5. By signing this application, the owner(s) attests that they, their agent(s) and their local contact person have read Douglas County's VHR Ordinance located at Chapter 20.622 of the Douglas County Code and agree to comply with Chapter 20.622 and all other applicable laws, ordinances and regulations applicable to the VHR program.

Page 1 of 4

Vacation Home Rental (VHRs) Owner Affidavit

 6. The local contact must pass the Douglas County VHR exam and agree to comply with the all terms and conditions set out in the ordinance.

7. Failure of the Applicant, agent or occupant of the VHR unit to comply with the provisions of Chapter 20.622 of the Douglas County Code may expose all parties to criminal prosecution and civil suits, fines and fees.
8. Applicant Understands that advertising or operating a VHR without a valid permit (including an expired permit) may result in a fine up to \$20,000. If a permit is not renewed prior to the expiration date the permit is null and void.
9. It is the obligation of the Owner to ensure the permit is renewed in a timely manner and Douglas County is not obligated to provide any notice of the permit's expiration.
10. Owner acknowledges that either the owner, agent or local contact person has or will post the required notices on the VHR rental premises as required in Chapter 20.622.
11. To notify Douglas County if any substantial changes are made to the VHR.
12. To notify Douglas County if my contact information or that of my property manager or local contact changes.
13. All permits issued pursuant to this chapter are subject to Standard Conditions attached to the permit application.
14. Restrict the use of this VHR unit to not more than fifty (50) persons at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(F)(5) of the Douglas County Code. I further agree to ensure the permit occupancy limit shall not be exceeded.

Page 2 of 4

Vacation Home Rental (VHRs) Owner Affidavit

 during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.

15. Owner, its employees and agents agrees to save, indemnify, and hold harmless Douglas County Nevada, its officers, employees, and agents against all liabilities, judgements, costs and expenses which may accrue against them in consequence of the granting of this permit, inspections or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances and laws related to the permitting and operation of a vacation home rental.
16. I agree that proper and legal removal of refuse/trash is my responsibility, and I will ensure that I, my cleaning service personnel and any other contractor and/or employee removes all refuse from the designated storage location to the location to be disposed of as stated below.
17. I agree to store all trash in a bear box or provide a bear proof trash solution acceptable to Douglas County on site for use by my VHR clients. In relation to this requirement I agree to provide one of the following:
 - a. A current and valid South Tahoe Refuse Account Number 13509700; or
 - b. Provide description of onsite reasonable bear proof storage solution to be approved Douglas County (provide pictures) and describe legal disposal where and how all trash is discarded:

Vacation Home Rental (VHRs) Owner Affidavit

 By signing this form, I agree that I must comply with all the above requirements as well as all Douglas County Code provisions applicable to my VHR which includes, but is not limited to, Chapter 20.622.

Owner of Record (includes authorized managing director, member or partner of LLC, LLP or Corp or a Trustee):

ROBERT P. TAYLOR Printed Name Robert P. Taylor Signature 5/1/22 Date

 DOUGLAS COUNTY VACATION HOME CODE ENFORCEMENT

Insurance Summary

03/04/2013 18:26 775886800

TAHCE MGNT

PAGE 02/04



Evidence of Insurance for Mortgagee/Other Interests



This form is not the contract of insurance. It is a memorandum of coverage limited to mortgagee/other interests, provided at their request and applicable to the dwelling or building at the location below. The provisions of the policy will prevail in all respects. This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy. Should the insurance policy be cancelled by the company before the expiration date thereof, notice will be given in accordance with the policy provisions.

Policy Number: 97523-29-81
Policy Type: Landlords Protector
Policy Status: In Force
Term Effective: 2/19/2022 12:01 AM
Renewal Date: 2/19/2023 12:01 AM
Insured: Robert Taylor
 PO Box 6660
 Stateline, NV 89449-6660

Underwritten By: Fire Insurance Exchange
 6301 Owensmouth Ave.
 Woodland Hills, CA 91367
Your Farmers Agent: Michael D Peyton
 770 Northwood Blvd Ste 10
 Incline Village, NV 89451-8271
 (775) 831-6233
 FAX: (775) 831-1160
 mpeyton@farmersagent.com

Your Insured Property

Property Address

610 Don Dr, Zephyr Cove, NV 89449
 vacation rental

Coverages

Coverage	Limit	Coverage	Limit
Coverage A - Dwelling	\$1,579,000	Coverage B - Separate Structures	\$157,900
Extended Replacement Cost	Not Covered	Coverage D - Loss of Rents	Covered
Coverage C - Personal Property	\$128,950	Coverage E - Business Liability per occurrence	\$1,000,000
Building Ordinance or Law	25%	Personal Injury	Covered
Coverage F - Medical Payments to Others	\$2,000		

Deductible

Type of Loss	Deductible
Applicable to each covered loss	\$5,000

estremow@douglasnv.us

Previous Permit



Douglas County Community Development Vacation Home Rental Permit

Account No. 08400901

Property Address : 610 DON DR ZEPHYR COVE, NV 89448

Issued to : ROBERT PAUL TAYLOR

Issued : May 16, 2021

Expires : May 15, 2022

24-hour Emergency Contact / Phone Number : None (775) 588-4504

Managing Agency / Phone Number : TAHOE MANAGEMENT SERVICES COMPANY , LLC (775) 588-4504

Local Contact/Phone Number : (775) 588-4504

Maximum Number of occupants allowed : 16

Maximum Number of vehicles allowed : 7

Parking Info : All parking from 11pm to 5am must be on-site. i.e. garage, driveway, hard surface parking areas or assigned common lots. No street parking is allowed during these hours. Street parking during any other time is based on local posted parking regulations. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash pickup day : Follow Instructions of the rental agreement. Keep secure inside till am of pickup or use bear proof containers.

Note : Trash or refuse cannot be stored outside during certain hours unless within a bear proof container. Occupant may be cited for disturbance or violating provisions of Douglas County Ordinance Title 20.622 Failure to comply with the parking and occupancy requirements is a violation.

Posted certificate must be made available for inspection by the Douglas County Code Enforcement Officer or Sheriff.

Douglas County Code Enforcement Contact : (775) 782 - 6214.

In case of emergency call 911.

Douglas County VHR Division



Temporary (180 day Provisional)



DOUGLAS COUNTY COMMUNITY DEVELOPMENT ANNUAL VACATION HOME RENTAL PERMIT

(Owner is responsible to renew (no more than 30 days) prior to the expiration date)

Permit No.: VHRP20-1065

HDL Account No.: 08400901

Date Permit Issued: May 16, 2022

Date Permit Expires: May 15, 2023

VHR Tier: Tier 3

Max Occupancy: 12

No. of Bedrooms: 6

Approved Parking Spaces: 7

VHR Property APN: 131810416015

VHR Property Address: 610 DON DR ZEPHYR COVE, NV 89448 Unit #: _____

Property Owner's Name: TAYLOR, ROBERT PAUL Owner's Phone #: (775) 588-4504

24-hour Emergency / Local Contact Name : TAHOE MANAGEMENT SERVICE Local Contact's #: (775) 588-4504

Managing Agency: TAHOE MANAGEMENT SERVICES COMPANY, LLC Agency Contact #: (775) 588-4504

Parking Info: All parked vehicles must have parking pass (Exhibit 2) and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash: Bear boxes are required. Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.

Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications on sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date.

Advertisements: All advertisements for units must include: (a) permit number; (b) maximum occupancy; (c) number of permitted parking stalls; (d) notice the renter will be issued a parking permit which must be displayed on the dashboard; and (e) quiet hours are between 9 p.m. and 8 a.m. and will be strictly enforced.

Also see attached **VHR Standard Conditions of the VHR Permit**

DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE : (775) 783 - 6027 IN CASE OF EMERGENCY CALL 911



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT


Douglas County VHR Division

For inquiries regarding this certificate, contact HDL Lodging Tax Division at douglascountytot@hdlogov.com
Posted certificate must be visible in the unit for inspection by the Douglas County Code Enforcement Officer or Sheriff.

Other

- 1) TOT Remittance viewed and on file
- 2) There is no "Trust" for this address



Assessor



[Assessor Home](#) | [Personal Property](#) | [Sales Data](#) | [Annual Taxes](#) | [Recorder Website](#)

Parcel Detail for Parcel # 1318-10-416-015

<p style="text-align: center;">Location</p> <p>Property Location 610 DON DR Town ZEPHYR HEIGHTS GID District 170.0 - ZEPHYR HEIGHTS GID Add'l Addresses Subdivision ZEPHYR HEIGHTS #2 Lot 14 Block 5 Parcel Map Property Name</p>	<p style="text-align: center;">Ownership</p> <p>Prior Parcel # 0000-05-191-130</p> <p>Assessed Owner Name TAYLOR, ROBERT PAUL Mailing Address PO BOX 800 Ownership History ZEPHYR COVE, NV 89448 Document History Legal Owner Name TAYLOR, ROBERT PAUL Vesting Doc #, Date 729928 09/12/2008 Year / Book / Page 08 / 9 / 2718 Map Document #s</p>																																																																																								
<p style="text-align: center;">Description</p> <p>Total Acres .260 Square Feet 11,326 Ag Acres .000 W/R Acres .000</p> <p style="text-align: center;">Improvements</p> <p>Single-family Detached 1 Non-dwelling Units 0 Single-family Attached 0 Mobile Home Hookups 0 Stories 2.0 Multiple-family Units 0 Wells 0 Garage Square Ft... 756 Mobile Homes 0 Septic Tanks 0 Attached / Detached B Total Dwelling Units 1 Buildings Sq Ft 0 Improvement List Residence Sq Ft 2,868 Improvement Sketches Basement Sq Ft 1,440 Improvement Photos Finished Basement SF 323</p>	<p style="text-align: center;">Appraisal Classifications</p> <p>Current Land Use Code 200 Code Table</p> <p>Zoning Code(s)</p> <p>Re-appraisal Group 5 Re-appraisal Year 2021 Original Construction Year 1978 Weighted Year</p> <p>Owner-Occupied or Rental for 2022-23 O</p>																																																																																								
<p style="text-align: center;">Assessed Valuation</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Assessed Values</th> <th>2022-23</th> <th>2021-22</th> <th>2020-21</th> </tr> </thead> <tbody> <tr><td>Land</td><td></td><td></td><td></td></tr> <tr><td>Improvements</td><td></td><td></td><td></td></tr> <tr><td>Personal Property</td><td></td><td></td><td></td></tr> <tr><td>Ag Land</td><td></td><td></td><td></td></tr> <tr><td>Exemptions</td><td></td><td></td><td></td></tr> <tr><td>Net Assessed Value</td><td></td><td></td><td></td></tr> <tr><td>Increased (New) Values</td><td></td><td></td><td></td></tr> <tr><td>Land</td><td></td><td></td><td></td></tr> <tr><td>Improvements</td><td></td><td></td><td></td></tr> <tr><td>Personal Property</td><td></td><td></td><td></td></tr> </tbody> </table>	Assessed Values	2022-23	2021-22	2020-21	Land				Improvements				Personal Property				Ag Land				Exemptions				Net Assessed Value				Increased (New) Values				Land				Improvements				Personal Property				<p style="text-align: center;">Taxable Valuation</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Taxable Values</th> <th>2022-23</th> <th>2021-22</th> <th>2020-21</th> </tr> </thead> <tbody> <tr><td>Land</td><td></td><td></td><td></td></tr> <tr><td>Improvements</td><td></td><td></td><td></td></tr> <tr><td>Personal Property</td><td></td><td></td><td></td></tr> <tr><td>Ag Land</td><td></td><td></td><td></td></tr> <tr><td>Exemptions</td><td></td><td></td><td></td></tr> <tr><td>Net Taxable Value</td><td></td><td></td><td></td></tr> <tr><td>Increased (New) Values</td><td></td><td></td><td></td></tr> <tr><td>Land</td><td></td><td></td><td></td></tr> <tr><td>Improvements</td><td></td><td></td><td></td></tr> <tr><td>Personal Property</td><td></td><td></td><td></td></tr> </tbody> </table>	Taxable Values	2022-23	2021-22	2020-21	Land				Improvements				Personal Property				Ag Land				Exemptions				Net Taxable Value				Increased (New) Values				Land				Improvements				Personal Property			
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[Back to Search List](#)

Advertising



610 Don Dr Zephyr Cove NV 89448 ✓

Possible Violations (0)
We found no violations for this property

License Information

Identification A02858

All (2) VRBO (1) Airbnb (1)

VRBO 217594 ✓ [History](#) [Not Live](#)

Host Tahoe Management Services Co, LLC Bedroom advertised 6

STR License displayed None Occupancy advertised 16

Unit type Full Unit First seen 2008-12-05

Airbnb 19623573 ✓ [History](#) [Not Live](#)

Host Robert Bedroom advertised 6

STR License displayed None Occupancy advertised 12

Unit type Full Unit First seen 2017-07-03

Booking Activities

Sep 2022							Oct 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
				\$700	\$757	\$757							\$757
4	5	6	7	8	9	10	2	3	4	5	6	7	8
\$700	\$700	\$700	\$700	\$700	\$757	\$757	\$700	\$700	\$700	\$700	\$700	\$757	\$757
11	12	13	14	15	16	17	9	10	11	12	13	14	15
\$700	\$700	\$700	\$700	\$700	\$757	\$757	\$700	\$700	\$700	\$700	\$700	\$757	\$757
18	19	20	21	22	23	24	16	17	18	19	20	21	22
\$700	\$700	\$700	\$700	\$700	\$757	\$757	\$700	\$700	\$700	\$700	\$700	\$757	\$757
25	26	27	28	29	30		23	24	25	26	27	28	29
\$757	\$700	\$700	\$700	\$700	\$757		\$700	\$700	\$700	\$700	\$700	\$757	\$757
							30	31					
							\$700	\$700					

Aggregate Statistics

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Ads not live on either system – currently (9/2/22)

Listing History

VRBO / Listing ID: 217594 Aug / 14 / 2022

Rentalscape - Sun Aug 14 00:59:54 2022 - https://www.vrbo.com/217594

Previous ads matched previous permit

Listing History

Airbnb / Listing ID: 19623573 Dec / 29 / 2021

Rentalscape - Fri Jun 10 01:51:41 2022 - https://www.airbnb.com/rooms/19623573



**VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM
COVER PAGE**

MEETING DATE: September 28, 2022

TIME REQUIRED:

AGENDA: ADMINISTRATIVE AGENDA

TITLE:

For possible action. Discussion on a Special Use Permit (SUP) application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for an 11 bedroom home, 22 person occupancy, located at 343 Tramway Dr. The owner is James Thulin, who currently has a Douglas County issued VHR Permit, Account No. 08400984 (APN #131930627027).

RECOMMENDED MOTION:

The VHR Advisory Board may:

1. Approve the application to obtain a Tier 3 SUP with maximum occupancy of 22 persons for 343 Tramway Dr., Stateline, NV, owned by James Thulin, given that the required findings have been met, and given the contents of the Staff Report and attached documents and public comment and subject to the condition Applicant works with staff to ensure that noise monitors are properly installed.

Alternatively, in the event the VHR Advisory Board believes the Tier 3 permit requirements have not been met, the VHR Advisory Board may:

2. Deny the application to obtain a Tier 3 SUP with maximum occupancy of 22 persons for 343 Tramway Dr, Stateline NV, owned by James Thulin, based on the inability to meet the required findings.

FINANCIAL IMPACT:

N/A

BACKGROUND:

On May 25, 2022, James Thulin began the process of commencing the VHR permit renewal process for

the property located at 343 Tramway Drive, Stateline, NV 89449 (Old VHR Permit VHRP20-1148, Occupancy of 26 for 11 bedrooms). The renewal application is for 11 bedrooms with a maximum occupancy of 22. Mr. Thulin received approval for his Tier 3 VHR Permit Account No. 08400984 on June 29, 2022, pending the outcome of the VHR Advisory Board decision within 180 days.

Mr. Thulin's first appearance before the VHR Advisory Board was on August 24, 2022. At that time, the VHR Advisory Board had questions about the management of the VHR, and the relationship between it and the attached property, 345 Tramway Drive. As Mr. Thulin was not present to answer questions, due to a medical emergency, the hearing was continued one month.

If the Tier 3 Special Use Permit (SUP) permit is denied, Mr. Thulin can operate 343 Tramway Drive as a Tier 2, with 10 occupants. If a Tier 3 SUP is approved, the permit will continue with the operation of the home owned by James Thulin with an occupancy of 22, unless the details of the permit are modified (occupancy number, parking, etc.), or the property is sold.

ATTACHMENTS:

[Staff Report Updated 09162022.pdf](#)

[343 Tramway Drive Final VHR Advisory.pdf](#)



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
Community Development Director

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

STAFF REPORT

Date: August 5, 2022
To: Vacation Home Rentals Advisory Board
From: Douglas County Code Enforcement
Subject: Public hearing on Special Use Permit application filed by James Thulin for a Tier 3 Vacation Home Rental.

Property Address: 343 Tramway Dr, Stateline NV 89449(APN 1319-30-627-027)

I. REQUEST

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for a 11 bedroom home, 22 County issued VHR Permit, Account No.08400984 (1319-30-627-027).

II. BACKGROUND AND EVALUATION

On May 25, 2022, James Thulin began the process of commencing the VHR permit renewal process for the property located at 343 Tramway Drive, Stateline, NV 89449 (Old VHR Permit VHRP20-1148, Occupancy of 26 for 11 bedrooms). 343 Tramway Drive is attached to a separate residence with an address of 345 Tramway Drive, Stateline, NV 89449, also owned by James Thulin. While 345 Tramway Drive was formerly permitted as a VHR, the permit was not renewed. Mr. Thulin does not have an active VHR permit for 345 Tramway Drive.

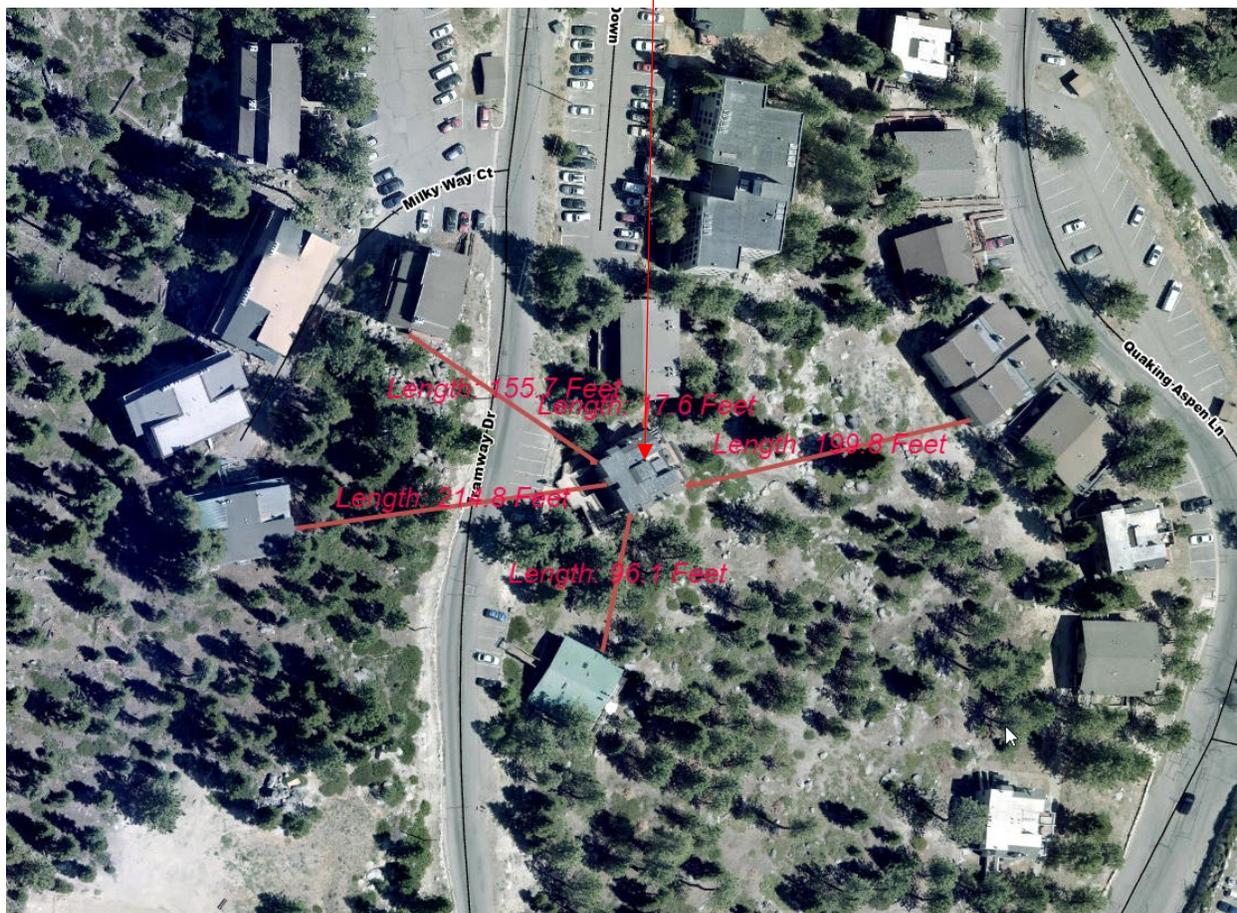
The new permit application for the subject property (343 Tramway Drive) is for 11 bedrooms with a maximum occupancy of 22. Mr. Thulin received approval for his Tier 3 VHR Permit Account No. 08400984 on June 29, 2022, pending the outcome of the VHR Advisory Board decision within 180 days. His first appearance before the VHR Advisory Board was on August 24, 2022. At that time, the VHR Advisory Board had questions about the management of the VHR, and the relationship between it and the attached property, 345 Tramway Drive. As Mr. Thulin was not present to answer questions, due to a medical emergency, the hearing was continued one month.

If the Tier 3 Special Use Permit (SUP) permit is denied, Mr. Thulin can operate 343 Tramway Drive as a Tier 2, with 10 occupants. If a Tier 3 SUP is approved, the permit will continue with the operation of the home owned by James Thulin with an occupancy of 22, unless the details of the permit are modified (occupancy number, parking, etc.), or the property is sold.

PROPERTY INFORMATION**Property Address:** 343 Tramway Dr, Stateline NV 89449 **APN:** 1319-30-627-027**Property Owner/s:** James Thulin **Address:** PO BOX 3000, STATELINE, NV 89449-3050**Property Manager:** Amber Fuller McDade **Phone Number:** 530-314-1353**Prop. Manager NV License #** 163829 **Office Location:** 5301 Longly Ln, STE A3
Reno, NV 89511**Emergency Contact:** Julio Loera **Emergency Phone:** 530-318-3328**Emergency Contact Physical address responding to a complaint:** Stateline**Maps reported time from physical address to VHR unit address:** <30 mins**VHR Account Number:** 08400984 **Previous VHR Account Number:** 08400984**Application Date:** 5/25/22 **Issue Date:** June 29, 2022**Expiration Date:** 6/28/22 **Fees Paid:** Yes**Complaints:** No Violations/Issues within the past year with DCSO or Code Enforcement**Insurance Company:** 360Insurance **Liability coverage amount:** \$1,000,000**Total Occupancy:** 22 **Total Bedrooms:** 11**Previous Maximum Occupancy:** 26 **Previous Approved Bedrooms:** 11**Total Parking:** 8 **Previous Approved Parking:** 4**Garage Parking:** 0 **Driveway Parking:** 8**Bear Proof Storage Solution:** Dumpsters**Refuse Service:** HOA **Bear Box:** No**Adjacent Residence #1:** 338 Milky Way Ct is 155 ft up a hill.**Adjacent Residence #2:** 761 Milky Way Ct is 211 ft up a hill is a **VHR****Adjacent Residence #3:** 339 Tramway D is 17.6 ft is a **VHR****Adjacent Residence #4:** 355 Tramway Dr is 96 ft**Adjacent Residence #5:** 356 Quaking Aspen Ln is 199 ft below is a **VHR****Adjacent Residence #6L** 345 Tramway Drive is directly above 343

The following image shows the neighborhood density of the proposed waitlist applicants for new VHRs along with existing permitted VHR homes in the Tahoe Village neighborhood. The current density of existing permits is at 13.1%.

345 Tramway is on top floor of 343



As required in Title 20.622.030 F. A VHR Special Use Permit for Tier 3 units may be granted by the VHR Advisory Board under the following 9 conditions. Staff has provided a response after each condition:

1. The unit complies with all applicable permit conditions including those required by 20.622.030 (E).

Staff Response: The application complies with all conditions and VHR Permit #08400984 was approved on June 29, 2022.

2. The unit is located sufficiently far away from all other residential buildings so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.

Staff Response: Per code, the VHR Advisory Board must make this determination. It should be noted that the closest adjacent residence 339 Tramway D is 17.6 ft is a VHR. A site plan with distances to the nearest four residences is attached to this report.

3. The number of parking spaces available on site for more than 10 persons is deemed adequate by the VHR Advisory Board and consistent with this chapter.

Staff Response: Per code, the VHR Advisory Board must make this determination. The applicant has submitted photos and a description showing 8 parking spaces available, 8 within the driveway.

4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.

Staff Response: The applicant has provided all documents as pertaining to adequate public facilities, i.e. sewer, water and trash, these documents are on file and noted in this report.

5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

Staff Response: The fire department has confirmed 11 requested bedrooms and has deemed the home safe to occupy at the requested occupancy of 22.

6. The prior history of the residence including the existence of any prior noise or parking problems.

Staff Response: No Violations/Issues within the past year with DCSO or Code Enforcement

7. For other reasons not specified herein which are unique to the location and circumstances related to the application.

Staff Response: This is to be determined by the VHR Board, based on the staff report, applicant's presentation and public comment submitted, but staff has not identified any additional issues.

8. James Thulin agrees to purchase and install noise monitoring devices at locations and in amounts specified by Douglas County prior to renting the unit.

Staff Response: The James Thulin has indicated that a noise monitor is installed in the home and provided a screenshot showing no recent noise issues. Staff has not verified and approved the location of the noise monitor but has added a condition to require a staff approved location.

9. Agreement by home James Thulin to not allow more than 50 people at all times and that guests of renters, exceeding the occupancy of the permit shall not be allowed during quiet hours.

Staff Response: The James Thulin has signed an agreement to restrict the use of the home to not more than fifty persons.

III. CONCLUSION & RECOMMENDATION

Staff has reviewed all documents submitted by James Thulin for his Tier 3 VHR Permit Account No. 08400984 on May 25, 2022. James Thulin has complied with all the requirements of Title 20.622.030(E) within 180 days of his VHR permit expiring. Staff has provided analysis of the documents and deems the Special Use permit be granted by the VHR Advisory Board. However, if the VHR Advisory Board does not agree, and James Thulin is denied, he can operate as a Tier 2, with 10 occupants.

Staff does recommend a condition be added to the approval requiring the applicant to provide the location of existing noise monitors on the site plan or floor plan, for staff approval.

IV. EXHIBITS

Per the Douglas County Application Submittal Requirements Checklist and Exhibit A, additional items are needed for a Tier 3 Special Use Permit. The additional items have been provided and are included in the exhibits below for the VHR Advisory Board's review.

The following exhibits are attached;

- A. Title 20.622.030(E)
- B. Application Submittal Requirements Checklist

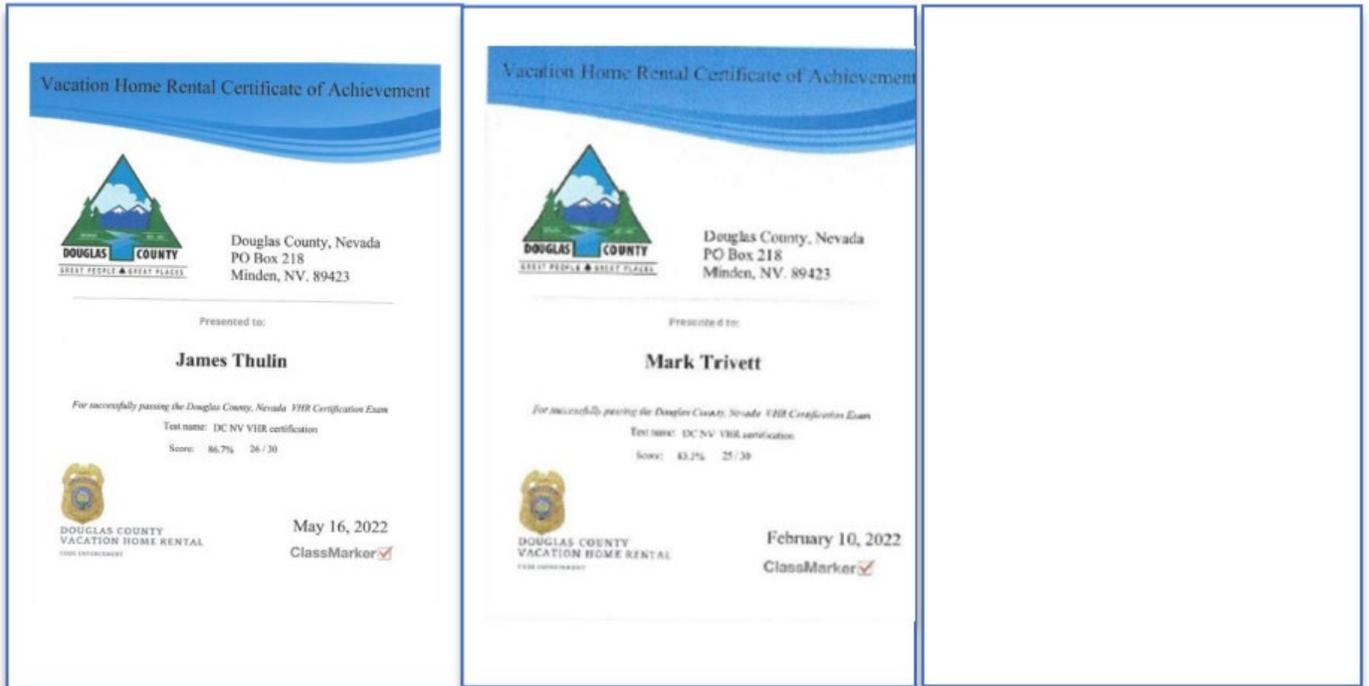
Exhibit 01

01a – Exam Certificates

01b – Application

01c – Drivers license (reviewed, on file)

01a) VHR Exam Certificates



DC NV VHR certification

 Jerry Williams

Points:	24 / 30
Percentage:	80%
Duration:	00:28:43
Date started:	Thu 7 Jul '22 09:40
Date finished:	Thu 7 Jul '22 10:09



Download
Certificate

Feedback

Congratulations, you have obtained your VHR certification

all questions

24 correct

6 incorrect

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Julio Loera

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test name: DC NV VHR certification

Score: 90% 27 / 30



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

December 28, 2021

ClassMarker

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Amber Fuller Mc Dade

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test name: DC NV VHR certification

Score: 80% 24 / 30



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

March 18, 2022

ClassMarker 

01b) Application

DBA **343 TRAMWAY DR**
Account # **08400984**

DBA	343 TRAMWAY DR	Bus. Status	VHR Permit	Ownership	
Bus Name		Lic. Status	Pending-Taxpayer	Expiration Date	06/28/2023
Address	343 TRAMWAY DR	Account #	08400984	Rates	STD - VHR Permit
City	STATELINE, NV 89449	License #	VHRP20-1148		
Location	Inside	Phone	(530) 314-2099		
Loc. Type		Alt Phone		Geo Areas	
Mail Addr	PO BOX 3000	Fax Num			
Mail City	STATELINE, NV 89449-3050	Start Date			
Mail (Add'l)	MARK TRIVET	Close Date			

Additional Information

E-Mail	jzbray@aol.com	Sales Tax	
Website		FEIN	--ON FILE--
License Desc		SEIN	--
Business Type	004 - Vacation Home Rental Permit	State License	
NAIC Code	-	Type	
SIC Code	-	Exp. Date	

Custom Fields

Master Key	VHRP20-1148	Parcel	131830627027	Permit Parking Spots	8
Max Occupancy	22	Permit Bedrooms	11	Name of HOA	TAHOE VILLAGE
Agent Lic Num	0185780	Garbage Provider (NO L)	TAHOE REFUSE	Has HOA	True
Ea Bdrom Emerg Exit	True	Ea Bdrom min 70 sqft	True	Height of Bdrom min 7ft	True
Uses Garbage Service (1)	True	Has Bear Proof Containe	True	Multiple Permits on Paro	false
Changes to Property	False	Inspection	True	Property located by GID?	True
TOT Paid?	True	Parcel	131830627027	Has HOA	True
Name of HOA	TAHOE VILLAGE	Changes to Property	False	Uses Garbage Service (1)	True
Garbage Provider (NO L)	TAHOE REFUSE	Has Bear Proof Containe	True	Max Occupancy	28
Property located by GID?	False	Property Management C	Tahoe Property Man.	Garbage Service Account	001 Commercial
VHR New Application Ty	Tier 3				

Exhibit 02a and 05c

02a – Fire District Inspection

05c – Number of bedrooms structure is safe to handle is indicated on page 4 by Fire Inspector Notes

02a – Fire District Inspection



Tahoe Douglas Fire District

Occupancy: VHR 343
Occupancy ID: VHR 343
Address: 343 Tramway DR
Stateline NV 89449

Inspection Type: Safety Survey
Inspection Date: 5/10/2022 By: Guevin, Eric (184)
Time In: 12:19 Time Out: 12:46
Authorized Date: 05/23/2022 By: Guevin, Eric (184)

Form: VHR Fire & Life
Safety Survey (ver. 1.22.2)

Inspection Description:

Fire & Life Safety Survey for Vacation Home Rentals

Inspection Topics:

Exterior

1. Post a street address visible from street. (IFC 505.1)

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

Status:
Notes:

2. Gas meter protected and labeled. (IFC 603.9)

Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier

Status:
Notes:

3. Defensible space maintained around structure. (IWU 604.1)

Non-fire-reactive vegetation or growth shall be kept clear of buildings or structures.

Status:
Notes:

4. Hot tub/hot tub safety sign/rules posted. The safety sign shall include quiet hours. Emergency shut-off shall be visible and readily accessible.

Status:
Notes:

Fire Extinguishers

5. Provide extinguishers with minimum 2-A-10-B-C rating and properly mount on each floor. (IFC 903.1)

Extinguishers provided need to be appropriate to the type of hazard.

Status:
Notes:

6. Fire extinguishers located in conspicuous locations or indicated with proper signage. (IFC 906.6)

Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

Status:
Notes:

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Page 1 of 4

7. Extinguisher serviced and tagged annually or after each use. (IFC 906.2, NFPA 10)

Annual maintenance will provide for proper charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.

Status:
Notes:

Fire Protection Systems

8. Smoke detectors functional and within operable life (10 years). (IFC 901.6.1)

The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.

Status:
Notes:

9. Smoke detectors installed in each sleeping area, outside each sleeping area in immediate vicinity and on each floor. Smoke detectors are to be interconnected or monitored, when applicable. (IFC R314.3)

Location of smoke detectors allow occupants early warning of a fire event within the structure. Interconnected smoke detectors gives additional time for occupants to evacuate.

Status:
Notes:

10. Carbon monoxide alarms installed outside each sleeping area and on each floor. (IFC R315.2)

Carbon monoxide alarms notify occupants when unsafe levels of carbon monoxide are present within the structure.

Status:
Notes:

11. Fire sprinkler systems in operable condition at all times, if applicable. (IFC 901.4.1)

Life safety and fire protection equipment must be properly inspected and tested from time to time to assure effective operation.

Status:
Notes:

Egress

12. Diagram depicting two evacuation routes posted on or immediately adjacent to main entry and every sleeping area door. (IFC 403.10.1.1)

Evacuation maps will indicate to occupants the correct evacuation routes to reach safety.

Status:
Notes:

13. Egress window in each sleeping area. (IFC R310)

Egress windows have an opening of at least 5.7 square feet which have: at least a 24 inch opening height; are at least 20 inches wide; and a sill height of not more than 44 inches.

Status:
Notes:

14. Emergency escape ladder located in each bedroom 3 stories or more above grade or whose egress window is greater than 16 feet above grade. (IFC 1030.1)

Emergency egress from third floor can become blocked in a fire due to fire growth. Emergency escape ladders give those occupants the ability to escape to ground level.

Status:
Notes:

15. Guard rails along open-sided walking surfaces including stairs, ramps, and landings

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below any point within 30 inches horizontally to the edge of the open side.

Status:
Notes:

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Page 2 of 4

Electrical

16. Working space of 30" depth, 36" width, and 78" height provided in front of electrical service equipment. (IFC 604.3)

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

Status:
Notes:

17. Electrical breaker panel legibly and durably marked indicating purpose of circuits. (IFC 604.3.1)

Labeling of electrical equipment assists emergency responders in identifying and then shutting down the electrical service controls during a fire or other emergency.

Status:
Notes:

18. Identified electrical hazards shall be abated. (IFC 605.1)

Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes and electrical shock or fire hazard shall not be used.

Status:
Notes:

General Fire Protection

19. Water heater seismically braced and properly vented. (IRC P2801.8)

Water heaters anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist horizontal force.

Status:
Notes:

20. Chimneys cleaned and inspected annually. (IFC 603.6)

Chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outside air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard.

Status:
Notes:

21. Non-combustible ash can available for hot ashes, cinders, or smoldering coals. Disposal plan in place for removal of cooled materials. (IFC 305.2)

Hot ashes, embers and cinders from freplaces, stoves or other freboxes must never be placed in a combustible container. Care must be taken when emptying containers to make sure no hot coals get dumped on paper waste or other combustible materials.

Status:
Notes:

22. LP-gas open-flame devices set back from combustible materials and building per manufacturer's instructions and listing. (IFC 308.1.4)

Separation reduces the likelihood that a fire-starting or cooking flare-ups come in contact with combustible materials and wall construction.

Status:
Notes:

23. Charcoal and briquette cooking devices operated on non-combustible surface. Devices shall not operated on combustible balconies, combustible decks, or within 10 feet of combustible construction. (IFC 308.4.1)

Prohibition on the use of charcoal and briquette cooking devices in locations described focuses on the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface, such as a wooden balcony or deck.

Status:
Notes:

24. Required fire resistance rating of fire resistance rated construction shall be maintained. (IFC 703.1)

Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated.

Status:
Notes:

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Page 3 of 4

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 27 minutes
Total Time: 27 minutes

Summary:

Overall Result: No violations found

Inspector Notes: Passed inspection

Inspector:

Name: Guevin, Eric
Email(s): eguevin,EGuevin@TahoeFire.Com

Printed on 05/23/22 at 12:26:41

Page 4 of 4

05c)

Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		
Total Additional Time: 0 minutes Inspection Time: 27 minutes Total Time: 27 minutes		
Summary:		
Overall Result: No violations found Inspector Notes: Passed inspection		
Inspector:		
Name: Guevin, Eric Email(s): eguevin, EGuevin@Tahoefire.Com		

Exhibit 03a, 03b, 03c, 03d

- 03a – Proof of Insurance (provided, on file)
- 03b – TOT Remittance form (provided, on file)
- 03c – Signed HoA Affidavit (provided, on file)
- 03d – Trust (provided, on file)

Exhibit 04a, 04b, 04c, 04d, 04e

04a – Plot site plan

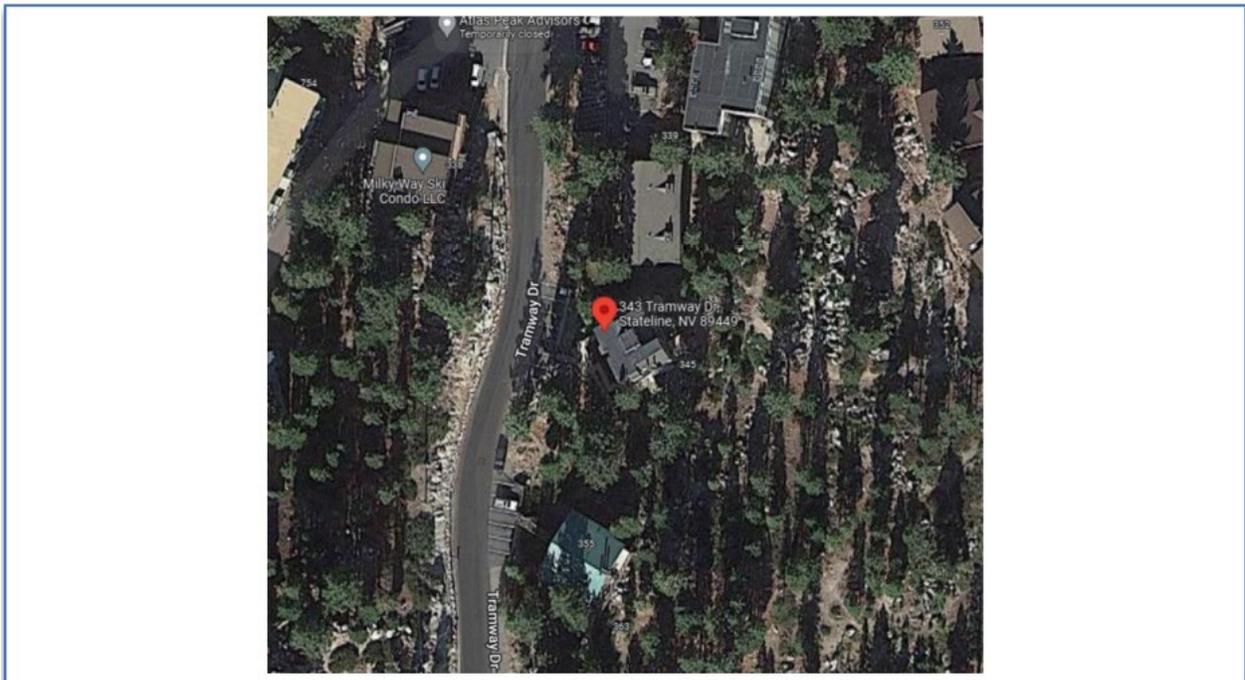
04b – Parking

04c – Photos of parking

04d – Floor plan of dwelling showing interior spaces

04e – Photo of bear box

04a – Plot site plan



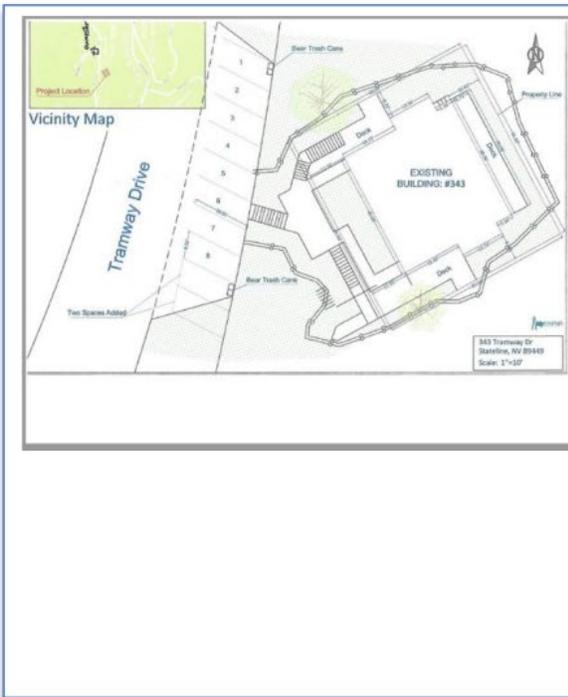
Per the Property Management Company for Tahoe Village, there are approximately 1800 “Public” parking spaces within Tahoe Village

This does not include the “Private” parking spaces. A private parking space would be a building with an underground parking garage. The Property Management Company does not manage the individual buildings, so they have no way of knowing how many private parking spaces there are.

04b/04c – Parking

Parking Diagram

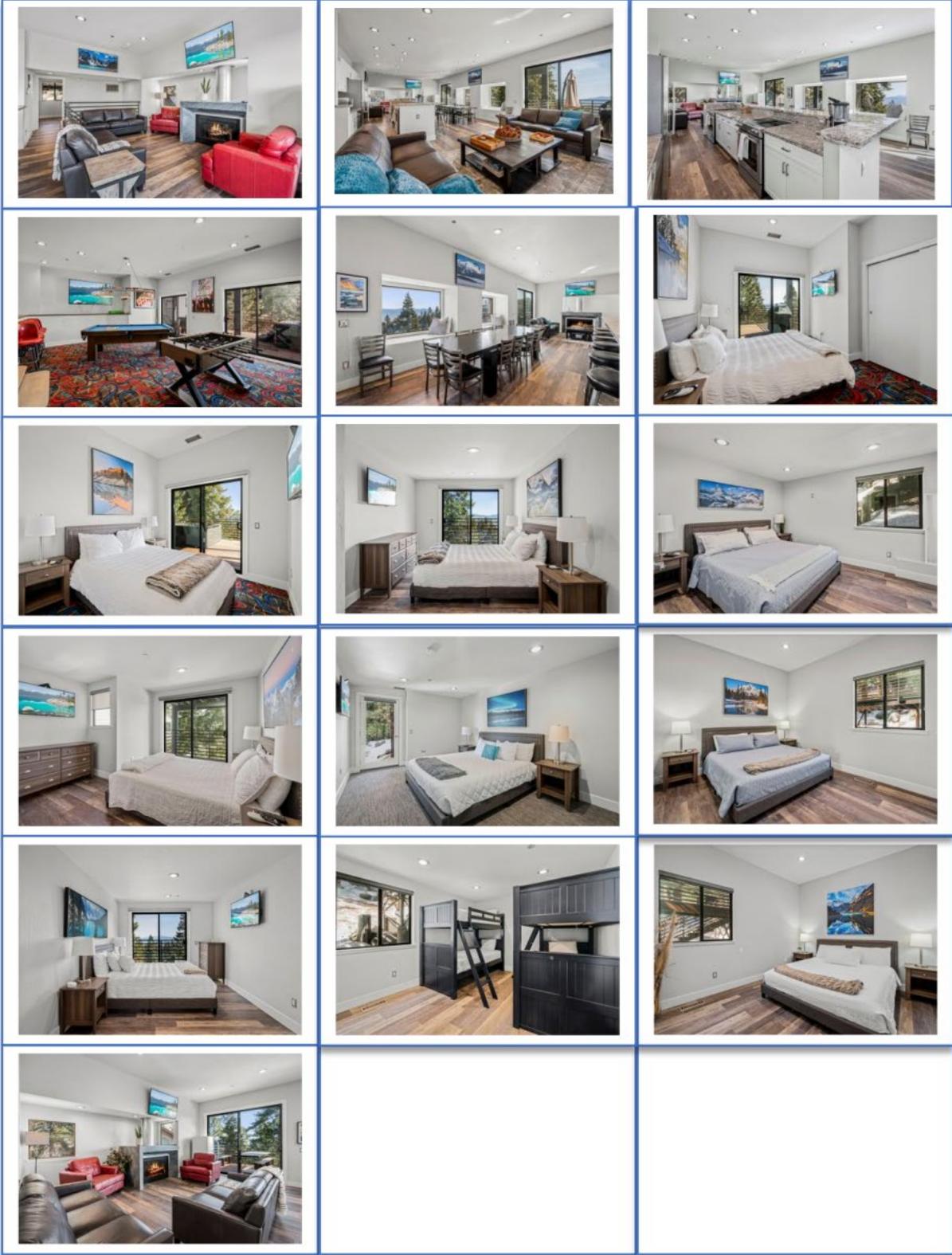
Parking Photo



04d - Floor plan of dwelling showing interior spaces



04d – Photos of Interior



04e – Photo of Bear Box



Exhibit 05a, 05b, 05d, 05e

05a – Site Vicinity Plan – Showing adjacent 4 homes and distance to adjacent homes (included in staff report)

05b – Proof of South Lake Tahoe Refuse & Recycling Services, water and sewer (documents reviewed, accepted and kept on file) **added refuse cert for Tahoe Village HOA**

05d – Note regarding prior history regarding complaint (included in staff report finding #6)

05e – Executed agreement limiting number of people to fifty (50) outside of quiet hours (on file)

05a – Site Vicinity Plan – Showing adjacent 4 homes and distance to adjacent homes (included in staff report)

05b – Proof of South Lake Tahoe Refuse & Recycling Services,

To whom it might concern:

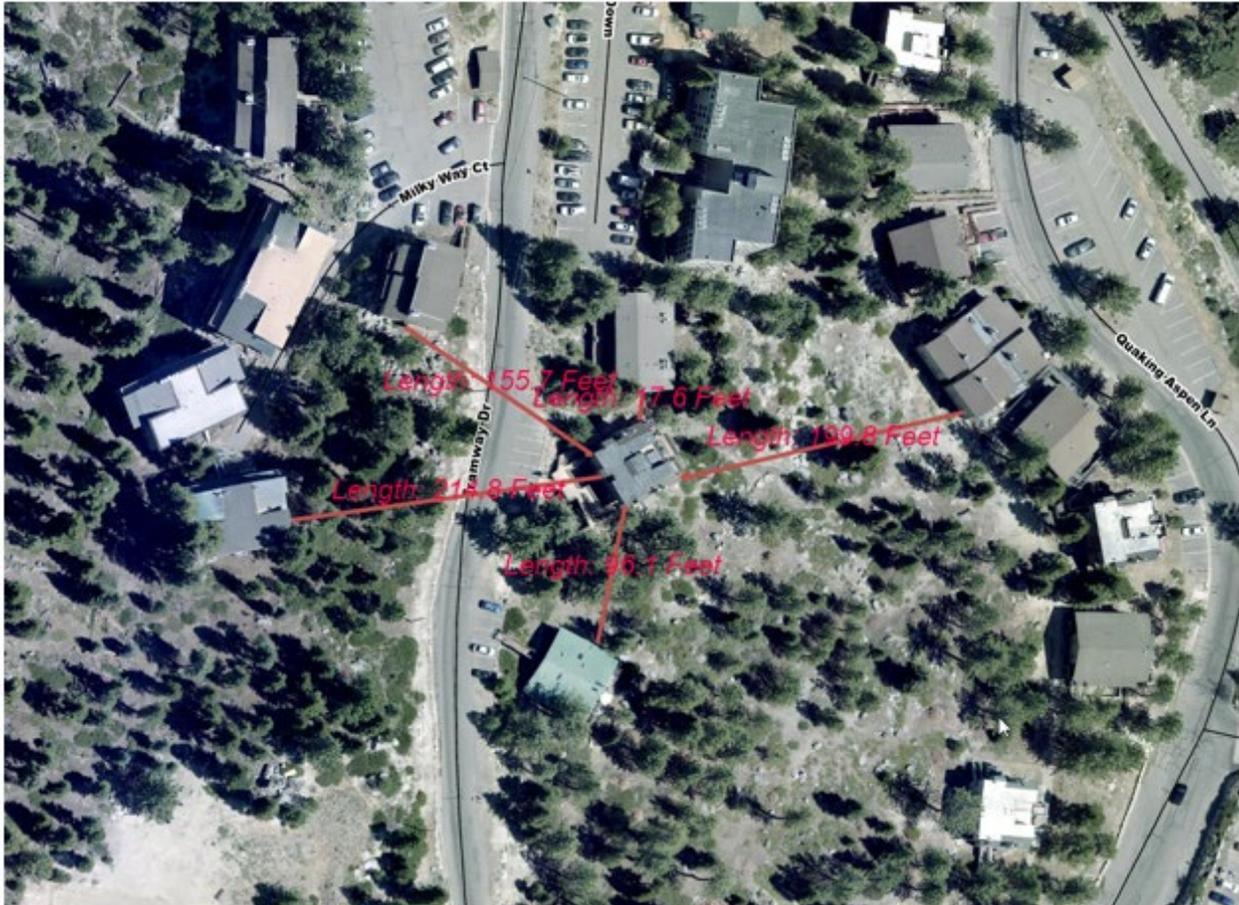
Tahoe Village HOA is responsible for the trash service on this address, since the account is commercial, there is not a specific account number that is attached to his unit address, building or name.

In addition, Tahoe Village does not have assign parking to any buildings or units.

Per Tahoe Village CC&R's first come first serve regardless of the location of the building: owners, guest and tenants can park anywhere on the Village and there are no restrictions on the number of cars a unit can park in the parking lots.

Feel free to contact me if you have any questions.

Sincerely
Abril Vivanco
Tahoe Village Community Manager
Ph. 775.588.7820 Fax. 775.588.4387
Email: Abril.Vivanco@fsresidential.com



339 Tramway is a VHR

7 VHRs below property

Tahoe Village

This neighborhood is designated as

Single Family - Attached.

The neighborhood contains 962 housing parcels, of which 135 are Vacation Home Rentals (VHRs).

The neighborhood could have a max of 192 VHR units. There is the potential to have 57.000000 more VHR units.

The VHR percentage for this neighborhood is 14.0%

05d - Note regarding prior history regarding complaint

1. The prior history of the residence including the existence of any prior noise or parking problems.

Staff Response: NO Violations/Issues

Exhibit 06a

06a – Noise Monitor Information

06b – Occupancy Agreement

06a – Noise Monitor



06b – Occupancy Agreement



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

VACATION HOME RENTAL (VHRs)
Agreement by Tier 3 Owner/Applicant



I, James Thulin, do hereby agree to restrict the use of my home located at 343 Tramway Dr., Stateline, NV 89449 to not more than fifty (50) persons at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(F)(9) of the Douglas County Code. I further agree to ensure the permit occupancy limit shall not be exceeded during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.

Printed Name: James Thulin

Signature: [Handwritten Signature]

Date: 5/27/22

LETTER OF AUTHORIZATION

James Thulin is/are the applicant(s) ("applicant") for a vacation home rental permit. By signing this application form, the applicant is confirming the following:

1. Applicant is the legal owner of the property being considered under this application.
2. All of the information submitted in support of this application is true and correct. If any information submitted in support of this application is false and misleading, the application may be denied or any permit issued based on false or misleading information may be suspended or revoked.
3. Before signing this application, the applicant has read Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622) and by signing this application form, the applicant acknowledges they have read the code and agrees to comply with the terms of the ordinance.
4. Applicant also acknowledges that the owner or agent will post the vacation rental unit with the notice required in DCC 20.622.090

Owners of Record: (include additional sheets if necessary)

James Thulin [Signature]
Printed Name Signature/Date

Printed Name Signature/Date

343 Tramway Dr. Stateline, NV 08400984
Vacation Home Rental Address 89449 Permit Number

AGENCY AUTHORIZATION

[Signature] is/are the agent(s) ("agent") for a vacation home rental permit which is being considered under this application. By signing this application form, the agent is confirming the following:

1. All permits must be issued only to the owner of vacation home rental property.
2. The owner of the vacation home rental property is responsible for compliance with the provisions of Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622).
3. The agent's or the occupant's failure to comply with the provisions of the Lake Tahoe vacation home rental ordinance may expose the agent or the occupant or both to criminal penalties or private civil actions seeking enforcement of the ordinance. The agent's or the occupant's failure to comply with the provisions of the Lake Tahoe vacation home rental ordinance may expose the property owner to criminal penalties, administrative discipline of the owner's permit to operate a vacation home rental property, or private civil actions seeking enforcement of the ordinance.
4. Before signing this application, the agent has read Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622) and by signing this application form, the agent acknowledges they have read the code and agrees to comply with the terms of the ordinance.

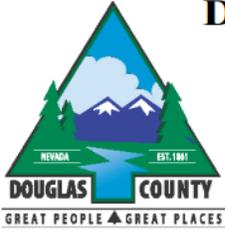
Agents: (include additional sheets if necessary)

JERRY Williams 5/27/02
Printed Name Signature/Date

Exhibit 08a

08a – New and Old VHR Permit

 <p>DOUGLAS COUNTY GREAT PEOPLE ▲ GREAT PLACES</p>	DOUGLAS COUNTY COMMUNITY DEVELOPMENT	
	ANNUAL VACATION HOME RENTAL PERMIT <small>(Owner is responsible to renew (no more than 30 days) prior to the expiration date)</small>	
Permit No.: VHRP20-1148	HDL Account No.: 08400984	
Date Permit Issued: June 29, 2022	Date Permit Expires: June 28, 2023	
VHR Tier: Tier 3	Max Occupancy: 22	
No. of Bedrooms: 11	Approved Parking Spaces: 8	
VHR Property APN: 131930627027		
VHR Property Address: <u>343 TRAMWAY DR STATELINE, NV 89449</u>	Unit #: _____	
Property Owner's Name: <u>THULIN, JAMES</u>	Owner's Phone #: <u>(530) 314-2099</u>	
24-hour Emergency / Local Contact Name : <u>JULIO LOERA</u>	Local Contact's #: <u>(530) 318-3328</u>	
Managing Agency: <u>AMBER MCDADE</u>	Agency Contact #: <u>(530) 314-1353</u>	
Parking Info: All parked vehicles must have parking pass (Exhibit 2) and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).		
Trash: Bear boxes are required. Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.		
Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications on sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date.		
Advertisements: All advertisements for units must include: (a) permit number; (b) maximum occupancy; (c) number of permitted parking stalls; (d) notice the renter will be issued a parking permit which must be displayed on the dashboard; and (e) quiet hours are between 9 p.m. and 8 a.m. and will be strictly enforced.		
Also see attached VHR Standard Conditions of the VHR Permit		
	DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE : (775) 783 - 6027 IN CASE OF EMERGENCY CALL 911	
DOUGLAS COUNTY VACATION HOME RENTAL CODE ENFORCEMENT	 _____ Douglas County VHR Division	
For inquiries regarding this certificate, contact HDL Lodging Tax Division at douglascountytcl@hdlgov.com Posted certificate must be visible in the unit for inspection by the Douglas County Code Enforcement Officer or Sheriff.		



Douglas County Community Development Vacation Home Rental Permit

VHRP No. VHRP20-1148

Property Address: 343 Tramway Dr, Stateline, NV 89449

Issued to: James Thulin

Issued: Jul 23, 2020

Expires: Jul 23, 2021

24-hour Emergency Contact/Phone: Julio Loera 530-318-3328

Managing Agency/Phone Number: Amber MCDADE 530-314-1353

Public/Community Parking: Yes Assigned/Designated Parking: Yes

Maximum number of occupants allowed: 26

of assigned parking: 4

Parking Info: All parking from 11pm to 5am must be on-site. i.e. garage, driveway, hard surface parking areas or assigned common lots. No street parking is allowed during these hours. Street parking during any other time is based on local posted parking regulations. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash pickup day: Follow instructions of the rental agreement. Keep secure inside till am of pickup or use bear proof containers.

Note: Trash or refuse cannot be stored outside during certain hours unless within a bear proof container.

Occupant may be cited for disturbance or violating provisions of Douglas County Ordinance Title 20.622

Failure to comply with the parking and occupancy requirements is a violation.

Posted certificate must be made available for inspection by the Douglas County Code Enforcement Officer or Sheriff.

Douglas County Code Enforcement Contact Number: (775) 782-6214

In case of emergency call 911.

T. H. DORR
Douglas County Community Development

09a - Assessor Data

09a - Assessor Data



DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Annual Taxes](#)
[Recorder Website](#)

Parcel Detail for Parcel # 1319-30-627-027

Prior Parcel # [1319-30-627-023](#)

Location

Property Location [343 TRAMWAY DR](#)
 Town [KINGSBURY GID/CWS](#)
 District [430.0 - KINGSBURY GID/CWS](#) [Add'l Addresses](#)
 Subdivision [TAHOE VILLAGE #1](#) Lot [102A](#) Block [Parcel Map](#)
 Property Name

Ownership

Assessed Owner Name [THULIN, JAMES](#)
 Mailing Address [PO BOX 3936](#) [Ownership History](#)
[STATELINE, NV 89449](#) [Document History](#)
 Legal Owner Name [THULIN, JAMES](#)
[838247](#)
 Vesting Doc #, Date [02/14/2014](#) Year / Book / Page [14 / 2 / 2390](#)
 Map Document #s [912007](#)

Description

Total Acres [.045](#) Square Feet [1,950](#)
 Ag Acres [.000](#) W/R Acres [.000](#)

Improvements

Single-family Detached 0	Non-dwelling Units 0	
Single-family Attached 1	Mobile Home Hookups 0	Stories 2.0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 1	Buildings Sq Ft 0	

[Improvement List](#)
[Improvement Sketches](#)
[Improvement Photos](#)

Residence Sq Ft [3,120](#)
 Basement Sq Ft [1,592](#)
 Finished Basement SF [1,592](#)

Appraisal Classifications

Current Land Use Code [240](#) [Code Table](#)

Zoning Code(s)

Re-appraisal Group [1](#) Re-appraisal Year [2021](#)
 Original Construction Year [1981](#) Weighted Year [2000](#)

Assessed Valuation

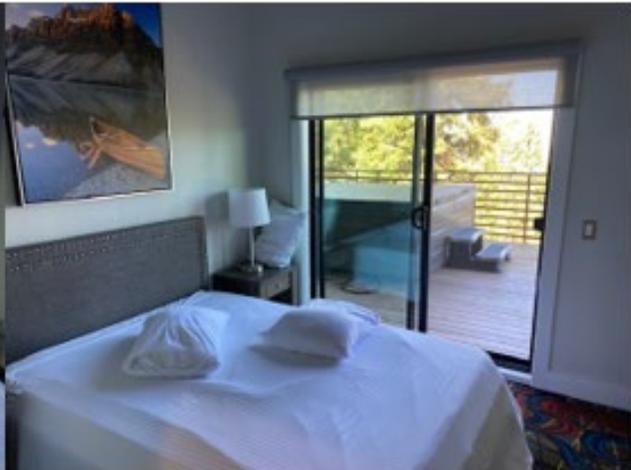
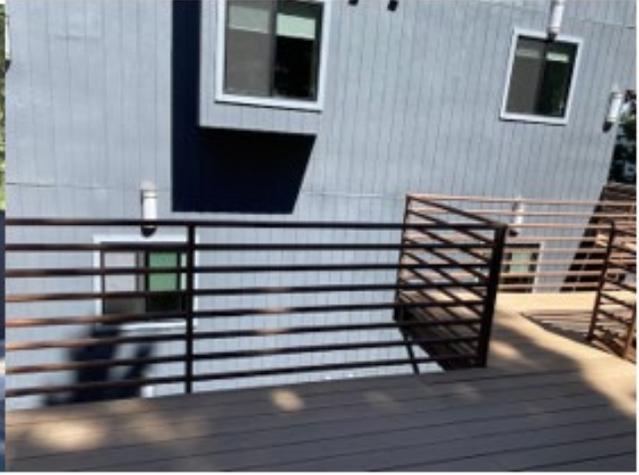
Assessed Values	2022-23	2021-22	2020-21
Land	57,750	52,500	52,500
Improvements	108,586	104,296	102,758
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	166,336	156,796	155,258
Increased (New) Values			
Land	0	0	0
Improvements	0	0	38,798
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2022-23	2021-22	2020-21
Land	165,000	150,000	150,000
Improvements	310,246	297,989	293,594
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	475,246	447,989	443,594
Increased (New) Values			
Land	0	0	0
Improvements	0	0	110,851
Personal Property	0	0	0

[Back to Search List](#)

Supplemental Photos from Vacation Home Rental Manager







**COMMERCIAL GENERAL
LIABILITY COVERAGE PART
DECLARATIONS**

Policy Number: [REDACTED]

Effective Date: 8/19/2022 12:01AM

Agent# H02111

See Supplemental Schedule

LIMITS OF INSURANCE

\$ 2,000,000	General Aggregate Limit (Other Than Products - Completed operations)
\$ Excluded	Products/Completed Operations Aggregate Limit
\$ Excluded	Personal and Advertising Injury Limit
\$ 1,000,000	Each Occurrence Limit
\$ 100,000	Fire Damage Legal Liability (Any One Fire)
\$ 5,000	Medical Expense Limit (Any One Person)

FORM OF BUSINESS:

Individual Partnership Corporation Other: _____

Business Description: OWNER: OVERNIGHT CHALET RENTALS

Location of All Premises You Own, Rent or Occupy: SEE SCHEDULE ATTACHED

AUDIT PERIOD, ANNUAL, UNLESS OTHERWISE STATED:

Classifications	Code No.	Premium Basis	Rates		Advance Premium		
			Prem./ Ops.	Prod./ Comp.Ops	Prem./ Ops.	Prod./ Comp.Ops	
SEE SCHEDULE ATTACHED							
TOTAL PREMIUM FOR THIS COVERAGE PART:					\$	525	\$ Excluded

FORM(S) AND ENDORSEMENT(S) APPLICABLE TO THIS COVERAGE PART:

Refer To Forms Schedule.

**COMMERCIAL GENERAL
LIABILITY COVERAGE PART
SUPPLEMENTAL SCHEDULE**

Policy Number: 02PRM101530-01

Effective Date: 8/19/2022 12:01AM

Agent# H02111

Classifications	Code No.	Premium Basis	Rates		Advance Premiums	
			Prem./ Ops.	Prod./ Comp. Ops.	Prem./ Ops.	Prod./ Comp. Ops.
Location 1 Short-term Residential Rental	45192-01	2 Each Dwelling	262.618	Excl	\$525	Excl

**VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM
COVER PAGE**

MEETING DATE: September 28, 2022

TIME REQUIRED: 20 minutes

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for a 7 bedroom home, 14 person occupancy, located at 626 Jeff Lane, Glenbrook NV 89413. The owner is SSL PROPERTIES LLC (Hanh Dao, Luan Le), who currently has a Douglas County issued VHR Permit, Account No. 08400422 (APN 1319-19-310-012). (Tom Dallaire)

RECOMMENDED MOTION:

The VHR Advisory Board May:

1. Approve the application to obtain a Tier 3 Vacation Home Rental Special Use Permit with a maximum occupancy of 14 persons for 626 Jeff Lane in Glenbrook (Stateline), NV owned by SSL Properties LLC given that the required findings have been met, based upon the contents of the Staff Report, attached documents, and public comment, with the staff recommended condition for noise monitoring locations to be reviewed and approved by the Director or his designee.

Alternatively in the event the VHR Advisory Board believes the Tier 3 permit requirements have not been met;

2. Deny the Special Use Permit application to obtain a Tier 3 Vacation Home Rental permit with a maximum occupancy of 14 persons for 626 Jeff Lane in Glenbrook (Stateline), NV owned by SSL Properties LLC, based on the inability to meet the required findings.

FINANCIAL IMPACT:

None.

BACKGROUND:

On or about December 29, 2020, VHR Permit number 08400422 (the “VHR Permit”) was renewed and

reissued to James Richter, the then-owner of 626 Jeff Lane in Stateline, Nevada (the “Property”). In May of 2021, Mr. Richter conveyed the Property to SSL Properties LLC, a limited liability company which he owned and managed as sole member. Mr. Richter then obtained a modification to the Permit such that it listed SSL Properties LLC as the permittee. With the Permit now in the name of SSL Properties LLC, he transferred ownership of SSL Properties LLC to Hanh Dao and Luan Le, effectively making Hanh Dao and Luan Le the holders of the Permit. While the current VHR Ordinance expressly prohibits this type of transfer, Mr. Richter completed the transaction before the current VHR Ordinance could take effect.

On or about December 10, 2021, SSL Properties LLC (Hanh Dao, Luan Le) began the process of renewing the VHR Permit for the Property. The VHR Permit previously allowed for an occupancy of 18 across 7 bedrooms. The new permit application is a maximum occupancy of 14 across 7 bedrooms. SSL Properties LLC (Hanh Dao, Luan Le) received approval for a Tier 3 VHR Permit (still under account number 08400422) on or about December 29, 2021, pending the review of the VHR Advisory Board.

On or about June 13, 2022, the County revoked the VHR Permit on the basis that the transfer of the Property from James Richter to SSL Properties LLC had invalidated the VHR Permit. SSL Properties LLC (Hanh Dao, Luan Le) appealed the revocation. On or about August 24, 2022, upon reviewing new documentation provided by SSL Properties LLC (Hanh Dao, Luan Le) and in consideration of the VHR Ordinance in effect at the time of the transfer, the County agreed to settle the appeal and reinstate the VHR Permit. SSL Properties LLC (Hanh Dao, Luan Le) agreed to operate as a Tier 2, with 10 occupants, pending the VHR Advisory Board’s review of the Tier 3 VHR Permit application.

If the Tier 3 Special Use Permit (SUP) is approved, SSL Properties LLC (Hanh Dao, Luan Le) can operate as a Tier 3, with a maximum occupancy of 14, unless the details of the permit are modified (occupancy number, parking, etc.), or the property or LLC is sold. If the Tier 3 SUP is denied, SSL Properties LLC (Hanh Dao, Luan Le) can operate as a Tier 2, with 10 occupants.

ATTACHMENTS:

[000 Updated Staff Report \(September 2022\).pdf](#)

[626 Jeff Lane Tier 3 Presentation.pdf](#)



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
Community Development Director

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

UPDATED STAFF REPORT

Date: September 12, 2022
To: Vacation Home Rentals Advisory Board
From: Douglas County Code Enforcement
Subject: Public hearing on Special Use Permit application filed by SSL PROPERTIES LLC (Hanh Dao, Luan Le) for a Tier 3 Vacation Home Rental.

Property: 626 Jeff Lane, Glenbrook (Stateline) NV 89413 (APN 1319-19-310-012)

I. REQUEST

For possible action. Discussion on a Special Use Permit application to obtain a Tier 3 Vacation Home Rental Permit. The subject application is for a 7 bedroom home, 14 person occupancy, located at 626 Jeff Lane, Glenbrook NV 89413. The owner is SSL PROPERTIES LLC (Hanh Dao, Luan Le), who currently has a Douglas County (the "County") issued VHR Permit, Account No. 08400422 (APN 1319-19-310-012).

II. BACKGROUND AND EVALUATION

On or about December 29, 2020, VHR Permit number 08400422 (the "VHR Permit") was renewed and reissued to James Richter, the then-owner of 626 Jeff Lane in Stateline, Nevada (the "Property"). In May of 2021, Mr. Richter conveyed the Property to SSL Properties LLC, a limited liability company which he owned and managed as sole member. Mr. Richter then obtained a modification to the Permit such that it listed SSL Properties LLC as the permittee. With the Permit now in the name of SSL Properties LLC, he transferred ownership of SSL Properties LLC to Hanh Dao and Luan Le, effectively making Hanh Dao and Luan Le the holders of the Permit. While the current VHR Ordinance expressly prohibits this type of transfer, Mr. Richter completed the transaction before the current VHR Ordinance could take effect.

On or about December 10, 2021, SSL Properties LLC (Hanh Dao, Luan Le) began the process of renewing the VHR Permit for the Property. The VHR Permit previously allowed for an occupancy of 18 across 7 bedrooms. The new permit application is a maximum occupancy of 14 across 7 bedrooms. SSL Properties LLC (Hanh Dao, Luan Le) received approval for a Tier 3 VHR Permit (still

under account number 08400422) on or about December 29, 2021, pending the review of the VHR Advisory Board.

On or about June 13, 2022, the County revoked the VHR Permit on the basis that the transfer of the Property from James Richter to SSL Properties LLC had invalidated the VHR Permit. SSL Properties LLC (Hanh Dao, Luan Le) appealed the revocation. On or about August 24, 2022, upon reviewing new documentation provided by SSL Properties LLC (Hanh Dao, Luan Le) and in consideration of the VHR Ordinance in effect at the time of the transfer, the County agreed to settle the appeal and reinstate the VHR Permit. SSL Properties LLC (Hanh Dao, Luan Le) agreed to operate as a Tier 2, with 10 occupants, pending the VHR Advisory Board's review of the Tier 3 VHR Permit application.

If the Tier 3 Special Use Permit (SUP) is approved, SSL Properties LLC (Hanh Dao, Luan Le) can operate as a Tier 3, with a maximum occupancy of 14, unless the details of the permit are modified (occupancy number, parking, etc.), or the property or LLC is sold. If the Tier 3 SUP is denied, SSL Properties LLC (Hanh Dao, Luan Le) can operate as a Tier 2, with 10 occupants.

PROPERTY INFORMATION**Property Address:** 626 Jeff Lane, Glenbrook, NV 89413 (Stateline) **APN:** 1319-19-310-012**Property Owner/s:** SSL PROPERTIES LLC (Hanh Dao, Luan Le)**Owner Address:** 5470 KIETZKE LN STE 300, RENO, NV 89511**Property Manager:** Jerry Williams**Phone Number:** 530-318-0079**Prop. Manager NV License #** 165790**Office Location:** 3045 Harrison Ave SLT, CA**Emergency Contact:** Mark Salmon**Emergency Phone:** 530-318-7637**Emergency Contact Physical address responding to a complaint:** Yes, South Lake Tahoe**Maps reported time from physical address to VHR unit address:** 20**VHR Account Number:** 08400422**Previous VHR Account Number:** 08400422**Application Date:** 12/10/21**Issue Date:** 12/29/21**Expiration Date:** 12/28/22**Fees Paid:** Yes**Complaints:** Per the County's Citizen Serve data base and the records of the Douglas County Sheriff's Department, for 626 Jeff, Stateline, NV, there were 0 complaints in the past 12 months.**Insurance Company:** Pacific Premier Insurance (NV since 2020) w/ VHR coverage**Liability coverage amount:** \$1,000,000.00**Total Occupancy:** 14**Total Bedrooms:** 7**Previous Maximum Occupancy:** 18**Previous Approved Bedrooms:** 7**Total Parking:** 5**Previous Approved Parking:** 5**Garage Parking:** 2**Driveway Parking:** 3**Bear Proof Storage Solution:** At the time the Tier 3 application was submitted, trash was collected after every guest's stay. During each guest's stay, trash was collected using trashcans located inside a sealed, detached garage. The garage has no windows accessible at street level. The only access to the garage is behind a locked fireproof door. SSL Properties LLC (Hanh Dao, Luan Le) indicated their intent to install bear boxes at some point following the submission of their Tier 3 application.

Refuse Service: Cleaner takes to refuse center. **Bear Box:** Not at time of original application

Adjacent Residence #1: 630 Jeff Ln. is 77 feet away

Adjacent Residence #2: 620 Jeff Ln is Forest Service Land

Adjacent Residence #2: 625 Jeff Ln. is 116 feet away

Adjacent Residence #3: 618 Jeff Ln. is 210 feet away

Adjacent Residence #4: 600 Kingsbury Grade is 317 feet away

The following image shows the neighborhood density of the proposed waitlist applicants for new VHRs along with existing permitted VHR homes in the Upper Kingsbury - Single Family neighborhood. The current density of existing permits is at 15%.

Upper Kingsbury - Single Family

This neighborhood is designated as

No Permits Being Issued.

The neighborhood contains **88** housing parcels, of which **13** are Vacation Home Rentals (VHRs). The neighborhood could have a max of **13** VHR units. There is the potential to have **0** more VHR units.



As required in Title 20.622.030(F), a VHR Special Use Permit for Tier 3 units may be granted by the VHR Advisory Board under the following 10 conditions. Staff has provided a response after each condition:

1. The unit complies with all applicable permit conditions including those required by 20.622.030 (E).

Staff Response: The application complies with all conditions and VHR Permit #08400422 was approved on December 29, 2021.

2. The unit is located sufficiently far away from all other residential buildings so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.

Staff Response: Per code, the VHR Advisory Board must make this determination. It should be noted that the adjacent residence to the east is 77 ft away and the lot to the west is forest service land. A site plan with distances to the nearest four residences is attached to this report.

3. The number of parking spaces available on site for more than 10 persons is deemed adequate by the VHR Advisory Board and consistent with this chapter.

Staff Response: Per code, the VHR Advisory Board must make this determination. The applicant has submitted photos and a description showing 5 parking spaces available, 3 within the driveway and 2 within the garage.

4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.

Staff Response: The applicant has provided all documents as pertaining to adequate public facilities, i.e. sewer, water and trash, these documents are on file and noted in this report.

5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

Staff Response: The fire department has confirmed 7 requested bedrooms and has deemed the home safe to occupy at the requested occupancy of 14.

6. Provide proof of insurance for Tier 3 units of one million dollars (\$1,000,000) of liability insurance.

Staff Response: The applicant submitted proof of insurance with Pacific Premier Insurance, a licensed Nevada insurance company, which covers VHRs and has a liability coverage amount of \$1,000,000.

7. The prior history of the residence including the existence of any prior noise or parking problems.

Per the County's Citizen Serve data base and the records of the Douglas County Sheriff's Department, for 626 Jeff, Stateline, NV, there were 0 complaints in the past 12 months.

8. For other reasons not specified herein which are unique to the location and circumstances related to the application.

Staff Response: This is to be determined by the VHR Board, based on the staff report, applicant's presentation and public comment submitted, but staff has not identified any additional issues.

9. Owner agrees to purchase and install noise monitoring devices at locations and in amounts specified by Douglas County prior to renting the unit.

Staff Response: The owner has indicated that a noise monitor is installed in the home and provided a screenshot showing no recent noise issues. Staff has not verified and approved the location of the noise monitor but has added a condition to require a staff approved location.

10. Agreement by homeowner to not allow more than 50 people at all times and that guests of renters, exceeding the occupancy of the permit shall not be allowed during quiet hours.

Staff Response: The owner has signed an agreement to restrict the use of the home to not more than fifty persons. The agreement is attached to this report.

III. CONCLUSION & RECOMMENDATION

Staff has reviewed all documents submitted by SSL PROPERTIES LLC (Hanh Dao, Luan Le) for his Tier 3 VHR Permit Account No. 08400422 on December 10, 2021. SSL PROPERTIES LLC (Hanh Dao, Luan Le) has complied with all the requirements of Title 20.622.030(E) within 180 days of his VHR permit expiring. Staff has provided analysis of the documents and deems the Special Use permit be granted by the VHR Advisory Board. However, if the VHR Advisory Board does not agree, and SSL PROPERTIES LLC (Hanh Dao, Luan Le) is denied, he can operate as a Tier 2, with 10 occupants.

Staff does recommend a condition be added to the approval requiring the applicant to provide the location of existing noise monitors on the site plan or floor plan, for staff approval.

IV. EXHIBITS

Additional items needed for a Tier 3 Special Use Permit have been provided and are included in the exhibits below for the VHR Advisory Board's review.



Tier 3 Application Presentation *626 Jeff Lane*

September 28, 2022

Tier 3 Process



- 20.622.030 (E)(10)(c) is the permit process for this tier
 - Units with 11 occupants or more and which required a VHR special use permit development application (not to be confused with the planning sup). Following the enactment of this ordinance, if a tier 3 unit fails to obtain a VHR special use permit within 180 days, they shall only be authorized to operate as Tier 2 VHR (i.e. maximum of 10 occupants).
- 20.622.030 (F) A VHR special use permit for Tier 3 units may be granted by the VHR Advisory Board under the following conditions:
 1. The unit complies with all the applicable permit conditions including those required by 20.622.030 (E).

Tier 3 Process



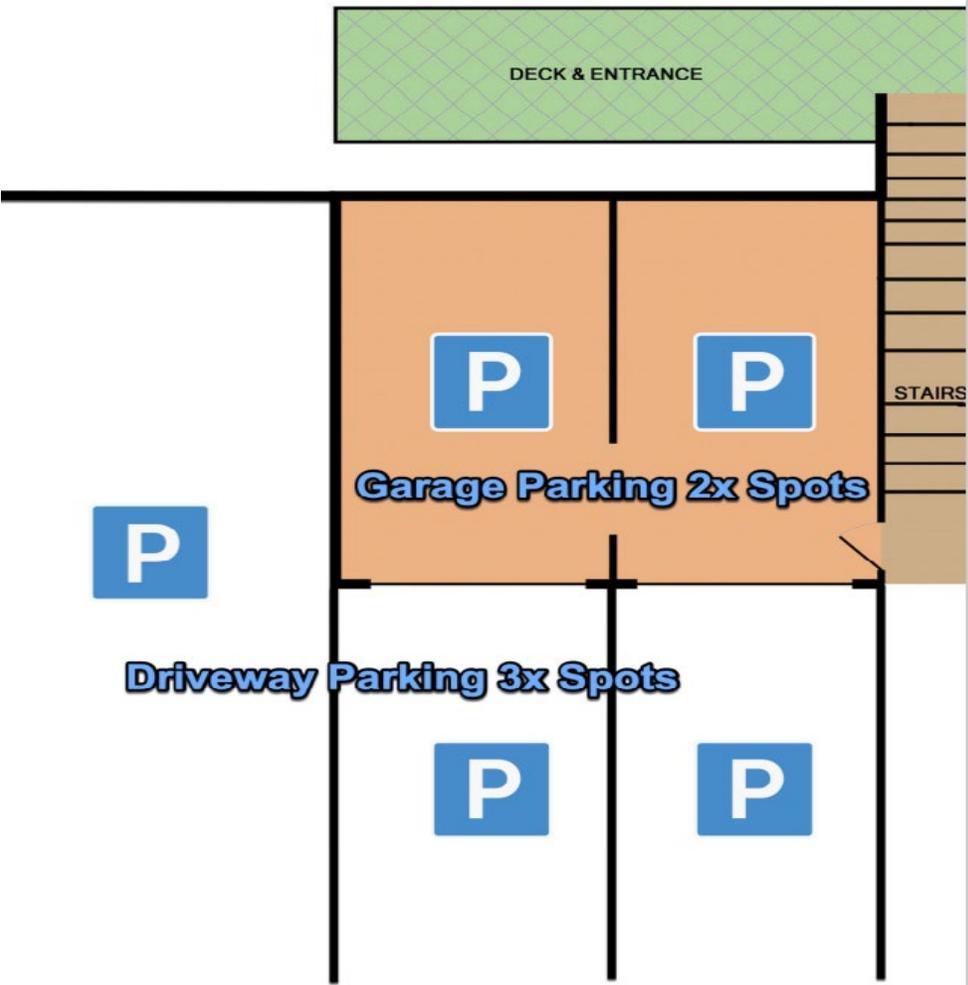
2. The units is located sufficiently far away from all other residential buildings so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.
3. The number of parking spaces available on site for more than 10 persons is deemed adequate by the VHR Advisory Board and consistent with this chapter.
4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.
5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

Tier 3 Process

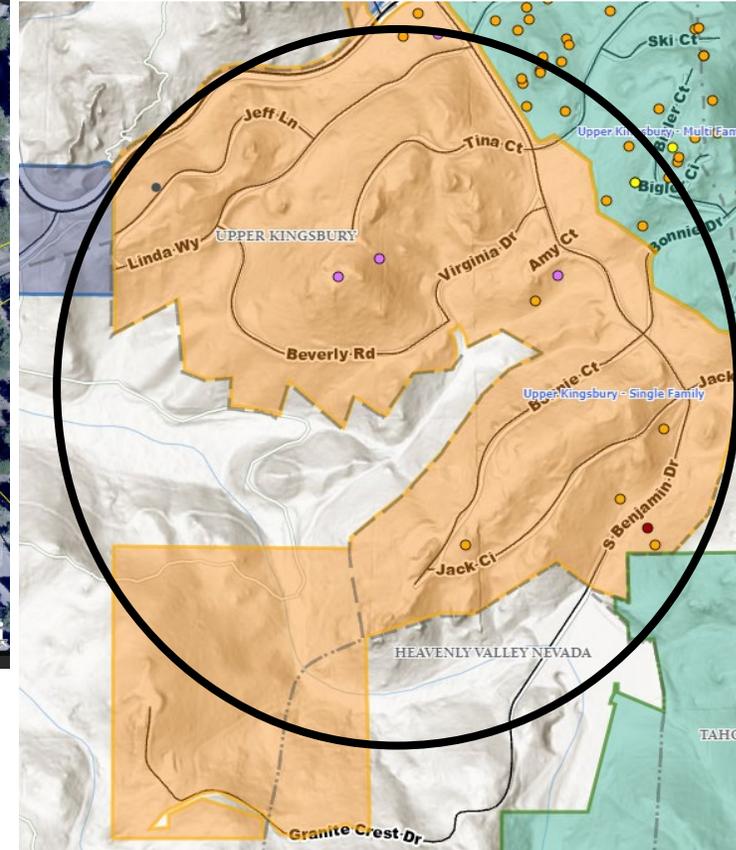
6. Provide proof of insurance for Tier 3 units of one-million dollars (\$1,000,000) of liability coverage
7. The prior history of the residence including the existence of any prior noise or parking problems.
8. For other reasons not specified herein which are unique to the location and circumstances related to the application.
9. Owner agrees to purchase and install noise monitoring devices at locations and in amounts specified by Douglas County prior to renting the unit.
10. Agreement by homeowner to not allow more than 50 people at all times and that guests of renters, exceeding the occupancy of the permit shall not be allowed during quiet hours. (Ord. 1588,2021; Ord. 1582,2021)



The Property



The Property



problems.

Staff Response: One unsubstantiated parking complaint filed with Code Enf. One unfounded parking complaint filed with DCSO.

Upper Kingsbury - Single Family

This neighborhood is designated as **No Permits Being Issued.**

The neighborhood contains **88** housing parcels, of which **13** are Vacation Home Rentals (VHRs).

The neighborhood could have a max of **13** VHR units. There is the potential to have **0** more VHR units.

The VHR percentage for this neighborhood is **14.8%**

The Property



estrehlow@douglasnv.us



The Property



The Property Staff Pictures



The Property Staff Pictures



The Property Staff Pictures



The Property Staff Pictures



The Property Staff Pictures



The Property Staff Pictures



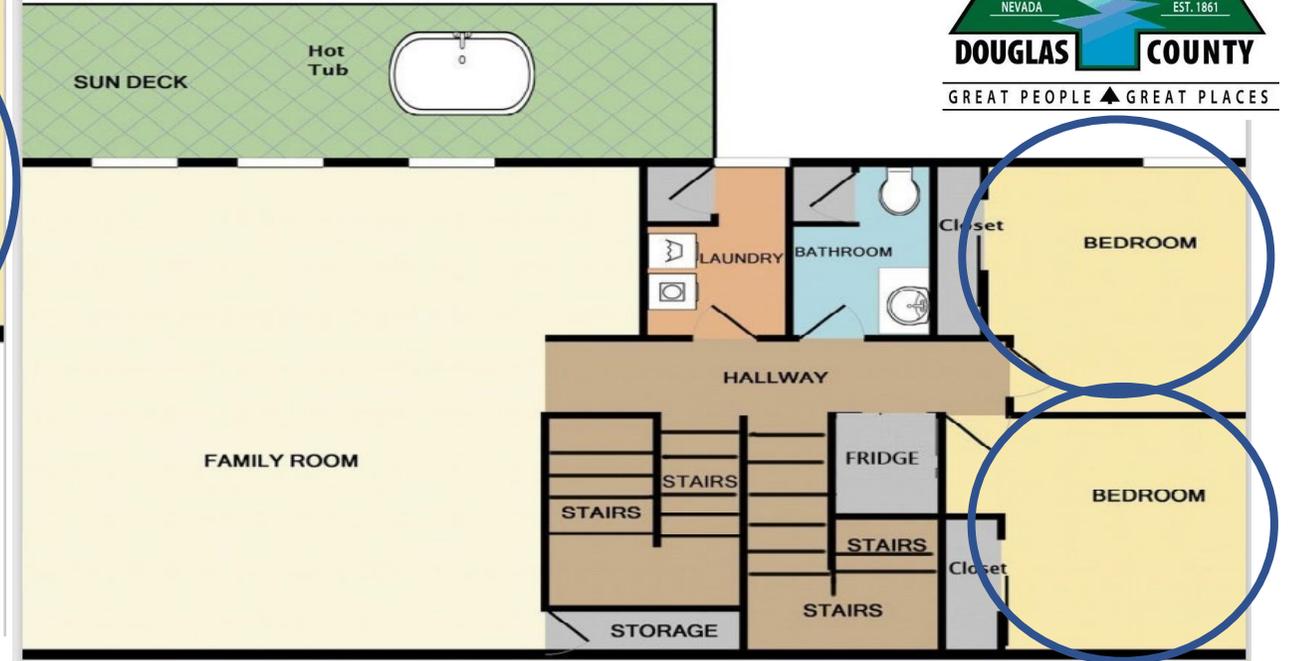
The Property

Bear Box



The Property

Floor plans



Application says 7 permitted rooms; did not see rooms on fire inspection report

1) Application



- **Owner:** SSL Properties LLC
- **24 hr Contact:** Mark Salmon (530) 318-7637
2028 LAKE TAHOE BLVD.
SO LAKE TAHOE, CA 96150
- **PM:** Mark Salmon

MARK SALMON
LAKE TAHOE REALTOR®
(530) 318-7637 CELL
DRE# 01485376
MARK.SALMON@COMPASS.COM

DBA 626 JEFF LN
Account # 08400422

DBA	626 JEFF LN	Bus. Status	VHR Permit	Ownership	
Bus Name		Lic. Status	Pending-Taxpayer	Expiration Date	12/28/2022
Address	626 JEFF LN	Account #	08400422	Rates	STD - VHR Permit
City	GLENBROOK, NV 89413	License #	DP18-0334	Geo Areas	
Location	Inside	Phone	[REDACTED]		
Loc. Type	Residential	Alt Phone			
Mail Addr	5470 KIETZKE LN STE 300	Fax Num			
Mail City	RENO, NV 89511-2099	Start Date			
Mail (Add'l)	SSL PROPERTIES LLC	Close Date			

Additional Information

E-Mail	626JeffLane@gmail.com	Sales Tax	
Website		FEIN	--ON FILE--
License Desc	VACATION HOME RENTAL	SEIN	--
Business Type	004 - Vacation Home Rental Permit	State License	
NAIC Code	531110 - Lessors Of Residential Buildings And Dwellings	Type	
SIC Code	6514002 - Operators Of Dwellings (Four Or Fewer Housing Units)	Exp. Date	

Custom Fields

Master Key	DP18-0334	Parcel	131919310012	Approved(Denied) Date	2019-12-26 08:45AM
Permit Parking Spots	5	Max Occupancy	14	Changes to Property	False
Ea Bdrom Emerg Exit	True	Ea Bdrom min 70 sqft	True	Height of Bdrom min 7ft	true
Multiple Permits on Parcel	True	Garbage Provider (NO LOI)	Cleaner removes	Permit Bedrooms	7
Property located by GID?	True	GID Name	kgid	TOT Paid?	True
Inspection	True	Has Bear Proof Container	False	Has HOA	False
Uses Garbage Service (NC)	False	Garbage Service Account	N/A	VHR New Application Type	Tier 3

No current evidence that this PM is licensed in Nevada per 20.622.040 (A) (1)

LLC Information

**AMENDED AND RESTATED
SERIES AGREEMENT
OF
SSL PROPERTIES LLC, SERIES 626 JEFF**
A Nevada Series Limited Liability Company

https://library.municode.com/nv/douglas_county/codes/code_of_ordinances?nodeId=000_Consolidated%20Development%20Code



This **AMENDED AND RESTATED SERIES AGREEMENT** (“**Agreement**”) is entered into as of May 28, 2021 by and between SSL Properties LLC, Series 626 Jeff, a Nevada series limited liability company (“**Series**”) by and between the undersigned members (each, a “**Series Member**” and collectively, the “**Series Members**”).

WHEREAS, the Series was created on May 14, 2021 in accordance with Articles of Organization for SSL Properties LLC (“**Company**”) filed with the Secretary of State of Nevada on April 23, 2021 (“**Articles**”); Section 4.01 of the Series Liability Company Operating Agreement of the Company, as amended, dated May 10, 2021 (“**Company Operating Agreement**”) and Nevada Revised Statutes, Chapter 86, Nev. Rev. Stat. Ann. § 86.011, et seq.) (the “**Act**”), which Series shall, through its subsidiary, acquire, own, and manage certain assets separate from assets owned by the Company or associated with any other series as may be formed by the Company:

EXHIBIT A
Series Membership Interests

<u>Name</u>	<u>Percentage Interest</u>
Hanh N. Dao	50%
Luan T. Le	50%

20.622.020 Definitions.

The words and phrases in this chapter have the following meanings:

A. “Local contact person” and/or “emergency Contact” means a Nevada licensed property manager, owner, or local individual, who resides or has a primary place of business located within Douglas County or the jurisdictional boundaries of the Tahoe Regional Planning Agency, who is available to respond to tenant and neighborhood questions or concerns, or any agent of the owner authorized by owner to take remedial action and respond to any violation of this ordinance, 24 hours a day. “Local” also means that the response time to the VHR from the local contact person’s residence is not more than thirty (30) minutes from the time the complaint is received by them. Owner, local contact and property managers are required to attend VHR Compliance Education Certification Program for owners and managers.

B. “Overnight” means between the hours of 9 p.m. and 8 a.m. for the purpose of this chapter only.

C. “Owner” means the person or entity that holds legal or equitable title to the private property. Owner does not include a limited liability company, corporation, partnership or similar commercial arrangement with the exception of permits that have already been issued.

D. “Person” means an individual or family, including a family trust, which owns or occupies the VHR property and utilizes the home as a residence. “Person” also includes a closely held limited liability company, corporation, partnership or similar legal entity if the members of such entity reside together and each member of the legal entity agrees

TITLE 20-160

(April 7, 2022)

to be personally liable and responsible for the legal entity’s compliance with the requirements found in Chapter 20.622.

Fire Inspection



Form: VHR Fire & Life
Safety Survey 2019

Tahoe Douglas Fire District

Occupancy: **VHR: 08400422**

Occupancy ID: **VHR: 08400422**

Address: **626 Jeff LN
Stateline NV 89449**

Inspection Type: **Safety Survey**

Inspection Date: **11/3/2021**

Time In: **12:48**

Authorized Date: **11/03/2021**

By: Rowlett, Kris (237)

Time Out: **00:00**

By: Rowlett, Kris (237)



Inspection Description:
Fire & Life Safety Survey for Vacation Home Rentals
Inspection Topics:
Exterior
<p>1. Post a street address visible from street. (IFC 505.1)</p> <p>New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.</p> <p>Status:</p> <p>Notes:</p>
<p>2. Gas meter protected and labeled. (IFC 603.9)</p> <p>Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier.</p> <p>Status:</p> <p>Notes:</p>
<p>3. Defensible space maintained around structure. (IWUI 604.1)</p> <p>Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>4. Hot tub/sauna safety sign/rules posted. The safety sign shall include quiet hours of 10 PM to 8 AM.</p> <p>Status:</p> <p>Notes:</p>
Fire Extinguishers
<p>5. Provide extinguishers with minimum 2-A:10-B:C rating and properly mount on each floor. (IFC 903(1)).</p> <p>Extinguishers provided need to be appropriate to the type of hazard.</p> <p>Status:</p> <p>Notes:</p>
<p>6. Fire extinguishers located in conspicuous locations or indicated with proper signage. (IFC 906.6)</p> <p>Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.</p> <p>Status:</p> <p>Notes:</p>

estrehlow@douglasnv.us

Fire Inspection

<p>7. Extinguisher serviced and tagged annually or after each use. (IFC 906.2, NFPA 10) Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.</p> <p>Status: Notes:</p>
<p>Fire Protection Systems</p>
<p>8. Smoke detectors functional and within operable life (10 years). (IFC 901.6.1) The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.</p> <p>Status: Notes:</p>
<p>9. Smoke detectors installed in each sleeping area, outside each sleeping area in immediate vicinity and on each floor. Smoke detectors are to be interconnected or monitored, when applicable. (IRC R314.3) Location of smoke detectors allow occupants early warning of a fire event within the structure. Interconnected smoke detectors gives additional time for occupants to evacuate.</p> <p>Status: Notes:</p>
<p>10. Carbon monoxide alarms installed outside each sleeping area and on each floor. (IRC R315.2) Carbon monoxide alarms notify occupants when unsafe levels of carbon monoxide are present within the structure.</p> <p>Status: Notes:</p>
<p>11. Fire sprinkler systems in operable condition at all times, if applicable. (IFC 901.4.1) Life safety and fire protection equipment must be properly inspected and tested from time to time to assure its effective operation.</p> <p>Status: Notes:</p>
<p>Egress</p>
<p>12. Diagram depicting two evacuation routes posted on or immediately adjacent to main entry and every sleeping area door. (IFC 403.10.1.1) Evacuation maps will indicate to occupants the correct evacuation routes to reach safety.</p> <p>Status: Notes:</p>
<p>13. Egress window in each sleeping area. (IRC R310) Egress windows have an opening of at least 5.7 square feet which have: at least a 24 inch opening height; are at least 20 inches wide; and a sill height of not more than 44 inches.</p> <p>Status: Notes:</p>
<p>14. Emergency escape ladder located in each bedroom 3 stories or more above grade or whose egress window is greater than 16 feet above grade.. (IFC 1030.1) Emergency egress from third floor can become blocked in a fire due to fire growth. Emergency escape ladders give those occupants the ability to escape to ground level.</p> <p>Status: Notes:</p>
<p>15. Guard rails along open-sided walking surfaces including: stairs, ramps, and landings Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below any point within 36 inches horizontally to the edge of the open side.</p> <p>Status: Notes:</p>



Fire Inspection

Electrical		
<p>16. Working space of 30" depth, 36" width, and 78" height provided in front of electrical service equipment. (IFC 604.3) <small>Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.</small></p> <p>Status: Notes:</p>		
<p>17. Electrical breaker panel legibly and durably marked indicating purpose of circuits. (IFC 604.3.1) <small>Labeling of electrical equipment assists emergency responders in identifying and then shutting down the electrical service controls during a fire or other emergency.</small></p> <p>Status: Notes:</p>		
<p>18. Identified electrical hazards shall be abated. (IFC 605.1) <small>Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.</small></p> <p>Status: Notes:</p>		
General Fire Protection		
<p>19. Water heater seismically braced and properly vented. (IRC P2801.8) <small>Water heaters anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist horizontal force.</small></p> <p>Status: Notes:</p>		
<p>20. Chimneys cleaned and inspected annually. (IFC 603.6) <small>Chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outside air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard.</small></p> <p>Status: Notes:</p>		
<p>21. Non-combustible ash can available for hot ashes, cinders, or smoldering coals. Disposal plan in place for removal of cooled materials. (IFC 305.2) <small>Hot ashes, embers and cinders from fireplaces, stoves or other fireboxes must never be placed in a combustible container. Care must be taken when emptying containers to make sure no hot coals get dumped on paper waste or other combustible materials.</small></p> <p>Status: Notes:</p>		
<p>22. LP-gas open-flame devices set back from combustible materials and building per manufacturer's instructions and listing. (IFC 308.1.4) <small>Separation reduces the likelihood that a fire-starting or cooking flare-ups come in contact with combustible materials and wall construction.</small></p> <p>Status: Notes:</p>		
<p>23. Charcoal and briquette cooking devices operated on non-combustible surface. Devices shall not operated on combustible balconies, combustible decks, or within 10 feet of combustible construction. (IFC 308.4.1) <small>Prohibition on the use of charcoal and briquette cooking devices in locations described focuses on the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface, such as a wooden balcony or deck.</small></p> <p>Status: Notes:</p>		
Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
<p>Notes: No Additional time recorded</p>		



Fire Inspection



Total Additional Time: 0 minutes
Inspection Time: 0 minutes
Total Time: 0 minutes

Summary:	
Overall Result: Violations corrected	
Inspector Notes:	
Inspector:	
Name: Rowlett, Kris Email(s): kris.rowlett, [REDACTED]	
_____	_____
<i>Signature</i>	<i>Date</i>
Representative Signature:	
_____	_____
<i>Signature</i>	<i>Date</i>

Inspector: Kris Rowlett

Agreements

HOA Affidavit



VACATION HOME RENTAL (VHRs) HoA Affidavit



I Luan Le, do hereby certify that my Vacation Home Rental (VHR) rental unit located at 626 Jeff Lane, Stateline, NV 89449 is not subject to covenants, conditions and restrictions (CC&R's) or bylaws that prohibits or limits the existence of VHR's.

I further certify that I have notified the HoA in writing where the unit is located and my intent to rent my home as a VHR.

Printed Name: Luan Le for Series 626 Jeff, Manager of SSL Properties LLC

Signature: 

Date: 11/23/2021

Agreements + Noise

50-person limit agreement



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

VACATION HOME RENTAL (VHRs) Agreement by Tier 3 Owner/Applicant



I, Luan Le, do hereby agree to restrict the use of my home located at 626 Jeff Lane, Stateline, NV 89449 to not more than fifty (50) persons at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(F)(9) of the Douglas County Code. I further agree to ensure the permit occupancy limit shall not be exceeded during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.

Printed Name: Luan Le for Series 626 Jeff, Manager of SSL Properties LLC

Signature: 

Date: 11/23/2021

DocuSign Envelope ID: 8DB85C0C-CDEA-44E8-B5F6-E1F328D4FC71

LETTER OF AUTHORIZATION

SSL Properties LLC is/are the applicant(s) ("applicant") for a vacation home rental permit. By signing this application form, the applicant is confirming the following:

1. Applicant is the legal owner of the property being considered under this application.
2. All of the information submitted in support of this application is true and correct. If any information submitted in support of this application is false and misleading, the application may be denied or any permit issued based on false or misleading information may be suspended or revoked.
3. Before signing this application, the applicant has read Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622) and by signing this application form, the applicant acknowledges they have read the code and agrees to comply with the terms of the ordinance.
4. Applicant also acknowledges that the owner or agent will post the vacation rental unit with the notice required in DCC 20.622.090

Owners of Record: (include additional sheets if necessary)

Luan Le for Series 626 Jeff,

Manager of SSL Properties LLC

Printed Name

Luan Le / 5/12/2022

Signature/Date

Hanh Dao for Series 626 Jeff,

Manager of SSL Properties LLC

Printed Name

Hanh Dao / 5/12/2022

Signature/Date

626 Jeff Lane, Stateline, NV 89449

Vacation Home Rental Address

DP18-0334

Permit Number



Temporary (180 day Provisional)



DOUGLAS COUNTY COMMUNITY DEVELOPMENT ANNUAL VACATION HOME RENTAL PERMIT

(Owner is responsible to renew (no more than 30 days) prior to the expiration date)

Permit No.: DP18-0334

HDL Account No.: 08400422

Date Permit Issued: December 29, 2021

Date Permit Expires: December 28, 2022

VHR Tier:0

Max Occupancy: 14

No. of Bedrooms: 7

Approved Parking Spaces: 5

VHR Property APN: 131919310012

VHR Property Address: 626 JEFF LN GLENBROOK, NV 89413

Unit #: _____

Property Owner's Name: LLC, SSL PROPERTIES

Owner's Phone #: (775) 749-8851

24-hour Emergency / Local Contact Name : MARK SALMON

Local Contact's #: (530) 318-7637

Managing Agency: None

Agency Contact #: None

Parking Info: All parked vehicles must have parking pass (Exhibit 2) and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash: Bear boxes are required. Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.

Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications on sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date.

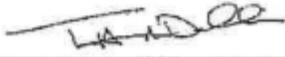
Advertisements: All advertisements for units must include: (a) permit number; (b) maximum occupancy; (c) number of permitted parking stalls; (d) notice the renter will be issued a parking permit which must be displayed on the dashboard; and (e) quiet hours are between 9 p.m. and 8 a.m. and will be strictly enforced.

Also see attached VHR Standard Conditions of the VHR Permit

DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE : (775) 786 - 6027 IN CASE OF EMERGENCY CALL 911



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT


Douglas County VHR Division

For inquiries regarding this certificate, contact HDL Lodging Tax Division at douglascounty@dhd.gov
Posted certificate must be visible in the unit for inspection by the Douglas County Code Enforcement Officer or Sheriff.

Previous Permit



Douglas County Community Development Vacation Home Rental Permit

Account No. 08400422

Property Address : 626 JEFF LN GLENBROOK, NV 89413

Issued to : JAMES RICHTER

Issued : December 29, 2020

Expires : December 28, 2021

24-hour Emergency Contact / Phone Number : JAMES RICHTER (775) 721-6696

Managing Agency / Phone Number : None None

Local Contact/Phone Number : (775) 721-6696

Maximum Number of occupants allowed : 18

Maximum Number of vehicles allowed : 5

Parking Info : All parking from 11pm to 5am must be on-site. i.e. garage, driveway, hard surface parking areas or assigned common lots. No street parking is allowed during these hours. Street parking during any other time is based on local posted parking regulations. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

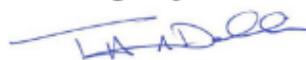
Trash pickup day : Follow Instructions of the rental agreement. Keep secure inside till am of pickup or use bear proof containers.

Note : Trash or refuse cannot be stored outside during certain hours unless within a bear proof container. Occupant may be cited for disturbance or violating provisions of Douglas County Ordinance Title 20.622 Failure to comply with the parking and occupancy requirements is a violation.

Posted certificate must be made available for inspection by the Douglas County Code Enforcement Officer or Sheriff.

Douglas County Code Enforcement Contact : (775) 782 - 6214.

In case of emergency call 911.



Douglas County VHR Division



Appendix



DOUGLAS COUNTY, NEVADA
ASSESSOR'S OFFICE
 Trent A. Tholen, Assessor



- [Assessor Home](#)
- [Personal Property](#)
- [Sales Data](#)
- [Annual Taxes](#)
- [Recorder Website](#)

Parcel Detail for Parcel # 1319-19-310-012

Prior Parcel #

Location

Property Location **626 JEFF LN**
 Town **KINGSBURY GID/CWS**
 District **430.0 - KINGSBURY GID/CWS**
 Subdivision **KINGSBURY EST #1 Lot 13 Block 1**
 Property Name

Ownership

Assessed Owner Name **SSL PROPERTIES LLC**
 Mailing Address **8580 NEW SALEM ST #29 SAN DIEGO, CA 92126**
 Legal Owner Name **SSL PROPERTIES LLC**
 Vesting Doc #, Date **06/04/2021** Year / Book / Page **21 / 6 / 0**
 Map Document #s

Description

Total Acres **.550** Square Feet **23,958**
 Ag Acres **.000** W/R Acres **.000**

Improvements

Single-family Detached 1	Non-dwelling Units 0	
Single-family Attached 0	Mobile Home Hookups 0	Stories 2.0
Multiple-family Units 0	Wells 0	Garage Square Ft... 528
Mobile Homes 0	Septic Tanks 0	Attached / Detached D
Total Dwelling Units 1	Buildings Sq Ft 0	
<input type="button" value="Improvement List"/>	Residence Sq Ft 3,468	
<input type="button" value="Improvement Sketches"/>	Basement Sq Ft 0	
<input type="button" value="Improvement Photos"/>	Finished Basement SF 0	

Appraisal Classifications

Current Land Use Code **200**
 Zoning Code(s)
 Re-appraisal Group **1** Re-appraisal Year **2021**
 Original Construction Year **1977** Weighted Year **1989**

Ownership History for Parcel # 1319-19-310-012

Current Owners	
Name	From
SSL PROPERTIES LLC	2021
8580 NEW SALEM ST #29 SAN DIEGO, CA 92126	

Prior Owners		
Name	From	To
SSL PROPERTIES LLC	2021	2021
435 BAVARIAN DR CARSON CITY, NV 89705		
DAO, HANH N	2021	2021
LE, LUAN T		
8580 NEW SALEM ST #29 SAN DIEGO, CA 92126	2021	2021
JR PROPERTIES SERIES LLC -	2018	2021
<div style="background-color: blue; height: 20px; width: 100%;"></div>		
SERIES JEFF LANE	0	2021
RICHTER, JAMES	2008	2018
<div style="background-color: blue; height: 20px; width: 100%;"></div>		

Certificate

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Mark Salmon

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test name: DC NV VHR certification

Score: 93.3% 28 / 30



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

November 19, 2021

ClassMarker 

Insurance

ACORD **EVIDENCE OF PROPERTY INSURANCE** DATE (MM/DD/YYYY)

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Lorge Insurance and Financial Services 301 N Anaheim Blvd. #C Anaheim Ca 92805	PHONE (A/C, No, Ext): 714-598-3060	COMPANY NAIC # 25143 State Farm Fire and Casualty Company			
FAX (A/C, No): 714-876-0316	E-MAIL ADDRESS: ardelle@garylorge.com				
CODE:	SUB CODE:				
AGENCY CUSTOMER ID #:					
INSURED SSL Properties 626 Jeff Ln Stateline, Nv. 89449-9829	[REDACTED]	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">EFFECTIVE DATE 05/14/2022</td> <td style="width: 33%; text-align: center;">EXPIRATION DATE 05/14/2023</td> <td style="width: 33%; text-align: center;"> <input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED </td> </tr> </table>	EFFECTIVE DATE 05/14/2022	EXPIRATION DATE 05/14/2023	<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
EFFECTIVE DATE 05/14/2022	EXPIRATION DATE 05/14/2023	<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED			
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 Homeowners Policy
 626 Jeff Ln. Stateline, Nv. 89449-9829

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION PERILS INSURED BASIC BROAD SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE A- DWELLING	1,166,000	
COVERAGE B- PERSONAL PROPERTY	874,500	
COVERAGE L- PERSONAL LIABILITY	1,000,000	
MEDICAL PAYMENTS (PER OCCURENCE)	5,000	
LOSS OF USE-	349,800	
HOME- SHARING HOST ACTIVITIES COVERAGE	INCLUDED	

Advertising



626 Jeff Ln Stateline NV 89449

Possible Violations (0)
We found no violations for this property

License Information

Identification A02921

All (4) Airbnb (2) VRBO (2)

Airbnb 33137235 History Not Live

Host James Bedroom advertised 7

STR License displayed None Occupancy advertised 16

Unit type Full Unit First seen 2019-03-16

VRBO 2325105 History Live Listing

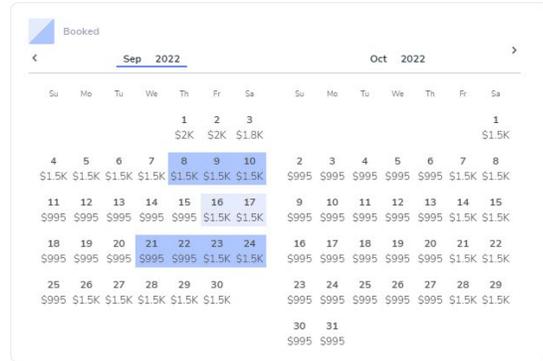
Host Troy Bedroom advertised 7

STR License displayed None Occupancy advertised 10

Unit type Full Unit First seen 2021-06-22

Live Ad– currently (as of)

Booking Activities



Aggregate Statistics

Airbnb 33137235 History Not Live
Host James Bedroom advertised 7
STR License displayed None Occupancy advertised 16
Unit type Full Unit First seen 2019-03-16
VRBO 2325105 History Live Listing
Host Troy Bedroom advertised 7
STR License displayed None Occupancy advertised 10
Unit type Full Unit First seen 2021-06-22
VRBO 4086670 History Not Live
Host Jim Bedroom advertised 7
STR License displayed None Occupancy advertised 18
Unit type Full Unit First seen 2016-05-20
Airbnb 50325960 History Live Listing
Host Troy Bedroom advertised 7
STR License displayed None Occupancy advertised 10
Unit type Full Unit First seen 2021-06-11

Listing History

Vrbo / Listing ID: 2325105

Dec / 29 / 2021

Rentalscape - Sun Aug 28 01:58:48 2022 - <https://www.vrbo.com/2325105>



Listing History

Airbnb / Listing ID: 50325960

Dec / 29 / 2021

Rentalscape - Sun Jul 31 01:43:00 2022 - <https://www.airbnb.com/rooms/50325960>

Sleeps 10 – per tier 2 permit.

ehlow@douglasnv.us

Source: Rentalscape

**VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM
COVER PAGE**

MEETING DATE: September 28, 2022

TIME REQUIRED:

AGENDA: ADMINISTRATIVE AGENDA

TITLE:

For possible action. Discussion on an appeal challenging the revocation of a Tier 1 VHR permit. The subject VHR Permit, Account No. 08401820, was for 4-person occupancy, located at 324 Kingsbury Grade (APN #131826510010). The permit was issued to Zachary Shields.

RECOMMENDED MOTION:

The Advisory Board may:

- (1) Affirm the decisions of the County with regard to permit no. 08401820, upholding the revocation of Zachary Shields' Tier 1 VHR permit for 324 Kingsbury Grade, Stateline, NV;
- (2) Modify the decisions of the County with regard to permit no. 08401820, as the Advisory Board deems appropriate; or
- (3) Rescind the decision of the County with regard to permit no. 08401820, reinstating Mr. Shields' Tier 1 VHR permit for 324 Kingsbury Grade, Stateline, NV.

FINANCIAL IMPACT:

N/A

BACKGROUND:

On or about December 29, 2021, a Tier 1 VHR Permit (08401820) was issued to Zachary Shields for his property at 324 Kingsbury Grade, in Stateline, Nevada. The permit allows him to operate as a Tier 1 VHR, with a maximum occupancy of 4. Per DCC 20.622.030(E)(10), Tier 1 VHR units must be “owner occupied at all times when the unit is rented,” and they must be “advertised as being occupied by the owner during the rental period.”

On or about July 19, 2022, Douglas County determined that the advertisements for 324 Kingsbury Grade did not comply with the requirements of DCC 20.622.030(E)(10). Specifically, advertisements on AirBnB.com listed the “entire” unit as being available, and they expressly noted that the owner would not be in the area during stays. Douglas County issued a Notice of Violation, revoking the VHR

Permit.

Mr. Shields timely filed an appeal.

ATTACHMENTS:

[Revocation Summary.pdf](#)

[Response to 324 Kingsbury Revocation Appeal.pdf](#)

[Appeal Documents.pdf](#)

[Advertisements \(single copy\).pdf](#)



DOUGLAS COUNTY COMMUNITY DEVELOPMENT ANNUAL VACATION HOME RENTAL PERMIT

(Owner is responsible to renew (no more than 30 days) prior to the expiration date)

Permit No.: 08401820

HDL Account No.: 08401820

Date Permit Issued: December 29, 2021

Date Permit Expires: December 28, 2022

VHR Tier: Tier 1

Max Occupancy: 4

No. of Bedrooms: 2

Approved Parking Spaces: 3

VHR Property APN: 131826510010

VHR Property Address: 324 KINGSBURY GRADE STATELINE, NV 89449 Unit #: _____

Property Owner's Name: SHIELDS, ZACHARY N Owner's Phone #: (317) 627-3628

24-hour Emergency / Local Contact Name : CALLIE SHIELDS Local Contact's #: (917) 595-0974

Managing Agency: None Agency Contact #: None

Parking Info: All parked vehicles must have parking pass (Exhibit 2) and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash: Bear boxes are required. Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.

Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications on sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date.

Advertisements: All advertisements for units must include: (a) permit number; (b) maximum occupancy; (c) number of permitted parking stalls; (d) notice the renter will be issued a parking permit which must be displayed on the dashboard; and (e) quiet hours are between 9 p.m. and 8 a.m. and will be strictly enforced.

Also see attached **VHR Standard Conditions of the VHR Permit**



DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE : (775) 785 - 6027 IN CASE OF EMERGENCY CALL 911



Douglas County VHR Division

For inquiries regarding this certificate, contact HDL Lodging Tax Division at douglascountytot@hdlgov.com
Posted certificate must be visible in the unit for inspection by the Douglas County Code Enforcement Officer or Sheriff.



DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

[Assessor Home](#)

[Personal Property](#)

[Sales Data](#)

[Annual Taxes](#)

[Recorder Website](#)

Parcel Detail for Parcel # 1318-26-510-010

Prior Parcel # [0000-07-214-010](#)

Location

Property Location [324 KINGSBURY GRADE](#)

Town [KINGSBURY GID](#)

District [410.0 - KINGSBURY GID](#)

Subdivision [KINGSBURY MEADOWS](#) Lot 1 Block D

Property Name

[Add'l Addresses](#)

[Parcel Map](#)

Ownership

Assessed Owner Name [SHIELDS, CALLIE G & ZACHARY N](#)

Mailing Address

[PO BOX 3723
STATELINE, NV 89449](#)

Legal Owner Name [SHIELDS, CALLIE G & ZACHARY N](#)

Vesting Doc #, Date [941736](#) [02/03/2020](#) Year / Book / Page [20](#)
[/ 2 / 0](#)

Map Document #s

[Ownership History](#)

[Document History](#)

Description

Total Acres [.280](#)

Square Feet [12,197](#)

Ag Acres [.000](#)

W/R Acres [.000](#)

Improvements

Single-family Detached [1](#)

Non-dwelling Units [0](#)

Single-family Attached [0](#)

Mobile Home Hookups [0](#)

Stories [1.0](#)

Multiple-family Units [0](#)

Wells [0](#)

Garage Square Ft... [460](#)

Mobile Homes [0](#)

Septic Tanks [0](#)

Attached / Detached [A](#)

Total Dwelling Units [1](#)

Buildings Sq Ft [0](#)

[Improvement List](#)

Residence Sq Ft [1,220](#)

[Improvement Sketches](#)

Basement Sq Ft [0](#)

[Improvement Photos](#)

Finished Basement SF [0](#)

Appraisal Classifications

Current Land Use Code [200](#)

[Code Table](#)

Zoning Code(s)

Re-appraisal Group [1](#)

Re-appraisal Year [2021](#)

Original Construction Year [1956](#)

Weighted Year [1959](#)

Owner-Occupied or Rental for 2022-23 [0](#)

Assessed Valuation

Assessed Values	2022-23	2021-22	2020-21
Land	68,250	64,750	64,750
Improvements	17,986	16,754	16,099
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	86,236	81,504	80,849

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2022-23	2021-22	2020-21
Land	195,000	185,000	185,000
Improvements	51,389	47,869	45,997
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	246,389	232,869	230,997

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)

File Details Report: 22-000165

Aug 30, 2022

Case Information:

Case #: 22-000165

Address:

324 KINGSBURY GRADE

Stateline NV 89449

Property Owner: SHIELDS, CALLIE G & ZACHARY N

Parcel Number: 1318-26-510-010

Sub-Division: KINGSBURY GID

Status: Open

Disposition:

Neighborhood: LT- Lake Tahoe

Approximate Location:

Priority:

Type:

Open Date: Jul 11, 2022

Close Date:

How Received: Email

Responsible User: Danielle Soto

Description: VHR Complaint- Tier 1 being rented out as a Tier two. Owners are not present during rentals.

Legal Description: 410.0 - KINGSBURY GID

Categories:

Vacation Rentals

Citizens:

Name	Home Address	Home Phone	Business Phone	Association
Patti Page	Home Address: 167 Juniper Dr.	(530) 721-2086		

Activities:

Date	Activity	Assigned To/By	Due	Complete	Approval Status
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Violations:

Violation Code	Open Date	Closed Date	Status	Violation Disposition
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Documents:

Date	Type	Source	Description
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Owner Appeal Documentation
08/02/2022	application/pdf	Document	Email with Owner
08/02/2022	application/pdf	Document	Email with owner
07/19/2022	application/pdf	Document	Email chain with HDL
07/19/2022	application/pdf	Document	Email w/HDL 07.19.2022
07/19/2022	application/pdf	Document	VHR Notice of Revocation
07/11/2022	application/pdf	Document	COMPLAINANT EMAIL
07/11/2022	application/pdf	Document	ASSESSOR INFORMATION
07/11/2022	application/pdf	Document	AIRBNB AD

Notes:

Date	User Name	Note Type
Jul 11, 2022	Danielle Soto	General Information
Comments:	Email from complainant stating she could not find a permit for 324 Kingsbury Grade and that they are renting without a permit. I emailed Complainant back advising her property does have a permit for a tier 1 meaning it is owner occupied during rentals. Complainant emailed me stating the owner is never present during rentals and wont be back in the area until July 18th. I informed complainant I will look into this complaint.	
Jul 19, 2022	Danielle Soto	General Information
Comments:	I checked Airbnb Ad on 07.11.2022 which states the "Entire House" . I further looked at the description and owner information which both stated the owners are not in the area during occupants stay and the "whole" house is for the occupants. I looked at both owner profiles on Airbnb and Female owner states that she lives in Los Angels and Male owner lives in Washington DC. Letter sent to Permit holder advising him his VHR permit for a Tier one has been revoked.	
Jul 19, 2022	Danielle Soto	General Information
Comments:	Email sent to Darryl Roberts with HDL to close Tier 1 permit. Darryl emailed back advising the permit account and TOT account have been closed.	
Jul 19, 2022	Danielle Soto	General Information
Comments:	Email from Darryl advising property owes \$10,816.00 in back TOT.	
Aug 01, 2022	Danielle Soto	General Information
Comments:	Call from owner asking how he should deliver his Appeal. Owner advised he can email, mail or turn it in person. Owner also advised he ahs until tomorrow to turn in Appeal paperwork otherwise the Appeal timeline has passed.	
Aug 02, 2022	Danielle Soto	General Information
Comments:	owner turned in Appeal packet and paid invoice for appeal. All documents added to case.	

File Summary Report: 22-000165

Aug 30, 2022

Case Information:**Case #:** 22-000165**Address:**

324 KINGSBURY GRADE

Stateline NV 89449

Property Owner: SHIELDS, CALLIE G & ZACHARY N**Parcel Number:** 1318-26-510-010**Sub-Division:** KINGSBURY GID**Status:** Open**Disposition:****Neighborhood:** LT- Lake Tahoe**Approximate Location:****Priority:****Type:****Open Date:** Jul 11, 2022**Close Date:****How Received:** Email**Responsible User:** Danielle Soto**Description:** VHR Complaint- Tier 1 being rented out as a Tier two. Owners are not present during rentals.**Legal Description:** 410.0 - KINGSBURY GID**Categories:**

Vacation Rentals

Citizens:

Name	Home Address	Home Phone	Business Phone	Association
Patti Page	Home Address: 167 Juniper Dr.	(530) 721-2086		

Violations:

Violation Code	Open Date	Closed Date	Status	Violation Disposition
----------------	-----------	-------------	--------	-----------------------

Activities:

Date	Activity	Assigned To/By	Due	Complete	Approval Status
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COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
Community Development Director

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

July 19, 2022

To: ZACHARY SHEILDS

NOTICE OF VIOLATION AND REVOCATION OF VHR PERMIT

Douglas County has determined that you have violated the Lake Tahoe Vacation Home Rental Ordinance, Douglas County Code (“DCC”) Chapter 20.622 (the “VHR Ordinance”). Pursuant to DCC 20.622.050(I), your VHR permit for 324 Kingsbury Grade, Stateline, NV 89449 (the “Property”), permit number 08401820, is hereby REVOKED.

EXPLANATION

Obtaining and/or maintaining a VHR permit is not a right. Douglas County has discretion to determine whether a VHR permit should be granted, revoked, or denied. DCC 20.622.010(B)(8), DCC 20.622.030(A). When a property owner violates the requirements of the VHR Ordinance, that property owner’s VHR permit may be revoked. DCC 20.622.050(I).

Tier 1 VHR permit holders must be owner occupied at all times when unit is rented. Unit must be advertised as being occupied by the owner during the rental period. DCC 20.622.060(D)(10)(a).

Douglas County has obtained information that you violated the above listed provisions of the VHR Ordinance by advertising the “Entire” Property on AirBnB.com. Additionally, your advertisements fail to list that unit is owner occupied during stay and specifically states you will not be in the area during stays.

Based on the forgoing, Douglas County has determined to revoke your VHR permit for the Property, effective immediately. Please cease all further operation, marketing, or advertising of the Property as a VHR. The continued operation, marketing, or advertising of the Property as a VHR shall constitute further violation of the VHR Ordinance, and will result in civil penalties of up to \$20,000 being imposed against you. DCC 20.622.050(C).

You have the right to appeal this decision. Your appeal must comport with the requirements DCC 20.622.060(B).

Sincerely,

A handwritten signature in blue ink that reads "D. Soto". The letter "D" is large and stylized, with a vertical line through its center. The word "Soto" is written in a cursive script to the right of the "D".

D. Soto
Code Enforcement Officer
Douglas County Community Development



OFFICE OF THE DISTRICT ATTORNEY
DOUGLAS COUNTY

Mark B. Jackson
District Attorney

324 KINGSBURY GRADE – COUNTY RESPONSE TO APPEAL

TO: VHR Advisory Board

FROM: Douglas County Code Enforcement

DATE: September 13, 2022

SUBJECT: 324 Kingsbury Grade – Appeal of Revocation of Tier 1 VHR Permit

Background:

On or about December 29, 2021, a Tier 1 VHR Permit (08401820) was issued to Zachary Shields for his property at 324 Kingsbury Grade, in Stateline, Nevada. The permit allows him to operate as a Tier 1 VHR, with a maximum occupancy of 4.

Per DCC 20.622.030(E)(10), Tier 1 VHR units must be “owner occupied at all times when the unit is rented.” They must also be “advertised as being occupied by the owner during the rental period.” Because of these unique characteristics, Tier 1 VHR units are exempt from the total cap on VHR units within the Tahoe Township. Additionally, application and renewal fees for Tier 1 VHR units are less than the fees required to operate a Tier 2 or 3 unit.

On or about July 19, 2022, Douglas County became aware that the advertisements for 324 Kingsbury Grade failed to comply with the requirements of DCC 20.622.030(E)(10). Specifically, advertisements on AirBnB.com listed the “entire” unit as being available, and they expressly noted that the owner would not be in the area during stays.

Having made these findings, Douglas County issued a Notice of Violation and Revocation of VHR Permit on or about July 19, 2022.

Mr. Shields timely filed an appeal, wherein he admits the County’s findings and concedes that “we should have applied for a Tier 2 permit.” However, he attempts to place the blame for his decision to apply for a Tier 1 permit on Douglas County. Mr. Shields asserts that he had informed “a representative from Douglas County” that he resided in the unit “full time,” and was then told he would “only need a Tier 1 permit.”

P.O. Box 218, Minden, Nevada 89423
Civil Division: 775-782-9803 Fax 775-783-6490

County Response:

Obtaining and/or maintaining a VHR permit is not a right. Douglas County has discretion to determine whether a VHR permit should be granted, revoked, or denied. DCC 20.622.010(B)(8), DCC 20.622.030(A). When a property owner violates the requirements of the VHR Ordinance, that property owner's VHR permit may be revoked. DCC 20.622.050(I).

It is a well-established rule in Nevada that "mistake or ignorance of the law is not a defense." *Whiterock v. State*, 112 Nev. 775, 782, 918 P.2d 1309, 1314 (1996). And with regard to VHRs, owners are specifically required to review, understand, and ensure compliance with the VHR Ordinance. See DCC 20.622.020(A) and 20.622.040(A)(1) (requiring owners to complete a training course and pass a certification test); DCC 20.622.040(A)(5)(a) (making owners responsible for ensuring compliance with all provisions of the VHR Ordinance).

With regard to Tier 1 permits, the code is clear, concise, and unambiguous. It plainly states that Tier 1 VHR units must be "owner occupied at all times when the unit is rented," and they must be "advertised as being occupied by the owner during the rental period." DCC 20.622.030(E)(10)(a).

Here, at the time Mr. Shield's VHR permit was granted (December 2021), the 3-tiered system now used by Douglas County had been in place and effective for nearly 6 months. During that time, it was incumbent upon Mr. Shields, as a VHR permit holder, to familiarize himself with the new system and its requirements. Even a cursory review of the code at some point during that 6-month period would have alerted Mr. Shields to the fact that he did not qualify for a Tier 1 VHR Permit. His failure to review, understand, or comply with the code provided Douglas County with more than sufficient reason to revoke his Tier 1 VHR Permit.

Mr. Shields' attempt to shift blame to Douglas County is unavailing. Mr. Shields had a duty to review, understand, and comply with the VHR Ordinance – a duty he neglected. Even if the sole act of calling a "representative" of Douglas County could satisfy that duty (which it does not), Mr. Shields during that alleged call provided misleading facts about his situation and intentions. It should not be surprising that misleading facts yielded misleading information. In short, Mr. Shields' own acts and decisions caused his non-compliance with the code. Douglas County was therefore justified in revoking his Tier 1 VHR Permit.



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
Community Development Director

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

July 19, 2022

To: ZACHARY SHEILDS

NOTICE OF VIOLATION AND REVOCATION OF VHR PERMIT

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You have the right to appeal this decision. Your appeal must comport with the requirements DCC 20.622.060(B).

Sincerely,

A handwritten signature in blue ink that reads "D. Soto". The letter "D" is large and stylized, with a vertical line through its center. The word "Soto" is written in a cursive script to the right of the "D".

D. Soto
Code Enforcement Officer
Douglas County Community Development



DOUGLAS COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT
 1594 Esmeralda Avenue, Post Office Box 218,
 Minden, Nevada 89423
 VHR 775.782.6014 * PLANNING 775.782.6217
www.douglascountynv.gov

For Office Use Only
Date _____
Received By _____
Application Number _____

APPEAL OF DECISION APPLICATION (TITLE 20.28)

The following application form is provided for persons who wish to appeal a decision of the **Vacation Home Rental Board, Planning Commission or Douglas County Community Development**. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

APPLICATION TYPE: (CHECK ALL THAT APPLY):	
<input checked="" type="checkbox"/> Appeal to Vacation Home Rental Permit Decision	<input type="checkbox"/> Appeal to Penalty/Fine
<input type="checkbox"/> Appeal to Development Application Decision	

PROJECT LOCATION/INFORMATION:	
Street Address (if available): 324 Kingsbury Grade Stateline, NV 89449	Space/Unit #: _____
Assessor's Parcel Number(s): 1318-26-510-010	
PROJECT DESCRIPTION:	
Project Name (if applicable): _____	
Brief description of appeal: VHR Permit was revoked July 19, 2022 and we are writing to appeal as we were guided by a representative of Douglas County towards applying for a Tier 1 permit instead of a Tier 2 permit. We now have a better understanding of the differences in the permit types. Please see our Justification Letter for more detail.	

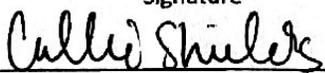
Note: Upon review of this application, Douglas County may require additional documentation and/or applications.

APPLICANT INFORMATION:	
Appellant	Appellant Representative
Name: Zachary & Callie Shields	Name: _____
Company: _____	Company: _____
Address: 324 Kingsbury Grade	Address: _____
City: Stateline State: NV Zip: 89449	City: _____ State: _____ Zip: _____
Phone: 3176273628	Phone: _____
Email: franklinhillshouse@gmail.com	Email: _____

A. LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I am the person with standing to appeal the above reference decision and do hereby authorize the below representative to file and represent my interest in this appeal, and, also, so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this appeal is true and correct.

APPELLANT: (Include extra sheets if necessary)

Zachary N Shields		8/1/22
Printed Name	Signature	Date
Callie G Shields		8/1/22
Printed Name	Signature	Date

I certify under penalty of perjury that I am the appellant's representative and that the foregoing statements and answers contained herein, and the information herein submitted, are in all respects true and correct.

B. APPELLANT'S REPRESENTATIVE:

Printed Name

Signature

Date

APPEAL OF DECISION SUBMITTAL CHECKLIST

	<p>01. Application Form and Application Fee.</p> <p>The first two pages of the completed Development Application form, including all required information and signatures, plus one copy of each required checklist item must be submitted along with the appropriate fee. Please review the current fee schedule to determine the correct application fee.</p>
	<p>02. Justification letter.</p> <ul style="list-style-type: none"> A. The basis for the appellant's standing to appeal (i.e. applicant, property owner within public notice radius); B. Statement as to whether the appeal is an appeal of a final decision or condition(s) of approval. If a condition, please note the condition number(s) and the specific wording of the condition(s). C. Written Statement of the reasons why the final decision or condition was erroneous.
	<p>02. Digital Copy of Application Material.</p> <p>Each item required by this submittal checklist must be included in pdf format. The pdf files must be submitted via email or a file sharing service acceptable to the county. The pdf files must be unprotected allowing read/write access by staff. Each pdf file must be named according to the submittal requirement checklist, e.g. "01. Application Form.pdf".</p>
	<p>03. Personal Notification. (See County Code 20.20.030) (Not applicable to Penalty/fine appeals)</p> <p>Mailing labels, mailing lists, and notification boundary maps must be purchased from Douglas County GIS (Ph: 775-782-9894) (Title 20.20.030). The following must be submitted for personal notification of the project:</p> <ul style="list-style-type: none"> A. A current <u>list</u> of property owners, mailing addresses, and APNs for all owners of property within the required radius (see below) of any boundary of the subject parcel(s) as shown on the latest County assessment roll. B. A set of size #10 mailing <u>envelopes</u> (provided by the applicant) containing the property owner's name and mailing address for all properties within the required radius. The envelopes must be stamped (not metered) and contain the County's return address: (No peel and stick envelopes). Douglas County Community Development #34, P.O. Box 218, Minden, NV 89423 C. A notification boundary <u>map</u> showing the required radius boundary for property owners to be notified, as shown on the latest tax assessor rolls for the County, on 8-1/2" x 11" paper. This shall include scale, north arrow, and the subject property's relationship to existing roads, with a notification radius per Title 20.20.030 Personal Notice of Public Hearing.

Justification Letter

- A. The basis for the appellant's standing to appeal:
 - a. We are the owners of 324 Kingsbury Grade Stateline, NV 89449 and have managed a VHR rental at this address since November, 2018.

- B. Statement as to whether the appeal is an appeal of a final decision or condition(s) of approval:
 - a. This appeal is an appeal of a final decision. We received a Notice of Violation and Revocation of VHR Permit on July 19, 2022 concerning permit 08401820.

- C. Written statement of the reasons why the final decision or condition was erroneous.

First, we would like to confirm that our ad on Airbnb was hidden as of July 19, 2022 and our existing reservations have been canceled, as requested in the Revocation letter.

We obtained VHR permit 08401820 on Dec. 29, 2021. For our previous permits beginning in 2018 the Tier system was not yet in place so in order to ensure our application was filled out correctly, we called the VHR office and were guided by a representative from Douglas County over the phone (sometime between Dec. 12-15, 2021) when filling out the VHR permit application. The representative advised us to apply for a Tier 1 permit after we confirmed the house is our primary residence and we live here full time. We believe there was an assumption that because the house is our primary residence and we live here full time, we would only need a Tier 1 permit. This confusion led to us applying for a Tier 1 permit when we should have applied for a Tier 2 permit.

After reviewing the Tier system again, we understand that Tier 1 permits are for properties where the VHR permit holder is on site during the rental period. We would have been more than happy to have applied and paid for a Tier 2 permit originally if we had understood better during our phone call.

Our basis for this appeal is because we were guided by a representative to apply for a Tier 1 permit based on qualifying questions that were asked of us as we filled out the application. We respect the regulations regarding VHRs in Douglas County and put our best effort forward to follow all of the rules as we have learned them. However, because we were in touch directly with a representative from Douglas County, we had wrongly assumed that we had the correct permit for our use case.

Since 2018 we have rented our home in order to offset the costs of living in Tahoe as well as providing us extra income to improve our property. We believe we are the ideal candidates for having the opportunity to manage our home as an occasional VHR because of the following:

- We are locals! The home is our primary residence and we live in it full-time with our 2 year old daughter. We care about the property, our community and our relationships with our neighbors.
- The house is only available to rent 45-60 days a year.
- We have had zero complaints in almost 4 years of renting.
- We only allow 4 renters at one time.
- We do not rent to people without a past history of 100% positive reviews on Airbnb and we have a security system to ensure no rules are being broken.
- All three of our immediate neighbors (who have all lived in their homes a minimum of 30 years) are supportive of our ability to rent and we have been in communication with them regularly with updates and notifications concerning the house being rented.
- The funds from renting have allowed us to improve our home and specifically improve our defensible space requirements.

We would greatly appreciate your consideration in this appeal. We respect and support the work of the VHR Committee to put rules and regulations in place to encourage a responsible and sustainable VHR program. This current issue causing us to have our permit revoked was a simple miscommunication and through this process we have a much better understanding of the rules and permit types moving forward. If we are granted another chance, I realize that is a privilege, not a right, and we will commit to abiding by 100% of the rules and regulations without fail. This is our responsibility and we are pleading for another chance as we realize it is our responsibility to understand and follow the rules.

Our ideal outcome would be to have our Tier 1 permit reinstated while we wait on the waitlist for a Tier 2 permit application.

We love our neighborhood and want to see VHR permit holders operating in the same way that we have in the past. With respect to our neighbors, community, and local government officials to ensure we're all working towards the same goal of keeping Tahoe a great place to live and raise a family while occasionally hosting visitors in this special place we call home.

We have attached three letters of reference from all of our immediate neighbors that describes their experience of our time renting under our VHR permit.

Please contact us with any further questions and thanks again for your time and consideration.

Zach and Callie Shields
 3176273628
 franklinhillshouse@gmail.com

Zach & Callie Shields

131826515009	08/01/2022	131826510013	08/01/2022	131826510011	08/01/2022	131826510008	08/01/2022
ALBERTAZZI FAMILY TRUST PO BOX 6762 <null> STATELINE, NV	89449	HART 2022 TRUST PO BOX 2864 <null> STATELINE, NV	89449	MUIR, THERESA M PO BOX 4663 <null> STATELINE, NV	89449	PENCE, HANNAH SULLIVAN 930 TAHOE BL STE 802-572 <null> INCLINE VILLAGE, NV	89451
131826510007	08/01/2022	131823810075	08/01/2022	131826510012	08/01/2022	131826510014	08/01/2022
CHRISTICOLE LLC C/O NABIL ABUDAYEH PO BOX 2301 PLEASANT HILL, CA	94523	KELLY, PATRICK R & MEGHAN C PO BOX 11105 <null> ZEPHYR COVE, NV	89448	NEVEN, SCOTT & GINGER 180 CASTILLON WY <null> SAN JOSE, CA	95119	POTNICK, MARTIN H & KATHLEEN A PO BOX 6915 <null> STATELINE, NV	89449
131826515007	08/01/2022	131826514018	08/01/2022	131823810073	08/01/2022	131826510009	08/01/2022
CLARKE TRUST PO BOX 4662 <null> STATELINE, NV	89449	LEW, LOUIE II L P 13351-D RIVERSIDE DR #388 <null> SHERMAN OAKS, CA	91423	NUNES, JOHN DONALD PO BOX 18175 <null> SOUTH LAKE TAHOE, CA	96151	PREBEZAC FAMILY TRUST 2014 PO BOX 1713 <null> ZEPHYR COVE, NV	89448
131823810110	08/01/2022	131823810072	08/01/2022	131823810074	08/01/2022	131826511004	08/01/2022
CUSHING, DANIEL K & REBECCA S 10 LA QUINTA <null> MORAGA, CA	94556	LOPATINA, NINA PO BOX 4194 <null> STATELINE, NV	89449	NUNES, JOHN DONALD PO BOX 18175 <null> SOUTH LAKE TAHOE, CA	96151	RYU, ELLY HEEKYUNG 3001 RAYWOOD ASH DR <null> LAS VEGAS, NV	89138
131823811002	08/01/2022	131826511007	08/01/2022	131823810108	08/01/2022	131826510010	08/01/2022
DOUGLAS COUNTY TRUSTEE C/O CLERK-TREASURER PO BOX 218 MINDEN, NV	89423	MATHEWS, GLENN DAVID & LINDA M PO BOX 4947 <null> STATELINE, NV	89449	PAGE, PATRICIA S PO BOX 10014 <null> ZEPHYR COVE, NV	89448	SHIELDS, CALLIE G & ZACHARY N PO BOX 3723 <null> STATELINE, NV	89449
131826510006	08/01/2022	131826510005	08/01/2022	131823811001	08/01/2022	131823810042	08/01/2022
FEATHERER FAMILY TRUST 35161 HARMONY LN <null> PALM DESERT, CA	92211	MCALLESTER, PETER GLENN 3689 BOZEMAN DR <null> RENO, NV	89511	PARKS, SANDRA PO BOX 3057 <null> STATELINE, NV	89449	SLOAN FAMILY TRUST PO BOX 6087 <null> STATELINE, NV	89449

131823810077 08/01/2022
STEIN FAMILY TRUST 1989
10658 LA RODA DR
<null>
CUPERTINO, CA 95014

131823810111 08/01/2022
U S FOREST SERVICE
LAKE TAHOE BASIN MGMT
35 COLLEGE DR
SO LAKE TAHOE, CA 96150

131823810076 08/01/2022
TAYLOR, BRUCE C & NANCY
PO BOX 11653
<null>
ZEPHYR COVE, NV 89448

131826511006 08/01/2022
U S FOREST SERVICE
LAKE TAHOE BASIN MGMT
35 COLLEGE DR
SO LAKE TAHOE, CA 96150

131826514017 08/01/2022
THE D OCONNELL 2020 TRUST
PO BOX 4428
<null>
STATELINE, NV 89449

131823810109 08/01/2022
WHITE REVOCABLE LIVING TRUST
4502 LONGTREE AV
<null>
MEMPHIS, TN 38128

131826515008 08/01/2022
TSAO REVOCABLE TRUST 2014
45 LANSING ST #2711
<null>
SAN FRANCISCO, CA 94105

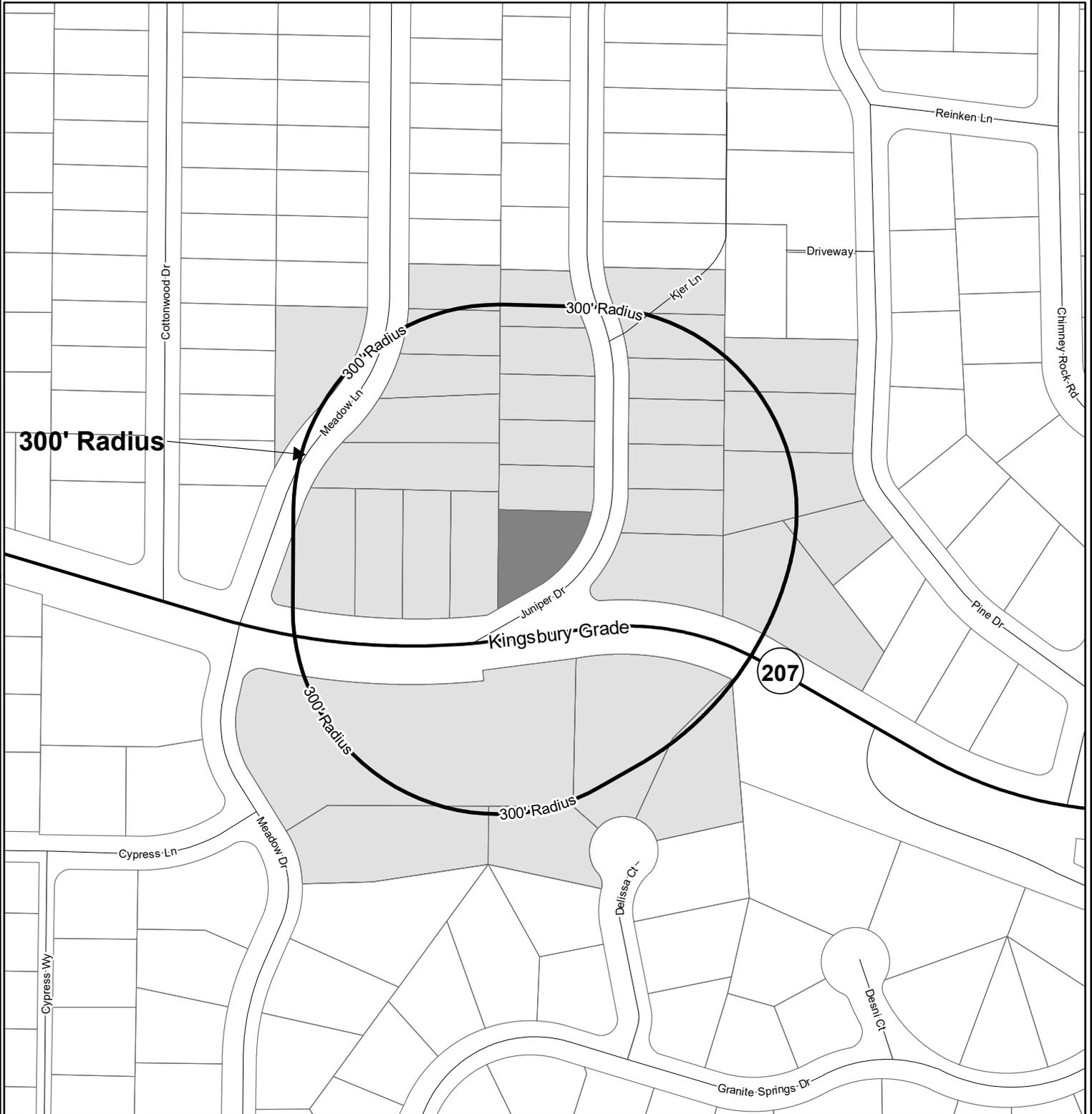
131823810078 08/01/2022
U S FOREST SERVICE
LAKE TAHOE BASIN MGMT
35 COLLEGE DR
SO LAKE TAHOE, CA 96150

131823810079 08/01/2022
U S FOREST SERVICE
LAKE TAHOE BASIN MGMT
35 COLLEGE DR
SO LAKE TAHOE, CA 96150

Douglas County Noticing Radius Map

300' Radius

APN: 1318-26-510-010



1 inch = 200 feet

Print Date: 8/1/2022

Legend

- Noticing Radius
- Subject Parcel(s)
- Parcels Within noticing Radius



The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.



8/1/22

My name is Chris Prebozac and my wife Ursula and I have lived in our home at 322 Kingsbury Grade Stateline, NV 89449 for 40+ years.

Zach and Callie have occasionally rented their home over the past 4 years and we have never had an issue. Zach and Callie are very communicative and respectful of our property and we support their ability to be able to rent their home in the future.

Since they moved into this neighborhood they have made some great improvements to their property like landscaping, painting, etc. that we feel benefits the neighborhood overall.

Sincerely,

Chris Prebozac

A handwritten signature in black ink, appearing to read "Chris Prebozac", with a large, loopy flourish extending to the right.

Aug 1, 2022

ATTN:

Douglas County Community Development Department
1594 Esmeralda Ave, PO Box 218 Minden, NV 89423

To Whom it May Concern,

My name is Martin Potnick and I live at 151 Juniper Drive with my wife, Kathy, directly across the street from Zach and Callie Shields who reside at 324 Kingsbury Grade.

Zach and Callie have been great neighbors since they moved in and we have never had a problem when they have had renters in their home. We have actually really enjoyed the improvements they've made to the home since moving in back in 2018.

We have seen a handful of renters over the years when The Shields are not home and all have been quiet and respectful. We are supportive of them being able to continue to rent their home with a VHR permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Potnick", with a long horizontal flourish extending to the right.

Martin Potnick
775-588-6446

August 1, 2022

Hi, my name is Michael Muir and I live at 154 Juniper Dr Stateline, NV 89449 with my Mom, Terry, who has owned the home for 30+ years. My yard is directly adjacent to Zach and Callie's property.

Since they have been renting their house we have never had any issues and they have been great, quiet neighbors that really take care of their property and especially the exterior.

We have actually been working together on the section of land in between our homes to make it safer for fires and to provide a more aesthetically pleasing space! We took 10+ trailer loads to the green waste site this Spring and made some major improvements this year!

I would love to see them have the ability to rent their home further as they are always very communicative and respectful.

Best,

Michael

A handwritten signature in black ink, appearing to read 'Michael Muir', with a long horizontal line extending to the right.

Modern Mountain Lake Home with Hot Tub

★ 4.93 · 88 reviews · Superhost · Stateline, Nevada, United States

Share Save



Show all photos

Entire home hosted by Callie

4 guests · 2 bedrooms · 2 beds · 2 baths



Fast wifi
At 127 Mbps, you can take video calls and stream videos for your whole group.

Self check-in

~~\$509~~ \$458 night ★ 4.93 · 88 reviews

CHECK-IN 12/6/2022	CHECKOUT 12/13/2022
GUESTS 1 guest	

Photos Amenities Reviews Location



Every booking includes f
other issues like trouble

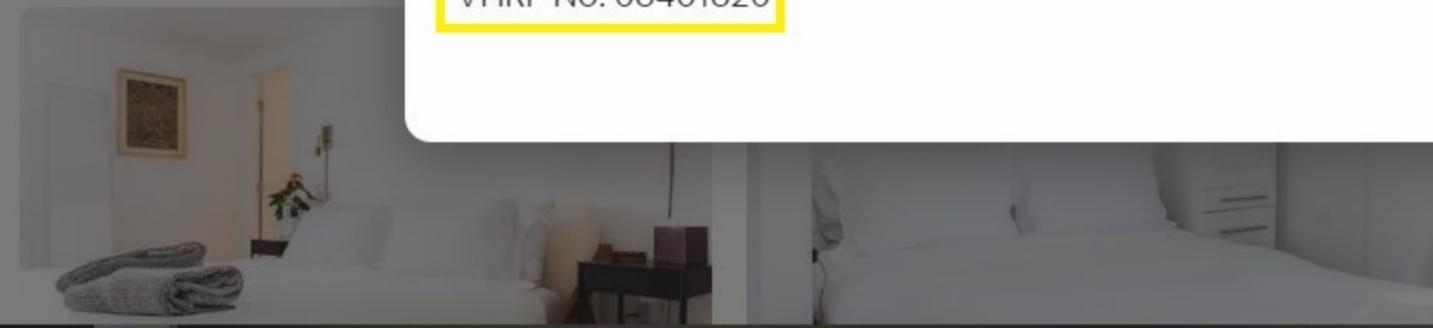
[Learn more](#)

A single-story modern h
neighborhood called Lov
shores of Lake Tahoe, He
and Casino Nightlife.

The space...

[Show more >](#)

Where you'll sleep



✕

About this space

A single-story modern home with a hot tub centrally located within the very sought-after neighborhood called Lower Kingsbury Grade which is only a few minutes away from the shores of Lake Tahoe, Heavenly Ski Resort, Edgewood Golf Course, Hiking/Biking trails, and Casino Nightlife.

The space

The home is cozy, yet modern. It is very unique for the Tahoe area to have this style of interior! If you are looking for a mountain home with a modern touch in an amazing location, this is the spot for you. We have a large deck, hot tub, yard, and grills!

Guest access
The whole house is yours! Please enjoy!

Other things to note

Travel insurance is highly recommended. Cancellation is strict.

VHRP No: 08401820

★ 4.93 · 88 reviews

CHECKOUT
/13/2022



arged yet

\$3,566

-\$357

\$250

\$488

\$3,947

This is a rare find. Callie's place on Airbnb is usually fully booked.



Photos Amenities Reviews Location

~~\$509~~ \$458 night
★ 4.93 · 88 reviews [Reserve](#)

★ 4.93 · 88 reviews



Jenna
July 2022

This house was one of the best air bnbs we have ever stayed in for many reasons. One, it was so cute, eclectic and the style as impeccable. I loved looking around at all the pieces and art...

[Show more](#) >



Geetika
July 2022

Loved the home - beautiful and homey! Everything was clean and convenient. Location is awesome - near the main strip, but also quiet and serene. Thank you for having us :)



Tom
July 2022

We loved staying here! Everything was exactly as described and Callie was very responsive to any questions we had. Would stay here again.



Ellie
June 2022

The house was beautiful and everything we wanted/needed! We loved the hot tub too! :)



Sophie
June 2022



Umair
June 2022

Photos Amenities Reviews Location

\$509 \$458 night
★ 4.93 · 88 reviews [Reserve](#)

 **Hosted by Callie**
Joined in February 2014

★ 299 Reviews  Identity verified  Superhost

I love to travel via AirBnb and feel like I'm actually living in a place - so I offer my home for like-minded travelers.

Co-hosts

 Zachary

During your stay

We will be available to answer any questions you have but we will not be in the area during your stay.

Callie is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 100%

Response time: within an hour

[Contact Host](#)

 To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Health & safety

Cancellation policy

Photos Amenities Reviews Location ~~\$509~~ \$458 night [Reserve](#)

committed to providing

Things to know

House rules

- 🕒 Check-in: After 4:00 PM
- 🕒 Checkout: 11:00 AM
- 🏠 Self check-in with smart lock
- 🚭 No smoking
- 🚫 No parties or events
- 🐾 Pets are allowed

[Show more >](#)

Explore other opt

Sacramento

Napa

Truckee

Tahoe City

San Jose

San Francisco



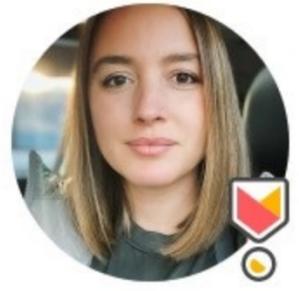
- 🕒 Check-in: After 4:00 PM
- 🕒 Checkout: 11:00 AM
- 🏠 Self check-in with smart lock
- 🚭 No smoking
- 🚫 No parties or events
- 🐾 Pets are allowed

Additional rules

- Quiet Hours Begin at 9pm (\$1,000 dollar fine for noise complaints)
- House is not to be used for parties, it is our home that we live in when it is not rented.
- You can park up to two medium-sized cars in the driveway. We leave our car in the garage. No street parking in accordance with the vacation home rental rules.
- Trash is located outside in the bear box near the driveway. Please put all trash items securely in the bear box and shut the door.
- The hot tub is available for use and the cleaning fee reflects maintenance.
- We have a security deposit of \$2500 for any damages to the property, including pet damages. This will only be utilized if we put in a claim with Airbnb after your stay when damage has been found and documented.



Become a Host



Superhost

324 reviews

Identity verified

Callie confirmed

- ✓ Identity
- ✓ Email address
- ✓ Phone number

Hi, I'm Callie

Joined in 2014

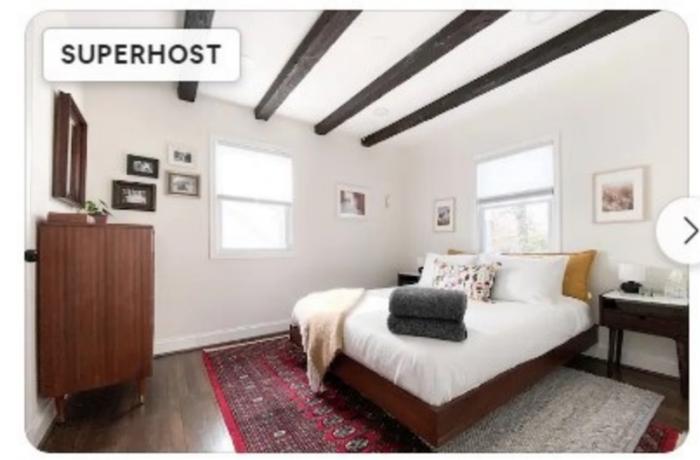
About

I love to travel via AirBnb and feel like I'm actually living in a place - so I offer my home for like-minded travelers.

Lives in Los Angeles, CA

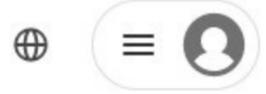
Speaks English

Callie's listings





Become a Host



★ 15 reviews

✓ Identity verified

Zachary confirmed

- ✓ Identity
- ✓ Email address
- ✓ Phone number
- ✓ Work email

Hi, I'm Zachary

Joined in 2013

About

I'm a Filmmaker living in DC.

🏠 Lives in Washington, DC

🏢 Work: (Website hidden by Airbnb)

Zachary's listings



★ 4.93 (88)



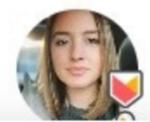
★ 4.95 (182)



Show all photos

Entire home hosted by Callie

4 guests · 2 bedrooms · 2 beds · 2 baths



\$461 night

★ 4.93 · 88 reviews

Fast wifi

At 127 Mbps, you can take video calls and stream videos for your work.

Self check-in

Check yourself in with the smartlock.

Callie is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for their guests.



Every booking includes free protection from Host cancellations, other issues like trouble checking in.

Learn more

Select dates

Minimum stay: 2 nights

CHECK-IN 12/1/2022 x CHECKOUT Add date

December 2022							January 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				

Clear dates Close