

**From:** Washoe311 <washoe311@washoecounty.gov>  
**Sent:** Tuesday, December 31, 2024 11:32 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #177808] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

### Service Request Details

**ID** 177808  
**Date/Time** 12/31/2024 11:32 AM  
**Type** Planning Commission/Board of Adjustment  
**Address** Area - Washoe County  
**Origin** Control Panel  
**Comments** Board of Adjustment, Jan 2, Agenda Item 8 -

opposed to request

To: Board of Adjustment

Re: Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36

Position: opposed to the request

Dear Board Members,

I'm a full-time Incline Village resident. My neighbors and I know firsthand experience the negative impacts that arise when Washoe County policy decision-makers prioritize non-resident short-term rental (STR) operators over the needs of full-time residents and community members. Let's not undermine resident basic needs further.

Accordingly, I respectfully ask you NOT to approve the request before you in Item 8A to increase the allowable parking for the short-term rental located at 916 Harold Drive.

As my fellow neighbors have noted in correspondence to the BOA board: The applicant is requesting to increase allowed occupancy from 4 to 8, citing the availability of additional parking spaces in the common parking for the complex. This request is counter to Article 319 SHORT-TERM RENTALS in the Washoe County ordinance. According to Article 319, Section 110.319.15.b(2) Parking Standards: "In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit."

If STRs in this complex and/or others apply for use of common parking places in peak periods, STR vehicles will far outnumber those belonging to HOA residents, and displace residents and those directly affiliated with long-term HOA members. To approve this request would set an untenable precedent for STRs throughout Incline Village and would contribute to increases in VMTs (vehicle miles traveled) to and from Tahoe elevating air and water pollution. It would also add to overcrowding and strain our community's infrastructure further.

I'd like to underscore another point: HOAs determine allowable spaces per unit in a fair and lawful way. Under no circumstance should the county be involved in overstepping HOA authority.

Incline Village already has issues with STRs scattered throughout our community, and STR parking violations are frequently cited as an issue by neighbors. Lacking a cap on the number of STRs, our only protection against conversion of our residential community to tourist housing is the STR ordinance, developed with community input, by the Washoe County Planning and Building Department. Please ensure that this STR ordinance (as weak as it is today) is honored.

Lastly, imagine how you would feel if you couldn't access parking in your own home or neighborhood because it was filled by vehicles associated with transient housing. We chose to live in residential communities, and do not want to see them further degraded by commercial STR operators. Thank you.

Pamela M Tsigdinos  
Full-time resident

**Submitter** Tsigdinos, Pamela

**WSTR21-0283  
PUBLIC COMMENT**

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #177730] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Monday, December 30, 2024 1:14:44 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177730
<b>Date/Time</b>	12/30/2024 1:12 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Area - Washoe County
<b>Origin</b>	Control Panel
<b>Comments</b>	To: Board of Adjustment

Re: Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36 Position: opposition to the request

The applicant is requesting to increase allowed occupancy from 4 to 8, citing the availability of additional parking spaces in the common parking for the complex. This request is counter to Article 319 SHORT-TERM RENTALS in the Washoe County ordinances. According to Article 319, Section 110.319.15.b(2) Parking Standards: "In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit."

While other residents in the complex may agree that the applicant can use their spaces, this is not binding in the long term should ownership change. And if other STRs in this complex or others apply to do the same, use of common parking places in peak periods could overflow capacity. This sets an untenable precedent for STRs throughout the area.

Incline Village already has issues with STRs scattered throughout our community, and STR parking violations are frequently cited as an issue by neighbors. Lacking a cap on the number of STRs, our only protection against conversion of our residential communities to tourist housing are the STR ordinances, developed with community input, by the Washoe County Planning and Building Department. Please ensure that these ordinances are honored.

Roxanna Dunn  
Chair, Incline Village/ Crystal Bay Citizens Advisory Board

**Submitter** Dunn, Roxanna

**From:** Washoe311  
**To:** Planning Center  
**Subject:** FW: A new Service Request has been created [Request ID #177744] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Monday, December 30, 2024 2:33:23 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Washoe311 <washoe311@washoecounty.gov>  
**Sent:** Monday, December 30, 2024 2:30 PM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #177744] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177744
<b>Date/Time</b>	12/30/2024 2:30 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	806 ORIOLE WAY, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	I am unable to sign into the speakup website. I

Please include this as public comment under agenda item 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36

I object to the exemption to increasing allowable parking spaces to the short-term rental at 916 Harold Drive. Additional parking spaces in HOAs around Incline Village are vitally needed to provide additional snow storage and common space for other needs. I am on the board of an HOA and I often run into these issues.

HOAs determine allowable spaces per unit in a fair and lawful way. Under no circumstance should the county be involved in overstepping their authority in this matter. Especially in favor of transient housing that increases VMTs

(vehicle miles traveled) to and from town centers, naissances to neighbors, pollution, problems and puts a commercial use in residential zoning.

Aditdonally, insurance companies are requiring ever more things from HOAs before they are insurable. This common space must be kept common for the purpose of unforeseen needs to meet requirements in this changing environment. Insurance companies also raise rates in HOAs that have STRs and this is an unfair burden on other HOA members. The county interfering with HOA's sets a terrible precedent and muddies the waters of authority. Parking spaces should be equally distributed and available in common space of HOAs to the benefit of all members as determined by HOA board membership and CC&Rs!

Sincerely,  
Aaron Vanderpool  
Incline Village, NV

**WSTR21-0283**  
**PUBLIC COMMENT**

Please accept this public comment for the Washoe County Board of Adjustments meeting on January 2, 2025. Thank you, Ellie Waller Douglas County Resident

I agree with Mr. Vanderpool's comment. "Parking spaces should be equally distributed and available in common space of HOAs to the benefit of all members as determined by HOA board membership and CC&Rs!"

And AFFIRM staff recommendation. Info below from staff report.

Property Owner:	Matthew J & Bernadette M Castagnola	 Vicinity Map
Location:	916 Harold Dr. Unit #36 Incline Village, NV 89451	
APN:	131-140-36	
Parcel Size:	0.001 acre	
Master Plan:	Tahoe – Fairway	
Regulatory Zone:	Tahoe – Fairway	
Planning Area:	Tahoe	
Development Code:	Authorized in Article 912, Establishment of Commissions, Boards and Hearing Examiners	
Commission District:	1 – Commissioner Hill	

**STAFF RECOMMENDATION**

**AFFIRM**       **REVERSE**       **MODIFY / REMAND**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment deny this appeal and affirm the decision of the Washoe County Director of Planning and Building to reduce the appellant's short-term rental (STR) occupancy from eight (8) persons to four (4) persons and reduce the parking from two (2) spaces to one (1) space.

*(Possible Motion on Page 7)*

Prior to the STR permit renewal for 2024, Washoe County Code Enforcement staff conducted a site visit and confirmed that there is only one assigned parking space available for 916 Harold Drive Unit #36; therefore, the STR's maximum occupancy was reduced from eight (8) occupants to four (4) occupants. See Exhibit F for current STR permit card with reduced maximum occupancy.

WCC Section 110.319.10 Requirements for Application. (d) For STRs within multi-unit developments, the application must include evidence of the number (and location, if applicable) of parking spaces allocated to the unit. **Where parking spaces are unassigned, overflow parking will not count toward the required number of parking spaces**

**DENY the appeal. AFFIRM staff recommendation.**

Impacts abound so TRPA should weigh-in as prescribed by The Compact.

Furthermore: I'll preface this comment by stating on numerous occasions, in written and verbal public comment, that the Tahoe Regional Planning Agency (TRPA) should have to weigh-in on the environmental impacts related to Short Term Rentals (STR) or another term Vacation Home Rentals (VHR). TRPA should analyze regional impacts and develop requirements in the TRPA Code of Ordinances. This further would assist HOAs in developing iron-clad policies.

The intent of the 2012 Regional Plan Update was to take on REGIONAL ISSUES OF SIGNIFICANCE. This has not been the case with approximately 6000 STR/VHRs in the basin not counting illegal operations. Vehicle Miles Traveled (VMT) a hot topic. A second home is not the same as a STR/VHR. They function more like a mini-hotel. Maybe they should require a tourist accommodation unit (TAU) for each bedroom. There are not enough TAUs in the allocation pool, that's why not required in my opinion.

Many more visits and people are associated with a STR than a second homeowner, in my opinion, so logically there is additional VMT. Noise another major issue with no real recourse for the full-time residents. TRPA should be engaging other than making it just a requirement of Residential Unit of Use (RUU) allocation as a neighborhood capability study compliance.

Residential allocations: TRPA looks at Total Maximum Daily Load data provided by Lahontan and Nevada Department of Environmental Protection, permit monitoring and compliance with TRPA regulations, and local jurisdiction-provided short-term rental neighborhood compatibility reports. This is all used to inform whether the local jurisdiction will receive its full allocation or a percentage thereof.

Impacts are numerous in many categories.

Full-circle to this parking request appeal. The Washoe policy states one parking space for every four people. If one parking space is all that is available then four occupants are allowed and specified by the HOA, not the local jurisdiction.

**My opinion, having a STR/VHR permit is not an entitlement but a privilege afforded to the homeowner.**

**Aaron Vanderpool comment for reference.**

Please include this as public comment under agenda item 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36

I object to the exemption to increasing allowable parking spaces to the short-term rental at 916 Harold Drive. Additional parking spaces in HOAs around Incline Village are vitally needed to provide additional snow storage and common space for other needs. I am on the board of an HOA and I often run into these issues.

HOAs determine allowable spaces per unit in a fair and lawful way. Under no circumstance should the county be involved in overstepping their authority in this matter. Especially in favor of transient housing that increases VMTs (vehicle miles traveled) to and from town centers, nuisances to neighbors, pollution, problems and puts a commercial use in residential zoning.

Additionally, insurance companies are requiring ever more things from HOAs before they are insurable. This common space must be kept common for the purpose of unforeseen needs to meet requirements in this changing environment. Insurance companies also raise rates in HOAs that have STRs and this is an unfair burden on other HOA members. The county interfering with HOA's sets a terrible precedent and muddies the waters of authority. Parking spaces should be equally distributed and available in common space of HOAs to the benefit of all members as determined by HOA board membership and CC&Rs!

Sincerely,

Aaron Vanderpool

Incline Village, NV

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #177746] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Monday, December 30, 2024 2:46:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Washoe311 <washoe311@washoecounty.gov>  
**Sent:** Monday, December 30, 2024 2:46 PM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #177746] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177746
<b>Date/Time</b>	12/30/2024 2:46 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	1224 STYRIA WAY, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	To: Board of Adjustment

Re: Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36  
Position: opposition to the request

The applicant is requesting to increase permitted occupancy from 4 to 8, citing the availability of additional parking spaces in the common parking for the complex. However, unless a space is assigned to a unit, the owner can not guarantee that an unassigned space will be available when his short term renters arrive. This then pushes the parking problem to surrounding neighbors, as vacationers park in other's assigned spots or in the roadways (often blocking access to emergency vehicles and snow plows.)

Unfortunately, we have seen this scenario play out over and over again in HOAs with guest parking. STR owners falsely advertise additional parking to their guests and do not monitor the number of vehicles their guests arrive in. And as these STR permit violations and safety hazards occur on HOA private land, the county is unable to help with parking enforcement. Please do not create another parking problem if you are unable to patrol and enforce (especially on weekends and holidays). This only burdens our neighborhoods to benefit a select few, most of whom are out of state voters.

Thank you for your consideration,

Stephanie Lundstrom  
Incline Village

[View in QAlert](#)

**WSTR21-0283**  
**PUBLIC COMMENT**

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #177748] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Monday, December 30, 2024 2:50:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

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Respectfully,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Washoe311 <washoe311@washoecounty.gov>  
**Sent:** Monday, December 30, 2024 2:50 PM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #177748] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177748
<b>Date/Time</b>	12/30/2024 2:50 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	1310 ZURICH LN, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	I am writing to encourage you to vote against

approving appeal Case Number WSTR21-0283 as approval will affect all Short-Term Rentals in Washoe County, including those in Incline Village. Incline Village is already dealing with a significant shortage of available parking and approving this appeal will only exacerbate an already unsustainable situation.

Unlike the situation outlined in this appeal, Incline Village does not not have additional available parking spaces, and this would seriously negatively impact full-time residents. We have already seen a significant problem with STR owners falsely telling their renters that they are free to park in any open parking spot, even those clearly marked as reserved spots for residents.

The situation is further exacerbated by the inability of HOAs to enforce parking due to the existing Washoe County ordinance requiring 48-hours notification prior to towing an illegally parked vehicle. The combination of a lack of timely policing and enforcement coupled with a shortage of parking spots creates an unsustainable and negative outcome for full-time residents and STR renters alike.

I strongly encourage you to vote not to approve the appeal unless Washoe County is also prepared to change its policy on empowering HOAs on private property to patrol, police, and enforce the ordinance through timely towing and impounding of illegally parked vehicles.

An additional concern that the board should consider is that STR overflow parking is already creating a safety hazard due to restricted accessibility for emergency vehicles. It is not uncommon for STR renters, who, unlike full-time residents, do not know where fire lanes, fire

hydrants, emergency vehicle access lanes, and snow storage spots are located, to park anywhere they see an open spot (even in fire lanes and snow removal storage locations). This is made worse by the Washoe County ordinance severely limiting the ability of HOAs on private property to tow illegally parked vehicles in a timely manner.

I will add that, at least in Incline Village, the vast majority of STR owners are not Nevada residents, and therefore cannot vote. In most cases they are absentee California property owners; whereas, those of us that do live here full-time, do vote.

James Russell  
1310 Zurich Ln  
Incline Village, NV

**Submitter** RUSSELL, JAMES E  
1310 ZURICH LN  
INCLINE VILLAGE, NV

[View in QAlert](#)

Washoe County, NV



**From:** Washoe311  
**To:** Planning Center  
**Subject:** FW: A new Service Request has been created [Request ID #177750] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Monday, December 30, 2024 3:07:24 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Washoe311 <washoe311@washoecounty.gov>  
**Sent:** Monday, December 30, 2024 3:07 PM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #177750] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177750
<b>Date/Time</b>	12/30/2024 3:07 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	1327 ZURICH LN, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	Dear Board of Adjustment:

The applicant in the above referenced agenda item: 8A is requesting to increase permitted occupancy from 4 to 8, citing the availability of additional parking spaces in the common parking for the complex. However, unless a space is assigned to a unit, the owner can not guarantee that an unassigned space will be available when his short term renters arrive. This then pushes the parking problem to surrounding neighbors, as vacationers park in other's assigned spots or in the roadways (often blocking access to emergency vehicles and snow plows.)

Unfortunately, we have seen this scenario play out over and over again in HOAs with guest parking. STR owners falsely advertise additional parking to their guests and do not monitor the number of vehicles their guests arrive in. And as these STR permit violations and safety hazards occur on HOA private land, the county is unable to help with parking enforcement. Please do not create another parking problem if you are unable to patrol and enforce (especially on weekends and holidays). This only burdens our neighborhoods to benefit a select few, most of whom are out of state voters.

We respectfully request that the Washoe County Board of Adjustment deny the appeal.

Thank you for your consideration,

James and Lisa Allred  
Incline Village Homeowners

**Date/Time** 12/30/2024 4:09 PM

**Type** Planning Commission/Board of Adjustment

**Address** Area - Washoe County

**Origin** Control Panel

**Comments** Washoe County BoA Members,

The long sad saga of Incline Village STRs continues with this latest attempt to further erode the few restrictions put on STR owners.

You must realize that if you... and Washoe County Commissioners... rubber stamp the requested change to increase allowed parking in STRs within 916 Harold Drive, it will open the floodgates.

This is not some 'small' 'one-off' request by a single STR owner. This is a precedent setting tidal wave that will have major consequences for all Incline HOAs.

HOAs should have the right and authority to determine how STR parking on their properties is handled. It is private property, not county property.

We all know and have seen the deleterious consequences of uncapped STRs in Incline Village even under the current ordinance. If anything, Washoe County should be tightening restrictions on STRs, not loosening them.

Please vote no on this request.

Ronda Tycer, Ph D  
Incline Village Resident

**Submitter** Tycer, Ronda  
PO Box 4698  
Washoe County, NV 89450

775-833-2747  
[rondatycer@aol.com](mailto:rondatycer@aol.com)

[View in QAlert](#)

Washoe County, NV

**Date/Time** 12/30/2024 4:52 PM

**Type** Planning Commission/Board of Adjustment

**Address** Area - Washoe County

**Origin** Control Panel

**Comments** To: Board of Adjustment

Re: Agenda item 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36  
Position: Opposition to the request

What the applicant is requesting is absurd and asinine. Unassigned parking cannot be guaranteed. This takes away parking from other guests and neighbors and creates all sorts of other parking problems that spill out onto roadways that can block access for snow removal equipment and emergency vehicles. STR owners should not be allowed to monetize a guest parking space that belongs to all members of a HOA.

Also, since the county doesn't patrol and enforce parking rules on HOA private land, they should not be handing out property rights to guest parking.

Thank you very much for your consideration.

Debra Colonica  
Incline Village

**From:** Planning Counter  
**To:** [Washoe, Courtney](mailto:Washoe, Courtney)  
**Subject:** FW: A new Service Request has been created [Request ID #177810] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, December 31, 2024 11:47:28 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

FYI



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
**My working hours: Monday-Friday 8:00am to 4:30pm**  
 Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
 Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
 CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
 1001 East Ninth Street, Reno, NV 89512

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Tuesday, December 31, 2024 11:40 AM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #177810] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

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Thank you,



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**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Tuesday, December 31, 2024 11:39 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #177810] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177810
<b>Date/Time</b>	12/31/2024 11:39 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	1224 STYRIA WAY, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	Re: STR Parking - Tyrolian Village

**To:** Board of Adjustment  
**Re:** Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36

Writing to state my position that Washoe County maintain, in strictest regards and enforcement, its requirement that an STR owner be required to document and provide verification by means of direct ownership or right-of-use, that they possess and/or out-right control sufficient parking to meet the one parking space for every four intended STR occupants (Section 110.319.15(b)(3)). And all designated parking spaces to be used or utilized by an STR property shall be on-site (Section 110.319.15(b)(4)). "On-site" is deemed to mean within the STR owner's owned or wholly controlled property. STR owners shall not be allowed to rely upon street,

neighborhood, common area, or designated guest parking to meet the County's STR Parking Standard.

The property owner's ability to document and verify the appropriate, necessary, number of parking spaces it owns or wholly controls shall govern the maximum number of occupants allowed to stay in a STR by the owner under a specific STR Permit.

Respectfully submitted,  
John Rimbach  
1224 Styria Way, Incline Village, NV 89451

Washoe County, NV

**From:** Planning Counter  
**To:** [Washoe\\_County](mailto:Washoe_County)  
**Subject:** FW: A new Service Request has been created [Request ID #177811] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, December 31, 2024 12:29:27 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

FYI



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
**My working hours: Monday-Friday 8:00am to 4:30pm**  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Tuesday, December 31, 2024 11:49 AM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #177811] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Tuesday, December 31, 2024 11:48 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #177811] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177811
<b>Date/Time</b>	12/31/2024 11:48 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Area - Washoe County
<b>Origin</b>	Control Panel
<b>Comments</b>	Board of Adjustment, Jan 2, Agenda Item 8

**To:** Board of Adjustment  
**Re:** Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36  
**Position:** opposition to the request

Please deny the applicant's request to increase their STR occupancy from 4 to 8 as there are limited assigned parking and no guarantees in guest parking availability.

If their request were granted, it would set in motion the possibility of doubling occupancy and traffic for more STRs. Not only is this problematic to the neighbors who are now dealing with parking, traffic, and safety issues, but to Incline Village as a whole. Vacationers aren't as likely to take care of the beautiful Tahoe as people who have vested interest and live in Tahoe. Please

**WSTR21-0283  
PUBLIC COMMENT**

keep the STR occupancy rate at the current level.

Thank you for your time and consideration.

Warmest Regards,  
Betty Lin Peterson

**Submitter** Peterson, Betty L

[View in QAlert](#)

Washoe County, NV

**From:** [Planning Counter](#)  
**To:** [Wesche, Courtney](#)  
**Subject:** FW: A new Service Request has been created [Request ID #177813] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, December 31, 2024 12:29:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

FYI



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
**My working hours: Monday-Friday 8:00am to 4:30pm**  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Tuesday, December 31, 2024 11:52 AM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #177813] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Tuesday, December 31, 2024 11:51 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #177813] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177813
<b>Date/Time</b>	12/31/2024 11:51 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Area - Washoe County
<b>Origin</b>	Control Panel
<b>Comments</b>	Board of Adjustment, Agenda Item 8a (Jan 2,

2025)

To: Board of Adjustment

Re: Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36

Position: Opposition to the Request

The applicant is requesting to increase permitted occupancy from 4 to 8, citing the availability of additional parking spaces in the common parking for the complex. However, unless a space is assigned to a unit, the owner can not guarantee that an unassigned space will be available when his short term renters arrive. This then pushes the parking problem to surrounding neighbors, as vacationers park in other's assigned spots or in the roadways (often blocking access to emergency vehicles and snow plows.)

**WSTR21-0283  
PUBLIC COMMENT**



Unfortunately, we have seen this scenario play out over and over again in HOAs with guest parking. STR owners falsely advertise additional parking to their guests and do not monitor the number of vehicles their guests arrive in. And as these STR permit violations and safety hazards occur on HOA private land, the county is unable to help with parking enforcement. Please do not create another parking problem if you are unable to patrol and enforce (especially on weekends and holidays). This only burdens our neighborhoods to benefit a select few, most of whom are out of state voters.

Please vote to oppose.

Thank you for your careful consideration of this matter,

Edwin (Bart) Carr  
Incline Village

Washoe County, NV

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: Agenda Item 8A – Appeal of Decision, Case Number WSTR21-0283, 916 Harold Drive #36  
**Date:** Monday, December 30, 2024 11:46:07 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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**From:** Mayra Hendrickson <mayra414@gmail.com>  
**Sent:** Monday, December 30, 2024 11:24 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** Re: Agenda Item 8A – Appeal of Decision, Case Number WSTR21-0283, 916 Harold Drive #36

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Position: Opposition to the Request

Dear Members of the Board,

I am writing to express my opposition to the applicant's request to increase the permitted occupancy for unit #36 from 4 to 8 guests. The applicant cites the availability of additional parking spaces in the common area of the complex; however, this assumption is problematic. Without assigned parking spaces, there is no guarantee that unassigned spaces will be available for arriving short-term renters. This uncertainty inevitably shifts the parking burden onto nearby residents, leading to issues such as unauthorized parking in designated spots and blockage of access for emergency vehicles and snowplows.

In my experience as a full-time resident of a similar Homeowners Association, I have observed that while it may appear there is ample overflow parking, the reality is that there is often insufficient parking to accommodate two assigned spaces per unit. Allowing short-term rentals (STRs) to claim these spaces to increase occupancy and generate additional revenue will lead to full-time residents being forced to park off-premises, further exacerbating the parking dilemma we already face.

Moreover, many STR guests have been known to exceed the parking limits, frequently bringing multiple vehicles despite strict regulations allowing only one. The lack of enforcement intensifies this issue, placing an unwarranted burden on both the HOA and its residents.

I urge the Board to carefully consider the consequences of this increase in occupancy and its potential impact on our community. Thank you for your attention to this matter.

Sincerely,  
Mayra Hendrickson  
Incline Village, NV  
(Full-time resident since 1995)  
89451

**WSTR21-0283  
PUBLIC COMMENT**

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: Board of Adjustment, Jan 2, Agenda Item 8  
**Date:** Monday, December 30, 2024 11:44:54 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Robin <[robinrrr@aol.com](mailto:robinrrr@aol.com)>  
**Sent:** Monday, December 30, 2024 9:54 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** Board of Adjustment, Jan 2, Agenda Item 8

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I received the email below and couldn't agree more. We have been battling the STR owners in our community who are trying to force use of overflow parking for their "guests". We have owners who constantly advertise for more guests than they are permitted due to the parking restrictions, they are caught, they fix their advertising and then after a while, go right back to the false advertising. The county does not remove their permits, as they should, for repeat offenders. Please, do NOT allow STRs the ability to take away overflow parking.

Thank you.  
Robin Richardson, Incline Village

To: Board of Adjustment  
Re: Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36  
Position: opposition to the request

The applicant is requesting to increase permitted occupancy from 4 to 8, citing the availability of additional parking spaces in the common parking for the complex. However, unless a space is assigned to a unit, the owner can not **guarantee** that an unassigned space will be available when his short term renters arrive. This then pushes the parking problem to surrounding neighbors, as vacationers park in other's assigned spots or in the roadways (often blocking access to emergency vehicles and snow plows.)

Unfortunately, we have seen this scenario play out over and over again in HOAs with guest parking. STR owners falsely advertise additional parking to their guests and do not monitor the number of vehicles their guests arrive in. And as these STR permit violations and safety hazards occur on HOA private land, the county is unable to help with parking enforcement. Please do not create another parking problem if you are unable to patrol and enforce (especially on weekends and holidays). This only burdens our neighborhoods to benefit a select few, most of whom are out of state voters.

Thank you for your consideration,

Stephanie Lundstrom  
Incline Village

**WSTR21-0283  
PUBLIC COMMENT**

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: Board of Adjustment January 2 Meeting  
**Date:** Monday, December 30, 2024 11:44:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Heather Williams <heather@stanfordwealth.com>  
**Sent:** Monday, December 30, 2024 9:15 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** Board of Adjustment January 2 Meeting

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In response to Agenda Item A, 916 Harold Drive's request to use common area parking, I strongly urge the Board to reject this request.

According to Washoe County Ordinance 319, "In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit."

If approved, this would set an unsustainable precedent for parking in Incline. There are already enough parking problems outside of the STR parking issue. We don't need to open the door for additional requests and issues.  
Thank you,

Heather Williams  
Incline Village resident

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: Board of Adjustment, Jan 2, Agenda Item 8  
**Date:** Monday, December 30, 2024 11:44:39 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Carol Juarez-DuBois <Butlerforaday@sbcglobal.net>  
**Sent:** Monday, December 30, 2024 9:20 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Cc:** Carol Juarez <butlerforaday@sbcglobal.net>  
**Subject:** Board of Adjustment, Jan 2, Agenda Item 8

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To: Board of Adjustment

This email is in regards to Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36  
Position: Oppose this appeal!

The applicant is requesting to increase permitted occupancy from 4 to 8 persons in their STR in Incline Village, citing the availability of additional guest parking spaces in the common parking for the complex. Since most HOA's allot very few guest parking spaces (due to land coverage availability), and homeowners are assigned 1 space per unit, allowing STR's to use the guest spaces in the HOA for their STR tenants is derelict. It is common knowledge that 8 guests will not arrive in 1-2 vehicles. 8 guests will arrive in 4-5 vehicles. This places a great burden on the surrounding homes, and HOA operations which these guests are ignorant to. Many STR's have deeded garages, in which they do not allow STR's to park. Instead they direct their tenants to park in the minimally available and shared guest parking, impacting the whole neighborhood. If guest parking is not available, these tenants, not generally familiar with snow removal operations and emergency service access, park where they please, impeding the operations of the HOA's and all neighbors surrounding the STR unit. This is a 'rinse repeat' with every rental that checks in to a STR!  
Allowing a STR to increase their permitted occupancy headcount on the basis of parking, which is not directly owned by the property owner is not a prudent decision and will have negative impacts on every HOA and unit owner in Washoe County!

Please vote to OPPOSE!

Regards,

Carol Juarez-DuBoise

Full time resident in Incline Village AND active WC voter.

**WSTR21-0283  
PUBLIC COMMENT**

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: Case # WSTR21-0283 916  
**Date:** Monday, December 30, 2024 11:45:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** ANNA HUNT <annavonhunt@gmail.com>  
**Sent:** Monday, December 30, 2024 11:22 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** Case # WSTR21-0283 916

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[Board of Adjustment  
8A Appeal of Decision of  
Case # WSTR21-0283 916 ]

Seasons Greetings -

Please be thoughtful and wise with a Vote to DENY this Appeal Request.

Failure to take this preventative action will have a profound backlash setting a terrible precedent to allow outside companies and individuals who choose to monetize homes for profit in our Washoe family neighborhoods. STRs seemed like a good idea to me on the frontside but sadly shortsighted greed quickly trampled basic wisdom on Policy to regulate this profit first geed based mindset.

A landslide of huge negative impacts on neighbors HOAs and individuals has been the result and who must bear the brunt of adverse issues such as parking availability on often limited overused common space for Owners & Family Guests plus the burden of poor rule adherence for public safety and avoidable strife that befalls every Residents who resides near STRs.

Once I loved the idea myself before I saw the harm firsthand. I was shocked and promptly exited the Vacation Rental Industry as Property Inspector with Vacasa a leader in the US marketplace.

My Family have been 30year full time residents and owner of a property in another HOA in Incline Village which has been ravaged by these STR Owners & Management outfits whose greed trumps the concerns of massive impact they have on communities.

The tranquility we once enjoyed was instantly replaced with chaos noise and problems galore.

Today this information was given to me about this on your Agenda to lend our voice Against this action preserve what we have left to enjoy.

I am now a Directory of an Observatory and fully understand that hard decisions at times need to be made to sustain the integrity of negative impact issues by ensuring boundaries and policies that work are kept intact.

Please vote to DENY this Appeal on the grounds that more is not a necessity nor a right by those who seek only to profiteer further off the backs of Homeowners and Voters in Washoe County.

Defend the majority by looking out for our wonderful Family neighborhoods!

We are not a hotels designed with adequate parking for these masses.

Our leaders must stand up for us!

Send a message by voting against this and other similar requests that come your way in the future to secure safety and sanctity of Family Communities.

**WSTR21-0283  
PUBLIC COMMENT**

Our Family hopes you protect us all!

We thank you to do the right thing.

Happy New Year!!

Best -

Anna Hunt

The Hunt Family  
Incline Village  
Owner & Resident  
30 years

**From:** Washoe311  
**To:** Planning Counter  
**Subject:** FW: STR guest and parking increases  
**Date:** Monday, December 30, 2024 11:45:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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**From:** Bill Wood <[thisbillwould@gmail.com](mailto:thisbillwould@gmail.com)>  
**Sent:** Monday, December 30, 2024 10:40 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>; [lyellwood27@gmail.com](mailto:lyellwood27@gmail.com); Bill Wood <[thisbillwould@gmail.com](mailto:thisbillwould@gmail.com)>  
**Subject:** STR guest and parking increases

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My family has lived in upper Tyrolian Village in Incline Village for over 30 years. The changes since COVID and subsequent increase in STR occupancies has overwhelmed our neighborhood. Four of the six properties surrounding our house are now STR's. Let that sink in. Holiday parking has become problematic. Last night people were sledding outside our bedroom window at 11:00pm. People partying at all hours. We had STR guests sitting around a fire they had built inside a tire, outside their STR, directly across the street from us. I had to call the fire department. STR guests are on vacation. They want to have fun. I get it, but unfortunately not all fun seeking guests respect those that live here year round. We don't want to be Mr. & Mrs. Scrooge and we don't want to be burdening our overworked law enforcement officers with noise complaints. To increase occupancy from four to eight would make our lives absolutely miserable and would overburden our parking areas. I worked late night in the casinos for years and on busy weekends in snowstorms I have had to park hundred of yards away from my house. Does one think that eight people will be coming up together in some sort of bus? No. Parties of eight will be arriving in four cars. In the summer they will be bringing their boats and SUV's as well. Please consider the long term residents plea to maintain what has already been a significant change in our living conditions. Should you decide to grant the overflow parking and increased occupancy you will be callously ignoring our right to live in a peaceful and quiet environment.

With all due respect.

Bill & Patti Wood



**From:** [Washoe311](#)  
**To:** [Planning Counter](#)  
**Subject:** FW: STR Quest occupancy increase request: opposed  
**Date:** Monday, December 30, 2024 11:43:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Lisa Rimbach <lisazapgal@gmail.com>  
**Sent:** Monday, December 30, 2024 8:25 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** STR Quest occupancy increase request: opposed

**This Message Is From an Untrusted Sender**

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[Report Suspicious](#)

I am writing in response to a request to increase STR occupancy from 4 to 8. While this will impact parking dramatically. I feel that 4-8 really means 8-10. Occupancy on STR's would be virtually impossible to monitor. Who would monitor? Please do not vote to increase occupancy for STR's in Cedarcrest. This will heavily impact parking. The overflow parking in many developments can barely serve owners. Having many STR's in a development can gobble up all parking leaving many without parking spaces. The owners should have priority to be able to park at their residence. Many short term renters will not know HOA rules and park anywhere with disregard for rules. (due to the fact that they do not know the rules).

I am not opposed to STR's but giving more occupancy and parking is unfair as owners do not get those concessions.

Thank you

Lisa Rimbach

**From:** [Washoe311](#)  
**To:** [Planning Counter](#)  
**Subject:** FW: str  
**Date:** Monday, December 30, 2024 11:45:28 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



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**From:** Tori Riley <[torsiriley@gmail.com](mailto:torsiriley@gmail.com)> **On Behalf Of** [toririley@roadrunner.com](mailto:toririley@roadrunner.com)  
**Sent:** Monday, December 30, 2024 11:16 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** str

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Please consider not having 8 plus people allowable for short term rentals. The impact to locals is huge; lack of parking, increased noise levels and environmental impact.

Thank you,  
Tori Riley  
Sent from my iPhone

**From:** [Planning Counter](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Lloyd, Trevor](#)  
**Subject:** FW: A new Service Request has been created [Request ID #177827] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Thursday, January 2, 2025 9:13:54 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

FYI



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
**My working hours: Monday-Friday 8:00am to 4:30pm**  
 Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
 Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
 CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
 1001 East Ninth Street, Reno, NV 89512

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Tuesday, December 31, 2024 3:14 PM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #177827] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



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[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Tuesday, December 31, 2024 3:14 PM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #177827] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177827
<b>Date/Time</b>	12/31/2024 3:14 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	569 LEN WAY, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	<p>Re: Agenda Item A, 916 Harold Drive request to use common area parking.</p> <p>I strongly urge the Board to reject this request. Washoe County Ordinance 319 specifically states: "In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit."</p> <p>The request under consideration is in direct violation of Ordinance 319. Perhaps the requestors believe the Board would not recall its own ordinance and therefore allow a precedent that will only increase the already-dreadful STR parking issues. Especially in winter, with so</p>

many winter STR renters, it is already nearly impossible for fire trucks to use many streets and to enter the clogged common areas of multi-unit properties.

At some point, this will create life-and-death situations and leave those who approve such things potentially personally liable for death or injuries.

Respectfully submitted,  
Joseph L. Shaefer  
Brigadier General, USAF, Ret.

**Submitter** SHAEFER, JOSEPH L  
569 LEN WAY  
INCLINE VILLAGE, NV

[View in QAlert](#)

Washoe County, NV

**From:** [Planning Counter](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Lloyd, Trevor](#)  
**Subject:** FW: A new Service Request has been created [Request ID #177872] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Thursday, January 2, 2025 9:20:57 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

FYI



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 CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
 1001 East Ninth Street, Reno, NV 89512

**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Sent:** Thursday, January 2, 2025 8:59 AM  
**To:** Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>  
**Subject:** FW: A new Service Request has been created [Request ID #177872] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**  
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[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Thursday, January 2, 2025 8:59 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #177872] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177872
<b>Date/Time</b>	1/2/2025 8:59 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	1443 TIROL DR, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	<p>To: Board of Adjustment            Re: Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36            Position: Opposition to the request.</p> <p>The referenced STR investor is requesting to increase permitted occupancy from 4 to 8, citing the availability (availability exclusive to whom ?) of common community parking space assets. In my opinion and personal HOA experience I regard this to be a disingenuous antic for the sole purpose of increasing their STR income profit margin. More renters, more \$\$.</p>

played out the same scenario with the Board of County Commissioners. It is all a matter of public record and an old and tired rehash of the obvious. It is a call to leadership to acknowledge this blatant manipulation of Washoe County resources and give Nevadan citizens the denied respect and consideration they deserve and have the right to expect.

This opposition is about the reality of 1 STR parking space. The 1 parking space guaranteed in HOA CC&Rs, typically part of each buyer's/investor's purchase closing documents. As below photos depict, within the last 2 weeks: This STR renter chose to park in the driveway not in the garage. The car contained trash that attracted a large bear. The same bear visited 8 neighborhood cars that night looking for food. Yes, he's smarter than the average bear - or renter. This STR renter is long gone, but our community is now left with a rogue bear that will return again and again remembering the invitation to easy snacking - no tip (or responsibility or accountability) required!

Increasing STR occupancy and parking entitlements are on your agenda - why?

Dianne Schmenk  
[dschmenk@charter.net](mailto:dschmenk@charter.net)  
775-833-0474 (H)  
775-720-6654 (C)

**Submitter** Schmenk, Dianne  
1443 Tirol Drive  
Incline Village, NV 89451  
775-833-0474  
[dschmenk@charter.net](mailto:dschmenk@charter.net)

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Washoe County, NV

**From:** [Planning Counter](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Lloyd, Trevor](#)  
**Subject:** FW: A new Service Request has been created [Request ID #177873] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Thursday, January 2, 2025 9:21:17 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
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[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

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1001 East Ninth Street, Reno, NV 89512

**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Sent:** Thursday, January 2, 2025 9:01 AM  
**To:** Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>  
**Subject:** FW: A new Service Request has been created [Request ID #177873] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Thursday, January 2, 2025 9:00 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #177873] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	177873
<b>Date/Time</b>	1/2/2025 9:00 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	1487 TIROL DR, Incline Village
<b>Origin</b>	Control Panel
<b>Comments</b>	To: Board of Adjustment Re: Agenda item: 8A Appeal of decision Case Number WSTR21-0283 916 Harold Drive #36 Position: Opposition to the request
	To Whom It May Concern: I am writing to urge you to deny the request in Case #WSTR21-0283, in which the STR applicant is requesting an increase in allowed occupancy from 4 to 8, citing the availability of additional parking spaces in the common area parking for the complex.

This request is counter to Article 319 SHORT-TERM RENTALS in the Washoe County ordinance. According to Article 319, Section 110.319.15.b(2) Parking Standards: "In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit."

The parking regulations implemented by Washoe County are among the most successful measures to control STR problems in our communities. Prior to implementation of this measure, STRs were out of control with violations of occupancy and number of cars allowed, which of course leads to other problems with noise, trash, speeding, and infringement on the rights of other property owners. If other STRs apply to do the same, use of common parking places in peak periods would overflow capacity, leaving no room for guest parking, snow removal, etc.. This sets an untenable precedent for STRs throughout the area.

Incline Village already has issues with STRs scattered throughout our community, and STR parking violations are frequently cited as an issue by neighbors. Lacking a cap on the number of STRs, our only protection against conversion of our residential community to tourist housing is the STR ordinance, developed with community input, by the Washoe County Planning and Building Department. Please ensure that this ordinance is honored.

Thank you for your consideration.

Respectfully,  
Mary Lou Kennedy  
1487 Tirol Drive, Incline Village, NV

**Submitter** Kennedy, Mary L  
1487 Tirol Drive, Incline Village, NV  
Incline Village, NV  
[mlkennedy1@charter.net](mailto:mlkennedy1@charter.net)

[View in QAlert](#)

Washoe County, NV