

**SPEAKER COMMENTS FROM VHR AD HOC COMMITTEE MEETING
FEBRUARY 12, 2018**

Supports good regulation
Cited South Lake Tahoe statistics on citations
Zone for VHRs-HOA
Zoning – commercial businesses in homes
Keep them in commercially zoned areas, not in neighborhoods
Not supported by law enforcement
Vacationers trespassing and urinating in the front yard of rental
Zoning is designed to separate commercial and residential areas
Need stronger regulations
How many permits denied?
How much in fines have been paid, rather than levied?
Concerned about decrease in home value due to having to disclose nuisance at the sale of the property
22 Air B n Bs in 24-home neighborhood
Mini-hotels aren't proper for residential areas
Approves of recommendations
Trespassers need to be dealt with
Provide a map in every VHR indicating points of interest, conservancy lots
Include in regulations requirements about defensible space, inspections, wood stoves, bear boxes, trespassing, light pollution
Trespassing problem
Negative impact on restaurants because people have kitchens
Make ordinance clear, countywide and enforceable
Take time to get regulations right
Base permit fee on the size of the house
Have a certification program
Occupancy = noise
Don't need to be as oppressive as City of South Lake Tahoe
Lives near well-managed VHR with only one incident in 11 years
Compare and contrast violations by properties with management company vs through owners
Conceptual regulations are good
Tahoe needs tourism to stay alive
No oppressive regulations needed
Negative impact to local business that depend on guests to rent vacation homes
Don't send people away, use local management companies
Absentee owners are a problem; onsite owners/management companies are better
Not enough hotels/motels in the County of El Dorado
Consider not including kids under the age of 3 in occupancy
Only on-site parking after 10 pm
Full cost recovery
These are businesses in neighborhoods
Sprinklers need to be in each rental

Parking and trash are big issues

Bought home as a dream and uses it 50% of the time and rents it 50% to subsidize the mortgage

Give violators a couple warnings so mean-spirited neighbors can't "win"

Need clear complaint process that is funded

Require inspections to be part of regulations

Is the state law definition of VHRs a single family home?

Stop the complaining, need to enact reasonable solutions; adopt ordinances and tweak them when needed

Need reasonable solutions

Putting a cap on the number of VHRs doesn't address the issues with current VHRs

Likes the draft ordinances on trash

Do outreach and education to tenants about how to use a bear box

There are good, caring owners

Don't judge all owners and all vacationers the same. Most are good and thoughtful

Need personal responsibility

Offenders should be fined, not just the owners/management companies

Owners need to play by the rules too, not just VHR owners

Tahoe's economy is tourism and construction based; ban could bankrupt some people and companies

Enact changes and then allow time for them to work