



# Short-Term Rental Administrative Review Staff Report

Date: August 16, 2024

SHORT-TERM RENTAL ADMINISTRATIVE REVIEW CASE NUMBER:

WSTRAR24-0003 (558 Dale Drive)

BRIEF SUMMARY OF REQUEST:

The applicant is proposing to operate a Tier 2 short term rental with a maximum occupancy of 16 persons.

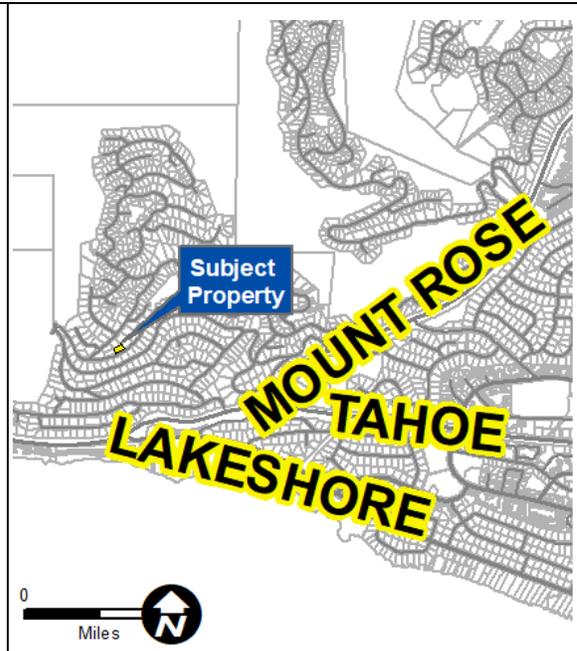
STAFF PLANNER:

Katy Stark, Planner  
Phone Number: 775.328.3618  
E-mail: krstark@washoecounty.gov

### CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 16 persons.

Applicant: Sandra E Bergeron  
 Property Owner: SEB 2019 Trust  
 Location: 558 Dale Drive, Incline Village, NV 89451  
 APN: 122-133-06  
 Parcel Size: 0.42 acres  
 Master Plan: Tahoe – Incline Village #4  
 Regulatory Zone: Tahoe – Incline Village #4 (TA\_IV4)  
 Area Plan: Tahoe  
 Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits  
 Commission District: 1 – Commissioner Hill



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

## **Project Evaluation**

The subject parcel, APN: 122-133-06, is 0.42 acres and has a regulatory zone of Tahoe – Incline Village #4 (TA\_IV4). There is an existing 4,594 square foot main dwelling on the property with five bedrooms confirmed during the building inspection. The main dwelling's total square footage includes both habitable and non-habitable space. The applicant is proposing to operate a Tier 2 short-term rental (STR) with a maximum occupancy of 16 persons. The applicant has a Tier 1 STR permit (WSTR24-0084), which was issued on July 1, 2024, and established 3,187 square feet of total habitable space, five bedrooms, and 2,133 square feet of habitable space without the bedrooms. These calculations were conducted by the building inspector during the required building inspection for the Tier 1 STR permit. The occupancy load calculations provided in WCC Section 110.319.15(e)(1) allow two (2) occupants for every legally permitted bedroom in accordance with Section 110.319.20(a)(1). The remainder of the home (excluding bedrooms) is calculated as one (1) occupant for every 200 square feet of habitable space in accordance with Table 1004.5 of the 2018 International Building Code (IBC) or the currently adopted edition. Based on these calculations, the dwelling can accommodate the requested 16-person occupancy (i.e., 5 bedrooms x 2 = 10 persons and 2,133 / 200 = 10.66 (rounded up to 11)). The habitable space calculations provide a maximum potential occupancy of 21 persons, but the applicant is only requesting a maximum occupancy of 16 persons.

The applicant has stated there are four off-street parking spaces available. The attached garage provides parking spaces for two vehicles. The applicant has indicated that an additional two parking spaces are available on the paved driveway. Washoe County Code Enforcement (Code Enforcement) staff conducted a site visit to 558 Dale Drive on July 11, 2024, and confirmed a total of four off-street parking spaces with the combined use of the garages and paved driveway. The applicant is required to have at least four parking spaces for 16 occupants, per the requirement of one parking space for every four occupants in WCC Section 110.319.15(b)(3). A parking image was provided by Code Enforcement (see image below). There is adequate parking available on the applicant's property, and staff has included a condition in Exhibit A requiring all renters to park their vehicles on the applicant's property, not on the street.



**Code Enforcement Parking Image**

Washoe County Code Section 110.809.15(a) and Section 110.809.15(b)(1) require that public notification for an administrative review permit must be mailed to a minimum of 10 separate property owners within a minimum 500-foot radius of the subject property within three (3) working days of the determination that the application is complete. A notice setting forth the location of the proposed Tier 2 short-term rental (STR), the requested maximum occupancy for the Tier 2 STR, the deadline for written comments, and the mailing date for the written decision was sent within a 500-foot radius of the subject property (Exhibit D). A total of 58 separate property owners were noticed within three (3) working days of the determination that the application was complete. The deadline for affected property owners to provide comments to staff was July 31, 2024. The deadline for comments was stated in the mailed notice.

Fifteen comment emails (Exhibit B) were received from affected property owners in response to the proposed Tier 2 STR, and these fifteen comments were emailed to the applicant for review. Comments from all emails include the following:

- Concerns about 16 occupants causing issues in a quiet, family-oriented residential neighborhood
- Concerns that the rental will become a hotel/entertainment venue
- Concerns about crowds
- Concerns about excessive auto traffic
- Concerns about disruptive behavior and public intoxication
- Concerns about a “party” atmosphere
- Concerns about excessive noise
- Concerns about garbage accumulation and trash/recycling left out on the wrong days or left in the garage – concerns about associated bear activity in the neighborhood
- Concern that the existing bear box may not be large enough for the trash generated by 16 guests
- Concerns about the negative impact on the valuations of surrounding homes
- Concerns about potential legal exposure if something goes wrong and a fatal accident occurs due to the Tier 2 STR
- Concerns about cars parked on the street, with associated interference with snowplow access and potential interference with evacuation and/or emergency services access
- Concerns about children who live in the neighborhood full time being exposed to a revolving group of strangers at the STR property
- Statement that “we are not zoned commercially”
- Concerns about fire safety and evacuation interference if guest vehicles are parked on the street
- Concern that the STR use is like a bed and breakfast with a different name
- Statement that the house “cannot accommodate 16 people”
- Concern that the growth of short-term rentals reduces housing for local and long-term residents
- Concern that this will become an “event site”
- Concern that renters will bring more than 16 guests

Staff provided the fifteen emails from the affected property owners (Exhibit B) to the applicant via email on August 8, 2024. The applicant was provided with seven days in which to submit a written response to the affected property owners’ emails, in accordance with WCC Section 110.809.15(b)(3). The response deadline (August 15, 2024) was provided in the email sent to the applicant on August 8, 2024. Staff did not receive a response from the applicant.

Staff included several conditions in the conditions of approval (Exhibit A) to address concerns expressed by the affected property owners. One condition requires that the owner not rent the property to more than 16 occupants at any time. Another condition in Exhibit A requires the property owner to prominently display a notice that no events, parties, or weddings are allowed

within the home and to provide this information in all of their STR rental listings. This is in accordance with WCC Section 110.319.15(a)(4) which states: “No events, parties, or weddings (regardless of payment or familial association), are allowed or may be advertised. A party is defined as any gathering in excess of the approved on-site maximum occupancy associated with the STR permit.” Staff has also included conditions that all parking must be located on the property (no street parking) and that the property owner must use/supply adequate bear boxes and/or bear-proof garbage cans for all trash. Renters must be notified of these requirements. The “Bear Awareness Brochure” provided by staff (Exhibit F) must also be included in the educational materials packet provided to renters. In addition, sound levels must conform to the noise standards found in Article 414 of the Washoe County Development Code.

Staff contacted Washoe County Code Enforcement to obtain any code enforcement (CE) history at this property. CE staff received a complaint on July 31, 2024, stating that an RV used by STR renters at 558 Dale Drive was parked on Dale Drive, a public right-of-way. Witness statements and photographs were provided by the complainants. CE staff opened a violation case (WVIO-STR24-0014) for an RV parked in a public right-of-way, in violation of WCC Section 110.319.15(b)(1), which prohibits STR parking within access easements or the public rights-of-way. CE staff mailed an administrative penalty notice to the property owner on August 15, 2024. At the time when this STR Tier 2 report was written, the violation was still in its appeal period. Staff has included a condition of approval in Exhibit A which requires the property owner to inform renters of parking requirements and to ensure that all parking will be located on the property only (APN: 122-133-06); no parking is allowed on the street. The property owner’s current online STR listings are advertising a maximum occupancy of 10 in compliance with their issued Tier 1 permit (WSTR24-0084).

Both Washoe County Building (Building Program) and North Lake Tahoe Fire Protection District (NLTFPD) conducted the required inspections of the subject property for the applicant’s Tier 1 STR Permit WSTR24-0084, which was issued on July 1, 2024. The property passed the Building Program and NLTFPD inspections. Staff also reached out to the Building Program and NLTFPD in July of 2024 after receiving the Tier 2 STR application and asked for any further requirements related to a Tier 2 STR. NLTFPD is requiring a fire protection system inspection on the existing fire alarm. This inspection is included in the conditions of approval in Exhibit A, and the condition will need to be met prior to the issuance of the Tier 2 STR permit.

Building staff had no issues with a maximum occupancy of 16 persons, in accordance with the inspection for the Tier 1 STR permit. Building staff mentioned that the building inspector verified five legally approved bedrooms during their Tier 1 inspection of the home. The five verified bedrooms match the floor plans provided by the owner. The Washoe County Assessor’s website lists four bedrooms for this home. However, building staff explained that upper floor bedroom #3 on the applicant’s floor plans was originally labeled as a den/office in the building permit plans. The building inspector verified five legally approved bedrooms, which includes verifying that the bedrooms meet building code requirements. Staff has added a condition in Exhibit A requiring the applicant to work with the Assessor’s office to have the Assessor’s records updated to accurately reflect five (5) bedrooms for the residence at APN: 122-133-06, prior to the issuance of the STR renewal for STR Permit WSTR24-0084 in 2025.

*WCC Section 110.319.10, Short Term Rental requires compliance with the following:*

	<i>Proposal Complies</i>
<i>Accurately scaled and dimensioned site plan showing, with all required details</i>	<i>Yes</i>
<i>Accurately scaled floor plan showing entirety of dwelling, with all required details</i>	<i>Yes</i>
<i>STRs within multi-unit developments parking information</i>	<i>N/A</i>
<i>Educational materials included</i>	<i>Yes</i>
<i>Proof of property tax payment</i>	<i>Yes</i>

<i>Transient lodging tax license number</i>	Yes
<i>Notarized certification from the property owner, with all required details</i>	Yes

Staff is recommending approval of Short-Term Rental Administrative Review Permit Case Number WSTRAR24-0003, with conditions, for a maximum occupancy of 16 persons. Staff believes the potential issues and neighbor's concerns can be adequately mitigated through the conditions of approval discussed in this staff report and included in Exhibit A.

### **Appeal Process**

The Director's decision will be effective 10 calendar days after the written decision is mailed to the applicant, the property owner and all affected property owners, unless the action is appealed to the Washoe County Board of Adjustment. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is and mailed to the applicant, the property owner and all affected property owners. The outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

- Exhibits:
- A. Conditions of Approval
  - B. Affected Property Owner Comments – Sent to applicant for review
  - C. Agency Comments
  - D. Noticing Map
  - E. Proposed Written Decision on the Application
  - F. Bear Awareness Brochure

Applicant/Owner: Sandra E Bergeron, 1448 Pittman Terrace, Box 442, Glenbrook, NV 89413, bergeronsandra03@gmail.com

Other: Matt Burton, 714 Diogenes Drive, Reno, NV 89512, matt@Roomlyreno.com

Written Decision xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; John James (jjames@nltfpd.net) & Jeffrey Smith (jsmith@nltfpd.net), North Lake Tahoe Fire Protection District; Bert Soffiotto, Building Program; Chad Giesinger & Steve Oriol & Erin Howard, Code Enforcement



# Conditions of Approval

Short-Term Rental Administrative Review Case Number WSTRAR24-0003

The project approved under Short-Term Rental Administrative Review Case Number WSTRAR24-0003 shall be carried out in accordance with these conditions of approval granted on August 16, 2024. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this short-term rental administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

## **Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)**

a. The property owners will be responsible for maintaining the following:

- i. The property shall not be rented to more than 16 occupants, and no more than 16 occupants are allowed in the house at any time, regardless of whether the property is being rented (see WCC Section 110.319.15(a)(4)).
- ii. Renters must be informed, and the property owner shall ensure that all parking will be located on the property only (APN: 122-133-06); no parking is allowed on the street. All ancillary items, including but not limited to, boats, jet skis, and trailers must also be parked on the property only (APN: 122-133-06). Notice of this requirement to renters must be prominently displayed in the home, and the property owner must provide this information in all of their STR rental listings.
- iii. The property owner must use/supply adequate bear boxes and/or bear-proof garbage cans for all trash and must notify renters that all garbage is to be placed in the bear boxes and/or bear-proof garbage cans. The property owner must ensure there is adequate space available for all bear-proof trash receptacles on the property (APN:

- 122-133-06) and must ensure that those trash receptacles do not block the road or the parking spaces on the property.
- iv. The property owner must include the Bear Awareness Brochure provided by staff with the printed educational materials packet provided to renters.
  - v. Sound levels must conform to the noise standards found in Article 414 of the Washoe County Development Code and the noise standards found in WCC Section 110.319.15(c).
  - vi. The property owner must inform renters that no events, parties, or weddings are allowed at the property. Notice of this requirement to renters must be prominently displayed in the home, and the property owner must provide this information in all of their STR rental listings.
- b. Prior to issuance of the Tier 2 permit, the property owner shall ensure that a monitored fire alarm system is designed and installed in accordance with NFPA 72 and the IFC as amended by Washoe County and approved by the North Lake Tahoe Fire Protection District (NLTFPD). The property owner shall provide proof that NLTFPD has approved the monitored fire alarm system in the form of a letter or email from NLTFPD staff.
  - c. The property owner and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to discuss whether the potential purchaser wishes to continue to utilize the property as an STR and review conditions of approval for WSTRAR24-0003 and requirements for obtaining their own STR permit prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
  - d. WSTRAR24-0003 is only valid as long as the short-term rental permit remains active and in good standing. If the short-term rental permit expires or is revoked, then WSTRAR24-0003 is no longer valid and no short-term rental activity will be permitted on the property. STR permits are not transferable; therefore, any new owner must obtain a new STR permit before engaging in rental activity.
  - e. The inspection by the Washoe County Building Program staff confirmed that there are five (5) bedrooms in the residence (at APN: 122-133-06), and the Washoe County Assessor's records identify only four (4) bedrooms. Prior to the issuance of the STR renewal for STR Permit WSTR24-0084 in 2025, the applicant shall work with the Assessor's office in order to accurately record the correct number of bedrooms (5) in the residence at APN: 122-133-06.

**North Lake Tahoe Fire Protection District (NLTFPD)**

2. The following conditions are requirements of North Lake Tahoe Fire Protection District (NLTFPD), which shall be responsible for determining compliance with these conditions.

**Contact Names –**

**John James, Fire Marshal, 775.831.0351 x8131, [jjames@nltpd.net](mailto:jjames@nltpd.net)**

**Jeffrey Smith, Fire Inspector, 775.831.0351 x8107, [jsmith@nltpd.net](mailto:jsmith@nltpd.net)**

- a. Prior to issuance of the Tier 2 permit, NLTFPD will require a fire protection system inspection on the existing fire alarm system.

\*\*\* End of Conditions \*\*\*

**From:** [LeDu/Carlisle](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Fw: Tier 2 Short Term Rental - 558 Dale Drive, Incline Village  
**Date:** Tuesday, July 23, 2024 8:54:28 AM

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Hello -

We live at 543 Knotty Pine Drive in Incline Village and received notice of a proposal for a Tier 2 short term rental at 558 Dale Drive. We understand that means the house will have up to 16 holiday occupants.

We have no objection to neighbors occasionally renting their home to visitors. However, 16 occupants for one house in a quiet residential neighborhood is excessive and will almost certainly cause problems for other residents. This proposal means turning the residence into what will become a small hotel/entertainment venue with the consequential crowds of people, excessive auto traffic and disruptive behavior.

We request that the current permissible use for short term rental not be increased to Tier 2.

Thank you for your consideration.

..... Brad Le Du and Judith Carlisle

**From:** [Clive Devenish](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Short Term Rental Concerns 558 Dale Drive  
**Date:** Friday, July 26, 2024 4:21:57 PM  
**Attachments:** [Letter To Washoe County Complaint.docx](#)

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For the Attention: of Katy Stark, Planner @ Washoe County Planning and Building Division

Attached letter of complaint and concerns as regards Short Term Rentals and 16 occupants at 558 Dale Drive, Incline Village, Nevada 89451

Please confirm and acknowledge receipt of a successful transmission of attachment.

Regards,

Clive Devenish

Attention: Katy Stark, Planner  
Washoe County Planning and Building Division  
1001 East 9<sup>th</sup> Street  
Reno, Nevada 89512—2845  
Phone (775) 328-3618

Friday July 28<sup>th</sup>, 2024

I am writing as regards Tier 2 Short Term Rental request for 16 occupants Re: Parcel Number APN: 122-133-06 and to voice my opposition to said proposal. I am one of the longer residing residents on Dale Drive, having lived here for 20 years. Dale Drive is a “dead end” street with approximately 20 homes; there is no “through” traffic. It is a very quiet and an idyllic setting with single family full time residents, albeit several are part time occupants. There are several concerns of allowing 16 occupants (in the residence in question), that come to mind. As far as I can recall, not one of the residents on the block has had, even for one night, 16 overnight guests in their home during the period of time I have lived here; sure, there have been “get togethers”, Christmas gatherings, wedding receptions and events of that nature, where many more than 16 people have attended, but these are one time occurrences. Allowing 16 people on a nightly basis has all the earmarks of a “party” atmosphere and the potential for excessive noise, a barrage of traffic, garbage accumulation, and, in general, creating the propensity and probability of “hotel like” qualities, not in keeping with the quiet, family oriented flavor we all enjoy as property owners and why we chose to live on this block in the first place.

I am also concerned about the negative impact on the valuations of our property investment. I don’t know anyone, you included, who would think of 16 new occupants in a house adjacent to theirs on a revolving door type basis, would find this a “positive”; and I can’t imagine there would not be the propensity for legal exposure should something go terribly wrong, whether it be too many cars parked on

the road and the inability for a snow plow to properly clear the street preventing ambulatory evacuation resulting in a death; or 16 fraternity brothers having a bachelor party with excess alcohol consumption and an untimely injury as a result of a fall from the third floor deck ; or simply a power failure resulting in occupants of the existing three story elevator becoming trapped during a fire and perishing; a child falls down the elevator shaft from the top floor to the bottom floor from a faulty door opening. Accountability is local!

Another worry is the unfamiliarity of having to prepare for different occupants (up to 16!) on a regular basis. We all prepare our young ones; daughters, sons and grandchildren, on how to deal with strangers, and knowing our neighbors certainly has it's positives in this regard; but having to deal with such a large, ever changing group, all of the time would provide a more challenging environment for teaching our young ones to exercise due caution when constantly having to approach new strangers.

All in all, it is not a "good look" for Dale Drive, or even Incline Village for that matter, but especially this block. We are not zoned commercially and definitely would not permit a hotel or a bed and breakfast to be established. 10 people seems out of character, but allowing 16 residents is inappropriate and pushes the envelope of sensibility and acceptability, and I see nothing but problems ahead for approval of such a permit. Surely the revenue benefits to both the county and the homeowner, should not supersede the displeasure created for the 20 families living on Dale Drive.

Respectfully,

Clive and Veronica Devenish #Certified Copy Mailed 7/26/24 USPS  
563 Dale Drive  
Incline Village, Nevada, 89451 phone (775) 832-0256

**From:** [Debi Hayes](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Case # WSTRAR24-0003 558 Dale Drive Tier 2 STR Permit Application  
**Date:** Monday, July 29, 2024 5:50:07 PM  
**Attachments:** [2024-07-29 Letter to Washoe County re 558 Dale Dr STR Application.pdf](#)

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Dear Ms Stark,

I attach a letter concerning the Tier 2 STR Permit application cited above. I am a full-time resident of Incline Village, living right across the street from the proposed STR.

Thank you for taking the time to consider this matter.

Best regards,

**Deborah Hayes**

557 Dale Drive  
Incline Village, NV 89451

July 29th 2024

Ms Katy Stark  
Washoe County Planning and Building Division  
1001 East 9th Street  
Reno, NV 89512-2845

Dear Ms Stark,

Re: Case # WSTRAR24-0003 558 Dale Drive Tier 2 STR Permit Application

We are writing concerning the above referenced STR application, which is situated directly opposite our full-time residence in Incline Village.

In common with the other residents of Dale Drive, we have a number of concerns regarding the Tier 2 application to enable 16 guests to stay at this property. We do not have an objection to an appropriately sized, well-managed Tier 1 application. However to have as many as 16 people staying in the house does not seem to be appropriate for the following reasons:

- **Car parking issues.** We are aware that the STR Tier 2 Permit would allow up to four cars, and that the property has space for this (two garage spaces and two spaces on the drive); also that no on-road parking is permitted. We have a concern that, given the arrangement of parking and the potential need to shuffle cars around to enter or leave the house, guests are likely to park on the road for ease of access. This is not ideal on a narrow street like Dale: it could impact residents' and emergency services access throughout the year, and in the winter it would definitely impede snow clearance. In addition, it is possible (or even probable) that more than four cars would arrive if 16 guests rented the property. The additional cars would then need to park on the street.
- **Trash and recycling problems.** Calls have already been made to Waste Management regarding recycling being left out on the wrong day. Given the somewhat challenging nature of trash and recycling in general in this location, when guests vacate the property they may leave recycling or garbage out on the road or driveway, or in the garage, and this could lead to increased bear activity and the potential for property damage (see below). In addition, the bear box itself may not be large enough for the trash generated by a group of 16 guests.

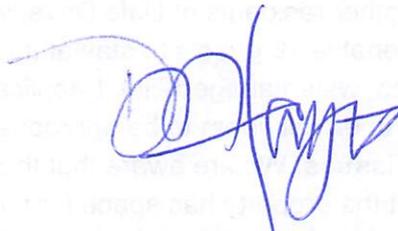
- **Bear activity.** Following the recycling being left out, there was indeed bear activity at the property. We have video footage from our front door camera of a bear spending several minutes attempting to break into the bear box at #558. The bear then came across the street to our home and appeared to be trying to open the front door. We are happy to share this footage with you if requested.
- **Fire safety issues.** In the event of a wildfire, we are concerned about the risk of guests' cars being unable to evacuate in a timely fashion, and the possibility of them blocking emergency access and/or egress if parked on the street..
- **Inappropriate number of guests for a quiet residential street.** Part of the charm of Dale Drive (and one of the reasons we purchased the property last year) is its peaceful setting and lack of traffic. We have concerns about the number of guests and cars at #558, and the potential for noise disturbances. We do not believe that an application for a small hotel or Bed and Breakfast establishment hosting 16 guests would be approved in this location (likely for many of the reasons stated above, among others). So how is it possible for effectively the same thing to be allowed simply because it has a different name?

Thank you for taking the time to consider this objection. Please feel free to contact us if you require further information.

Yours sincerely,



Simon Hayes  
Cell phone: 408 806 6546  
Email: [simon@hayeshome.com](mailto:simon@hayeshome.com)



Deborah Hayes  
Cell phone: 408 505 3666  
Email: [debi@hayeshome.com](mailto:debi@hayeshome.com)

**From:** [Eddie Farrell](#)  
**To:** [Stark, Katherine](#)  
**Subject:** STR on 558 Dale Drive, Incline Village, NV  
**Date:** Monday, July 22, 2024 3:59:04 PM

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Dear Ms Stark,

I am deeply opposed to a STR at the above address. I know the house and it cannot accommodate 16 people. Also there is a very short drive way that at most 2 cars would fit. That would mean all other cars would be parking on Dale Dr. In a snow storm that road is at best one and a half lanes for days until the plows can remove the snow. With cars parked on the road in winter or summer, emergency vehicle would have a difficult time moving about.

In general, I do believe a commercial business belongs in a private neighborhood.

Thank you for taking my comments into consideration.

Eddie Farrell  
546 Cole Circle  
Incline Village, NV

Mailing address:  
930 Tahoe Blvd. ste 802  
PMB 454  
Incline Village NV 89451  
Sent from my iPad

**From:** [Jan Hardie](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [David Hardie](#)  
**Subject:** Tier 2 Short-Term Rental at 558 Dale Drive/Incline Village/NV 89451  
**Date:** Saturday, July 20, 2024 5:09:05 PM

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It is our opinion that Tier 1 permit should remain for 558 Dale Drive, Incline Village, NV. The house has only four parking spaces. Parking on the street in the winter with the snowfall would be hazardous with the possibility of additional parking spaces needed for another four to five cars. We reject the request for a Tier 2 Permit at 558 Dale Drive, Incline Village, NV 89451

Thank You,

Jan Hardie. 775.313.2974

David Hardie. 775.815.9974

555 Dale Drive

Incline Village, NV 89451

Sent from my iPad

**From:** [John Chen](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Case Number WSTRAR24-0003  
**Date:** Wednesday, July 24, 2024 5:43:53 AM

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Katy Stark, Planner  
Washoe County Planning and Building Division  
1001 East 9th Street  
Reno, NV 89512-2845

Dear Ms. Stark,

We would like to share with you our concerns about the application to enable one of our neighborhood's rental units to increase its occupancy level from 10 to 16. Our neighbourhood is extremely quiet, which was one of the key factors in our decision to purchase home here. Ten occupants could potentially make a lot of noise and 16 would be much worse. We know that most renters would not pose problems, but the transit nature of short-term rentals, combined with higher occupancy level, increase the likelihood of out-of-control and disruptive situations.

We strongly object to the application to increase the occupancy level.

Thank you for your consideration.

John & Teri Chen  
562 Tyner Way  
Incline Village, NV 89451

**From:** [Larry Ariyasu](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Fw: Failure Notice  
**Date:** Wednesday, July 31, 2024 7:40:50 AM

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Larry

----- Forwarded Message -----

**From:** MAILER-DAEMON@yahoo.com <mailer-daemon@yahoo.com>  
**To:** "la975hns@sbcglobal.net" <la975hns@sbcglobal.net>  
**Sent:** Tuesday, July 30, 2024 at 09:00:37 PM PDT  
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[kstark@washecounty.gov](mailto:kstark@washecounty.gov)>:  
No mx record found for domain=washecounty.gov

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Dear Katy Stark,

Thanks you for the opportunity to comment on the proposed short term rental at 558 Dale Dr. In general, I feel that the growth of short term rentals reduces housing for local and long term residents. The lack of affordable rentals for workers in Lake Tahoe is shameful.

There is already a short term rental near me at 547 Lantern Ct. Noise is a concern. During the summer, renters like to enjoy the deck until late evening or even early morning. When it is warm I have my windows open and can hear them talking and laughing. And those are not the rowdy ones. Even the quite ones can keep me up all hours. And since they are on vacation they use the deck night after night. Then the next week or two another group comes and does the same thing. Another short term rental so close will make the noise problem worse. People who live here use their decks a few times each summer and usually honor the late hour curfew,

Parking is an issue, especially in the winter when there is no street parking due to the snow plows. At 558 Dale up to 16 people would likely mean 4-6 additional cars parking everywhere.

I once had a short term renter try to put their trash in my bear box. Fortunately they

were stopped by my neighbors.

I'm also concerned about short term renters and their negative impact on emergency evacuation. Besides not having a clue how to evacuate since they are not local, all those additional cars create more traffic and longer backups.

It's time that we severely limit short term rentals in residential neighborhoods and return to prioritizing those who live and work here. Residential areas were built and coded for families not 16 people occupying a single residence.

Larry Ariyasu, MD  
551 Lantern Ct ICV

**From:** [Tavener, Andrea E.](#)  
**To:** [Linda Tulloch](#); [Lloyd, Trevor](#)  
**Cc:** [Becerra, Lisette](#)  
**Subject:** RE: Objection to 558 Dale Drive Tier 2 STR Permit Application (Case #WSTRAR24-0003)  
**Date:** Monday, July 29, 2024 10:41:39 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[558 Dale Drive Tier 2 STR Application - Tulloch Objection 7-29-.pdf](#)

---

Hello:

Thank you for taking the time to submit your comments. Your email and attachment have been forwarded to the Planning Manager, Trevor Lloyd.

Sincerely,



**Andrea Tavener**  
Planning Technician, Contractor  
Planning & Building Division | Community Services Department  
(775) 328-2033  
[atavener@washoecounty.gov](mailto:atavener@washoecounty.gov)

My normal working hours: Monday-Friday 6:30am to 3:00pm

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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



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---

**From:** Linda Tulloch <lindadtulloch@gmail.com>  
**Sent:** Monday, July 29, 2024 10:36 AM  
**To:** Tavener, Andrea E. <ATavener@washoecounty.gov>; Becerra, Lisette <LiBecerra@washoecounty.gov>  
**Subject:** Fwd: Objection to 558 Dale Drive Tier 2 STR Permit Application (Case #WSTRAR24-0003)

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Hi Ms. Tavener and Ms. Becerra,

I'm forwarding my email to Ms. Stark to you given that the deadline to respond to the 558 Dale Drive Tier 2 STR Permit Application is 7/31. Please confirm and acknowledge receipt of this email.

Thank you.

----- Forwarded message -----

From: **Linda Tulloch** <[lindadtulloch@gmail.com](mailto:lindadtulloch@gmail.com)>

Date: Mon, Jul 29, 2024 at 10:24 AM

Subject: Objection to 558 Dale Drive Tier 2 STR Permit Application (Case #WSTRAR24-0003)

To: <[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)>

Cc: Dad Tulloch <[ken4648@yahoo.com](mailto:ken4648@yahoo.com)>, <[ccroyal22@gmail.com](mailto:ccroyal22@gmail.com)>, kathie zimmerman <[zimmerman.kathie@gmail.com](mailto:zimmerman.kathie@gmail.com)>, <[lmwillinger@gmail.com](mailto:lmwillinger@gmail.com)>, <[stevefinden65@gmail.com](mailto:stevefinden65@gmail.com)>, David Hardie <[DHardie@hallador.com](mailto:DHardie@hallador.com)>, Simon Hayes <[simon@hayeshome.com](mailto:simon@hayeshome.com)>, Debi Hayes <[debi@hayeshome.com](mailto:debi@hayeshome.com)>, Allen Mira <[allenmira2009@gmail.com](mailto:allenmira2009@gmail.com)>, Mary Ann Jensen <[jensenbalto@gmail.com](mailto:jensenbalto@gmail.com)>, <[kevin.g@mustangwindows.net](mailto:kevin.g@mustangwindows.net)>, Ronnie Devenish <[ronniedevenish@comcast.net](mailto:ronniedevenish@comcast.net)>, Carol Lynne Sullivan <[csullivan300@hotmail.com](mailto:csullivan300@hotmail.com)>, <[michaelsandler77@icloud.com](mailto:michaelsandler77@icloud.com)>, Elise Rubinstein <[eliserubi@cs.com](mailto:eliserubi@cs.com)>, <[rals7@sbcglobal.net](mailto:rals7@sbcglobal.net)>, <[ohreetz@sbcglobal.net](mailto:ohreetz@sbcglobal.net)>, Debbie Delfer <[dcdelfer@gmail.com](mailto:dcdelfer@gmail.com)>

Dear Ms. Stark,

Attached, please find our objection to the above-mentioned STR Permit Application. The objection is also behalf of the Dale Drive neighbors listed on the letter and copied herein. Please confirm and acknowledge your receipt of this email at your earliest convenience.

Sincerely,

Linda & Ken Tulloch

560 Dale Drive

Incline Village, NV 89451

July 29, 2024

VIA EMAIL

560 Dale Drive  
Incline Village, NV 89451

Ms. Katy Stark, Planner  
Washoe County Planning and Building Division  
1001 East 9<sup>th</sup> Street  
Reno, NV 89512-2845

Re: 558 Dale Drive Tier 2 STR Permit Application (Case # WSTRAR24-0003)

Dear Ms. Stark:

Thank you for taking the time to speak with us on 7/19/24. We reviewed all the information you provided along with Ms. Bergeron's application. While it appears that the application meets the requested occupancy based on the formula alone, we are concerned that there have already been infractions since the Tier 1 permit was issued on 7/1/24.

Since we were not required to receive notice of the initial Tier 1 permit approval, I started picking up straws, bottle caps, and gelatinized fat left near the bear box after returning from vacation on 7/8, not realizing that it was a STR until days later when we saw another set of renters at the house. In addition, one of our neighbors called Waste Management on 7/17/24 as the overflowing recycling bin was left out on the wrong day.

Given the trash infractions so shortly after the Tier 1 permit was approved, we are concerned about the frequency and quantity of improperly disposed trash and the likelihood of increased bear activity in the neighborhood with up to 16 allowed occupants. In fact, one of our neighbors' cameras caught bear activity at #558 on the evening of 7/20/24. The bear then proceeded to walk across the street to their house.

While the application currently appears to meet the code, noise, parking, and square footage conditions to allow up to 16 occupants, we hope that you will consider reducing the allowed occupancy based on the recent infractions at the Tier 1 permit level and the risk of additional ones.

We look forward to your feedback. We are also signing this letter on behalf of the below Dale Drive neighbors, and they are copied via email:

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda & Ken Tulloch", written over a printed name.

Linda & Ken Tulloch  
560 Dale Drive

Additional Dale Drive neighbors collectively objecting to the #558 Tier 2 STR Application:

Andrew McNear and Cindy Crawford - #529

Frank and Debbie Delfer - #538

Kathleen Zimmerman - #541

Doug and Lynn Willinger - #547

Steve and Liz Finden - #553

Dave and Jan Hardie - #555

Simon and Debbie Hayes - #557

Ali and Michelle Mira - #559

MaryAnn Jensen - #561

Kevin Grossman - #564

Veronica and Clive Devenish - #563

Michael Sandler and Carol Sullivan - #571

Mark and Elise Rubinstein - #573

Rob and Rita Alston - #577

**From:** [Lynn Willinger](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Case Number WSTRAR24-003 558 Dale Dr Incline Village  
**Date:** Tuesday, July 30, 2024 9:20:12 PM  
**Attachments:** [#dale 558 \(1\).pdf](#)

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Dear Ms Stark

We are writing to voice our concerns about the Tier 2 STR application for 558 Dale Drive, which would allow 16 people to occupy a 4-bedroom home located on a narrow residential street. As full-time residents of Dale Drive, we strongly object to this increase. As you can see from the attached photo, the home is more suited to a family vacation rather than an event site.

**Parking and traffic on a narrow road ending in a cul-de-sac will likely become a persistent problem.** Street parking will be inevitable given the short driveway and limited garage access. The house is close to the street and has a steep, rock-lined frontage. There is not a cut-out that could accommodate safe parking. The house is situated on a curve with limited visibility for entry and exit, posing additional safety risks as 4 or more cars maneuver for position. During winter, the street is often not plowed until late in the day of a storm, if at all, which further increases safety hazards from excessive cars.

**Trash and bears are a fact of life in the mountains.** While the house has a bear box, it is small and inadequate for the trash generated by 16 people. The attached photo shows the size and location of the box, indicating that trash and recycling will be problematic. This will inevitably lead to increased bear activity, which poses risks for both current residents and the bears. We all want to keep our wildlife safe, and visitors are often unaware of, or do not respect, the practices that are required to keep the bears out of the trash.

**Converting this home from a family vacation spot to an event site for 16 people raises additional concerns.** The home has three small, disconnected decks facing the street. Given its proximity to the road, noise is likely, and this has already been problematic when the house is used as a vacation home. We do not believe that using a family residence as a small hotel or party venue is appropriate for a quiet residential street.

We built our home on Dale Drive and have lived here for many years. We are grateful for our neighbors and the friendships we've built. We are a community that supports each other and protects the environment and wildlife around us. A large group of 16 people using this location as a temporary party venue cannot be expected to show the same level of respect for our neighborhood.

Thank you for considering our objections and concerns. Please contact us if you would like more detailed information.

Doug Willinger  
547 Dale Dr  
cell 714-720-3402  
[drwillinger@gmail.com](mailto:drwillinger@gmail.com)

Lynn Willinger  
547 Dale Dr  
cell 714-720-3403  
[lmwillinger@gmail.com](mailto:lmwillinger@gmail.com)



**From:** [Michal Czwarno](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Fwd: Strong Opposition to 558 Dale Drive, Incline Village, NV89451 Short Term Rental Capacity Increase  
**Date:** Friday, August 2, 2024 1:36:45 PM

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From: **Michal Czwarno** <[michal.czwarno@gmail.com](mailto:michal.czwarno@gmail.com)>

Date: Wed, Jul 31, 2024 at 2:57 PM

Subject: Strong Opposition to 558 Dale Drive, Incline Village, NV89451 Short Term Rental Capacity Increase

To: <[krstark@washoecounty.org](mailto:krstark@washoecounty.org)>

Dear Katy Stark,

Planner at Washoe County Planning and Budgeting Division,

I am writing to express my strong opposition to the proposal for increasing the short-term rental capacity at [Neighbor's Address] from 12 to 16 persons. As a long-term resident of this community, I have several concerns that I believe must be considered before any decision is made.

Firstly, increasing the occupancy limit will likely exacerbate existing issues related to noise and traffic. The current capacity already strains the neighborhood's tranquility, particularly during peak rental periods. An additional four occupants will inevitably lead to more frequent disturbances, negatively impacting the quality of life for residents. Recently, over the 4th of July break, there were significant problems with heavy drinking and loud behavior from renters, which greatly disrupted the peace of our neighborhood.

Secondly, the infrastructure of our neighborhood is not designed to handle the increased burden. Parking is already a significant issue, and adding more occupants will likely result in more vehicles, further congesting our streets and making it difficult for residents to find parking near their homes.

Thirdly, safety is a major concern. A larger number of renters will result in increased waste and garbage, leading to overflowing bins and attracting bears that live around our area. In the last three months, we have experienced increased bear activity, as they have been able to feed on garbage left out by unaware tourists in the overflowing bins. That has impacted houses on 3 streets (Dale, Knotty Pine and Sugerpine. This poses a significant safety risk to people, property, and animals.

Lastly, the character of our neighborhood is at stake. Allowing a higher occupancy for short-term rentals shifts the balance from a residential community to a transient one, which can undermine the sense of community and stability that residents value.

I urge the County Planning and Budgeting Division to consider the long-term implications of this proposal on the well-being of our community. I strongly believe that maintaining the current occupancy limit is in the best interest of all residents.

Thank you for your time and consideration.

Sincerely,

Michael Czwarno  
539 Knotty Pine Drive  
Incline Village, Nevada 89451  
[Michal.czwarno@gmail.com](mailto:Michal.czwarno@gmail.com)  
+1 847-858-4290

**From:** [Corinne](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Sandler Objection to 558 Dale Drive Tier 2 STR Permit Application (Case #WSTRAR24-0003)  
**Date:** Tuesday, July 30, 2024 6:28:29 PM  
**Attachments:** [Sandler 558 Dale Drive Concerns.pdf](#)

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Hello Ms. Stark,

Attached, please find Michael Sandler's letter regarding his concerns about the Tier 2 Short-Term Rental application to allow 16 occupants at 558 Dale Drive, Incline Village, NV.

Please do not hesitate to contact me anytime regarding this matter.

Respectfully,  
Corinne Petra  
Business Manager to Michael Sandler  
(775) 232-5302

Michael Sandler  
569 Dale Drive  
Incline Village, NV 89451

July 30, 2024

Katy Stark, Planner  
Washoe County Planning and Building Division,  
1001 East 9th Street  
Reno, NV 89512-2845

RE: Case WSTRAR24-0003

Dear Ms. Stark,

I am deeply concerned about the Tier 2 Short-Term Rental application to allow 16 occupants at 558 Dale Drive, Incline Village, NV. I moved into this neighborhood knowing that it was zoned as a residential neighborhood. It seems to me that short term vacation rentals are essentially a hotel transient lodging business not a single family residential property.

I would like to protest having this short-term rental being allowed to increase the number of occupants to 16. I would prefer to not have them allowed in my neighborhood at all.

This is a very quiet dead-end street. I love living in this neighborhood where I know all my neighbors, and I can walk down the street and chat with my friends in the streets safely.

Vacation renters have been speeding down our street, perhaps they are not aware of our speed limits and/or just disregard the speed limit. Either way, they are clearly not respectful of our neighborhood community nor our safety.

I understand that there is a parking space required for every four occupants. My question is: Is there a limit to the number of cars that the 16 renters can bring to the neighborhood? And what can we as neighbors do if we see violations if they park within the access easement or the public right-of-way, especially during the winter months when there is no parking permitted on the street from October to May.

Having a short-term rental especially with 16 people will change the fabric of the neighborhood. This short-term rental takes from the heart of the community, bringing noise, parties, increased traffic, parking issues and are a constant nuisance to those surrounded by them.

Thank you for considering my request not to allow the Tier 2 Short-Term Rental application to allow 16 occupants at 558 Dale Drive, Incline Village, NV.

Sincerely,



Michael Sandler

**From:** [Nancy Leonard](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Re: Short term rental  
**Date:** Tuesday, August 6, 2024 2:50:18 PM

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I don't have the number, but it is a property on Dale.  
Nancy Leonard

On Aug 5, 2024, at 2:57 PM, Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)> wrote:

Good afternoon, Nancy,

Thank you for your email. Please let me know the case number or address of the STR property. I'm currently processing two STR Tier 2 applications in Incline with 16 occupants requested. I want to make sure I attach your comments to the correct case.

Thank you!

<image001.jpg>

**Katy Stark**

**Planner, Planning & Building Division | Community Services Department**

[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

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[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

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**From:** Nancy Leonard <[mswolco@gmail.com](mailto:mwolco@gmail.com)>  
**Sent:** Tuesday, July 23, 2024 3:47 PM  
**To:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Subject:** Short term rental

We live below on knotty Pine. Any short term rental that holds 16 people

we would be opposed to. The cars, the noise, it's just asking for problems. Hi experience, is that a home that could hold 16 people could easily hold 20+. People always seem to try to cram in as many as they can to hold down the costs. It's just a bad idea all the way around.

Sent from my iPhone

**From:** [Rick Altinger](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Julia Altinger](#)  
**Subject:** Case number WSTRAR24-0003 : 558 Dale Drive, Incline Village, NV89451  
**Date:** Friday, July 26, 2024 12:45:46 PM

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My wife and I reside in a home within 500 feet of 558 Dale (see our street address below). I am writing to express concerns and oppose the application to expand the number of occupants from 10 to anything more than 10. 10 occupants is already a large number for that property. Expanding beyond that raises concerns about traffic, parking, noise, etc.

Thanks for asking for our input. Feel free to call or txt if you would like further input; 650-269-6217.

Street Address: 545 Spencer Way, Incline Village, NV 89451  
Mailing Address: PO Box 5839, Incline Village, NV 89450

Thanks,  
Richard and Julia Altinger

**From:** [SUSAN MATURLO](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Tier 2 short term rental  
**Date:** Monday, July 22, 2024 8:55:45 PM

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We live at 547 knotty pine drive incline village just below subject property 558 Dale Drive.(Tahoe-InclineVillage NV #4 TA\_IV4) We are opposed to allow 16 occupants in this residential community as this would harm the family neighborhood and make it a resort space for people having little spirit and consideration for our Neighbors . We have 2 condos in this village which we rent to long term renters but others in the community have short term rentals with constant problems of noise,parking and parties from these people on weekend vacation mode requiring rules and curfews. We do not want our neighborhood to be a transient vacation mecca for those buying here as investment to renters who have no interest in the communityThsnk you for your consideration

Sincerely,

Susan Maturlo M.D.

Charles Dowd

Sent from my iPhone

**From:** [Thiago Silva](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Subject: Vehement Opposition Increase in Short-Term Rental Capacity (558 Dale Dr, Incline Village NV)  
**Date:** Wednesday, July 31, 2024 3:03:09 PM

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Dear Katy Stark

I am writing to express my vehement opposition to the application submitted by the owners of 558 Dale Dr, Incline Village, NV 99451, to increase the short-term rental capacity of their property from 12 to 16 persons.

The proliferation of short-term rentals in our neighborhood has irrevocably altered the character of our community. The recent 4th of July holiday served as a stark reminder of the detrimental impact these rentals have on the quality of life for long-term residents. Excessive noise, blatant disregard for neighborly respect, and public intoxication have become the norm during peak occupancy periods.

As a family with young children, we have been subjected to a deplorable level of disruption. The use of vulgar language from the rental property's balcony, often amplified by alcohol consumption, has created a hostile and unsafe environment for our family. Such behavior is entirely unacceptable and constitutes a severe breach of peace and quiet.

An increase in occupancy from 12 to 16 persons will undoubtedly magnify these problems. The prospect of accommodating such a large group on a single residential property is wholly inappropriate and poses significant risks to public safety, property values, and the overall well-being of the neighborhood. Moreover, the increased volume of garbage generated by a larger group will inevitably attract wildlife, such as bears, creating a dangerous situation for both residents and visitors.

I urge the County Planning and Budgeting Division to deny this application outright. The preservation of our community's character, the safety of its residents, and the protection of property values are paramount.

Thank you for your attention to this urgent matter.

Sincerely,

**Thiago Silva**  
539 Knotty Pine Dr  
Incline Village, NV 89451

**From:** [Soffiotto, Bert](#)  
**To:** [Stark, Katherine](#)  
**Subject:** RE: Agency Review Request - WSTRAR24-0003 (558 Dale Drive)  
**Date:** Friday, July 12, 2024 8:11:02 AM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

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Good morning Katy,

The original inspection verified 5 legally approved bedrooms (which corresponds to the floor plans provided by the owner), 3187sqf of overall habitable space, with 2133sqf minus the bedrooms with a building approved maximum occupancy of 16. From the building department perspective I see no issues, however I just wanted to note that the Assessor indicates only 4 bedrooms, as the original building plans from permit 06-2449 had upper floor bedroom #3 labeled as a Den/Office.



Please tell us how we did by taking a quick [survey](#)

**Bert Soffiotto**

**PLANS EXAMINER / ICC CERTIFIED | CSD Planning & Building  
Division**

1001 E. Ninth St, Bldg A, Reno, NV 89512

[bsoffiotto@washoecounty.gov](mailto:bsoffiotto@washoecounty.gov) | Direct: 775.328.2029

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For Building call (775) 328-2020

For Planning call (775) 328-6100

Email: [Building@washoecounty.gov](mailto:Building@washoecounty.gov)

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**From:** Stark, Katherine <KRStark@washoecounty.gov>  
**Sent:** Thursday, July 11, 2024 5:25 PM  
**To:** Soffiotto, Bert <BSoffiotto@washoecounty.gov>  
**Cc:** Stark, Katherine <KRStark@washoecounty.gov>  
**Subject:** Agency Review Request - WSTRAR24-0003 (558 Dale Drive)

Hi Bert,

I'm processing a Tier 2 STR application. The owner is requesting a maximum occupancy of 16 guests for their property. The property address is 558 Dale Drive, Incline Village, NV 89451. The Accela case number for the Tier 1 STR application is WSTR000036-APP-2024, and the case number for the issued Tier 1 permit is WSTR24-0084. Does Building have any additional requirements or conditions for this property if an STR is approved for 16 occupants? Please reply to me by Wednesday, July 31, 2024, if you have any comments or information related to this application. The application is attached to this email.

Here's the case description:

**CASE DESCRIPTION**

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 16 persons.

Applicant:	Sandra E Bergeron
Property Owner:	SEB 2019 Trust
Location:	558 Dale Drive, Incline Village, NV 89451
APN:	122-133-06
Parcel Size:	0.42 acres
Master Plan:	Tahoe – Incline Village #4
Regulatory Zone:	Tahoe – Incline Village #4 (TA_IV4)
Area Plan:	Tahoe
Development Code:	Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
Commission District:	1 – Commissioner Hill

Thank you!



**Katy Stark**  
**Planner, Planning & Building Division | Community Services Department**  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Direct Line: 775.328.3618  
My typical working hours: Monday-Friday 7:00 am to 4:00 pm  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

**From:** [Oriol, Steven R.](#)  
**To:** [Stark, Katherine](#); [Giesinger, Chad](#)  
**Subject:** RE: Agency Review Request - WSTRAR24-0003 (558 Dale Drive)  
**Date:** Friday, July 12, 2024 2:22:11 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

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Hi Katy,

No enforcement issues from my end. I did the parking check for this one yesterday, check Teams for that.

Thanks!



**Steve Oriol**  
**Code Enforcement Officer II - Short Term Rentals (STRs)**  
**Code Enforcement | Community Services Department**  
[soriol@washoecounty.gov](mailto:soriol@washoecounty.gov) | Direct Line: 775.328.3632

**My typical working hours: Monday-Friday 0800-1600 HRS**  
Code Enforcement: 775.328.6106 | [Code-Enforcement@washoecounty.gov](mailto:Code-Enforcement@washoecounty.gov)  
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[311 FAQ | Code Enforcement - YouTube](#)

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**From:** Stark, Katherine <KRStark@washoecounty.gov>  
**Sent:** Thursday, July 11, 2024 5:21 PM  
**To:** Giesinger, Chad <CGiesinger@washoecounty.gov>; Oriol, Steven R. <SOriol@washoecounty.gov>  
**Cc:** Stark, Katherine <KRStark@washoecounty.gov>  
**Subject:** Agency Review Request - WSTRAR24-0003 (558 Dale Drive)

Hi Chad and Steve,

I'm processing a Tier 2 STR application. The owner is requesting a maximum occupancy of 16 guests for their property. The property address is 558 Dale Drive, Incline Village, NV 89451. The Accela case number for the Tier 1 STR application is WSTR000036-APP-2024, and the case number for the issued Tier 1 permit is WSTR24-0084. Do you have any Code Enforcement history with this STR property and/or any other feedback you'd like to share? Please reply to me by Wednesday, July 31, 2024, if you have any comments or information related to this application. The application is attached to this email.

Here's the case description:

**CASE DESCRIPTION**

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 16 persons.

Applicant: Sandra E Bergeron  
Property Owner: SEB 2019 Trust  
Location: 558 Dale Drive,  
Incline Village, NV 89451  
APN: 122-133-06  
Parcel Size: 0.42 acres  
Master Plan: Tahoe – Incline Village #4  
Regulatory Zone: Tahoe – Incline Village #4  
(TA\_IV4)  
Area Plan: Tahoe  
Development Code: Authorized in Article 319  
Short-Term Rentals & Article  
809, Administrative Review  
Permits  
Commission District: 1 – Commissioner Hill

Thank you!



**Katy Stark**  
**Planner, Planning & Building Division | Community Services Department**

[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

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



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**From:** [Jeffrey Smith](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [John James](#)  
**Subject:** RE: Agency Review Request - WSTRAR24-0003 (558 Dale Drive)  
**Date:** Monday, July 15, 2024 8:08:11 AM  
**Attachments:** [image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

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**This Message Is From an External Sender**

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Good morning. NLTFPD will require a fire protection system inspection on the existing fire alarm system.



**Jeffrey Smith**  
**Fire Inspector**

Office: [775.831.0351](tel:775.831.0351) x8107 | Cell: [775.413.4650](tel:775.413.4650)  
Email: [jsmith@nltfpd.net](mailto:jsmith@nltfpd.net)  
[866 Oriole Way | Incline Village | NV 89451](#)



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**From:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Sent:** Thursday, July 11, 2024 5:24 PM  
**To:** John James <[jjames@nltfpd.net](mailto:jjames@nltfpd.net)>; Jeffrey Smith <[jsmith@nltfpd.net](mailto:jsmith@nltfpd.net)>  
**Cc:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Subject:** Agency Review Request - WSTRAR24-0003 (558 Dale Drive)

Hi John and Jeffrey,

I'm processing a Tier 2 STR application. The owner is requesting a maximum occupancy of 16 guests for their property. The property address is 558 Dale Drive, Incline Village, NV 89451. The Accela case number for the Tier 1 STR application is WSTR000036-APP-2024, and the case number for the issued Tier 1 permit is WSTR24-0084. Does NLTFPD have any additional requirements or conditions for this property if an STR is approved for 16 occupants? Please reply to me by Wednesday, July 31, 2024, if you have any comments or information related to this application. The application is attached to this email.

Here's the case description:

**CASE DESCRIPTION**

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 16 persons.

Applicant: Sandra E Bergeron  
Property Owner: SEB 2019 Trust  
Location: 558 Dale Drive,  
Incline Village, NV 89451  
APN: 122-133-06  
Parcel Size: 0.42 acres  
Master Plan: Tahoe – Incline Village #4  
Regulatory Zone: Tahoe – Incline Village #4  
(TA\_IV4)  
Area Plan: Tahoe  
Development Code: Authorized in Article 319  
Short-Term Rentals & Article  
809, Administrative Review  
Permits  
Commission District: 1 – Commissioner Hill

Thank you!



**Katy Stark**  
**Planner, Planning & Building Division | Community Services Department**  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Direct Line: 775.328.3618  
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CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**Public Notice Map**

Pursuant to Washoe County Code Section 110.809.15 public notification consists of notification by mail of at least 10 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500-foot radius of the subject property, noticing 58 separate property owners.



**NOTICING MAP**



## Short Term Rental Administrative Review Written Decision

**WSTRAR Case Number WSTRAR24-0003**

**Subject:** To establish a short-term rental with an occupancy of 16 persons at 558 Dale Drive, Incline Village, NV 89451

**Decision:** **Approve with Conditions**

**Decision Date:** August 16, 2024

**Staff Planner:** Katy Stark, Planner  
Phone Number: 775.328.3618  
E-mail: krstark@washoecounty.gov

### Project Description

#### **Short Term Rental Administrative Review Case Number WSTRAR24-0003 (558 Dale Drive)**

– For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 16 persons.

- Applicant: Sandra E Bergeron
- Property Owner: SEB 2019 Trust
- Location: 558 Dale Drive,  
Incline Village, NV 89451
- APN: 122-133-06
- Parcel Size: 0.42 acres
- Master Plan Category: Tahoe – Incline Village #4
- Regulatory Zone: Tahoe – Incline Village #4 (TA\_IV4)
- Area Plan: Tahoe
- Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
- Commission District: 1 – Commissioner Hill

Notice is hereby given that the Director of the Washoe County Planning and Building Division has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Chapter 110, Articles 319 (Short-Term Rentals) and 809 (Administrative Review Permits). This written decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed to the Washoe County Board of County Commissioners. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days of the mailing date.

This written decision is granted subject to all Washoe County development code standards. A short-term rental (STR) permit shall not be issued until the appeal period for this written decision has expired. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved request.

To: Sandra E Bergeron  
Subject: WSTRAR24-0003 in association with WSTR24-0084  
Page: Page 2 of 2

This written decision and the associated staff report for WSTRAR24-0003 (558 Dale Drive) are also available on the Washoe County website at:

[https://www.washoecounty.gov/csd/planning\\_and\\_development/applications/index.php](https://www.washoecounty.gov/csd/planning_and_development/applications/index.php)

Choose "Applications Commission District One" and scroll to Case Number WSTRAR24-0003.

Washoe County Community Services Department  
Planning and Building Division

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Kelly Mullins, Director of Planning and Building

Applicant/Property Owner: Sandra E Bergeron, 1448 Pittman Terrace, Box 442, Glenbrook, NV 89413, [bergeronsandra03@gmail.com](mailto:bergeronsandra03@gmail.com)

Representative: Matt Burton, 714 Diogenes Drive, Reno, NV 89512, [matt@Roomlyreno.com](mailto:matt@Roomlyreno.com)

Written Decision xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; John James ([jjames@nltfpd.net](mailto:jjames@nltfpd.net)) & Jeffrey Smith ([jsmith@nltfpd.net](mailto:jsmith@nltfpd.net)), North Lake Tahoe Fire Protection District; Bert Soffiotto, Building Program; Chad Giesinger & Steve Oriol & Erin Howard, Code Enforcement

## Best Strategies for Trash Storage:

### Keep your trash in an animal-resistant Garbage Can Enclosure (GCE).

The photos below are examples only.  
IVGID does not recommend any particular manufacturer.



Tahoe Bear Box Co. / Bear Saver  
(530) 546-3154 / [www.bearbox.org](http://www.bearbox.org)

Carson Valley Welding / No Bear Can  
(775) 884-9353

Baker Bear Bins / (530) 587-1374

The Bear Guard Co. / (530) 581-2211  
[www.bearguardinfo.com](http://www.bearguardinfo.com)

Brown Bear (530) 587-2895

Online only:  
A variety of poly-cans and carts  
[www.bearicuda.com](http://www.bearicuda.com)



### Or - Keep your trash in an < animal-resistant cart.

Animal Resistant Poly Carts available:  
Call IVGID Waste Not (775) 832-1284.

### Less Effective Other Options:

Keep your trash contained in a lockable building — then put it out on the morning of pick-up, after 5 am. However, be advised, bears have broken into buildings for trash in our community. If you are not here on service day, you can drop off 2 bags of garbage plus recycling, for free, 7 days a week at the Incline Transfer Station at 1200 Sweetwater Rd. (M-F: 8am-4:30pm, Weekends: 8am-4pm) (775) 833-6251.

## Animal-Resistant Dumpsters:

All dumpsters in Incline Village & Crystal Bay are animal-resistant. They have a metal lid and a locking system which should be kept secured at all times.

**The photo below is an illustration of how a dumpster should look when properly locked.**

To report a non-locking dumpster, please call the Waste Not Hotline at (775) 832-1284.

### LOCK THE DUMPSTER — every time!

Dumpsters should be **LOCKED** with the **CARBINER (or) PADLOCK** placed **THROUGH THE HASP & HINGE** with **NO GAP!**



## In an Emergency: call 911.

### For more information:

**IVGID Waste Not Conservation Programs**  
(775) 832-1284 / [www.ivgid.org](http://www.ivgid.org)  
[www.stashyourtrash.org](http://www.stashyourtrash.org)

**Wildlife Related Trash Complaints** (24 hours a day)  
in Incline Village/C. Bay: (775) 832-1221

**IVGID Bear Sighting web report link**  
[www.ivgid.org/news\\_events](http://www.ivgid.org/news_events)

### **BEAR League**

[www.savebears.org](http://www.savebears.org) / (530) 525-PAWS

**NDOW** (Nevada Department of Wildlife)  
[www.ndow.org](http://www.ndow.org)



Printed on recycled paper.  
Photos courtesy:  
Mark Smith  
IVGID Waste Not  
GCE manufacturers



# Are YOU Bear Aware?

*Their Lives Depend On It!*



*This is an informational guide published for educational purposes. IVGID assumes no responsibility or liability for persons or property related to the information presented.*

## Living with Bears

Black bears are native to Lake Tahoe and the Sierras. You may encounter a bear (even in town) because some bears have lost their fear of humans; they have become habituated to human presence, human food and garbage. Black bears are wild animals, but if you take precautions, your chances of being injured are extremely low. Black bears are out looking for food, they do not commonly attack people.

**FEEDING BEARS (OR ANY WILDLIFE) CREATES A DANGEROUS SITUATION, INCREASES THE POTENTIAL FOR PROPERTY DAMAGE AND ENSURES THE DEATH OF THE ANIMAL!**



*The bear pictured (above and on the cover) was killed in Incline Village in July 2011, for being food habituated and not being afraid of humans.*

Bears are opportunistic omnivores, which means they will eat almost anything they can find. Unlike the bears' natural food sources, garbage is a dense, high-energy food source that is regularly replenished and available year-round. When bears are not encouraged to hibernate by dwindling natural food sources, they will stay active throughout the winter.

*In general, bears are not relocated once they become human habituated. Bears are euthanized for accessing trash, damaging property or because they no longer fear people.*

## A Fed Bear is a Dead Bear

### NEVER FEED A BEAR!

Human-habituated bears are more likely to cause property damage and be killed. Here are some guidelines that will help keep the people and the bears of North Lake Tahoe safe:



Dispose of waste in bear-resistant containers. Put your trash out after 5 am the day of service, never before. Rinse all food related recyclables.



Never leave food, food wrappers, drink cups or garbage in vehicles.



Always feed your pets indoors.



Clean the barbecue after each use.



Eliminate the bird feeders. Bears are very attracted to the high calorie seeds. No matter how you hang the feeder, bears will climb anything.



Never approach, feed or attempt to touch bears or other wildlife.



Keep home and garage doors closed, except for immediate use. A bear walking into an open garage, then taking food or garbage, is one of the preventable incidents often reported. Close windows and doors when cooking.



*Bears know when it is garbage day. Unsecured trash is a major attractant to animals.*

*IVGID fines for trash non-compliance begin at \$100 and increase to \$1000 per incident.*

**Invest in a wildlife-resistant container, instead.**

*Plus, you won't have to rush the garbage to the curb in the morning.*

*See other side for options.*

## If You Encounter A Bear

### IN YOUR YARD OR NEIGHBORHOOD:

Make your home attractant-free. If there is nothing to eat, the bear will most likely wander off. If you see a bear in your yard or neighborhood; do not run, this may stimulate the instinct to chase. Walk away slowly, but let the bear know this is YOUR territory and it doesn't belong there. Make noise, yell at the bear, bang pots and pans, throw small rocks. Make the bear think you are a bigger bear than it is! Don't be afraid or act submissive. Never block the bear's exit route. Do not get in between a mother bear and cubs.

### IN THE WOODS:

This is the bear's territory to share. Again, don't run and don't block the bear's path. Let the bear know you are there. Make eye contact but don't stare. Pick up small children who may run, and keep them calm. Appreciate the experience and move on with respect and self confidence.

