

Douglas County, Nevada

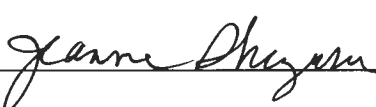
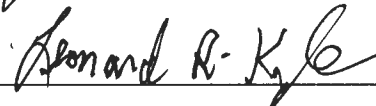
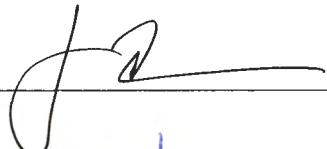
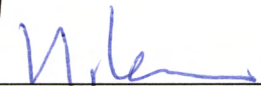

Petitioners' Committee Affidavit

Amending Douglas County Development Code Title 20, Section 20.622

Lake Tahoe Home Rentals (VHR) Ordinance

The following five registered voters of Douglas County, Nevada, seek to reconsider Douglas County Development Code Title 20, Section 20.622 Lake Tahoe Home Rentals (VHR) Ordinance.

We constitute the Petitioners' committee for the attached Initiative, and in accordance with NRS 295.095, we will be responsible for circulating the petition and filing it in proper form. All mail for this committee should be mailed to Jeanne Shizuru at P.O. Box 723, Gardnerville, NV 89410. We have provided our names, signatures, and addresses as required by NRS295.095.

Print Name	Signature	Address
1. Jeanne Shizuru		PO Box 723, Gardnerville NV 89410
2. LEONARD R. KYLE		P.O. Box 4819, STATELINE, NV 89449
3. Janine T Nyre		P.O. Box 10424, Zephyr Cove, NV 89448
4. NICHOLAS MAIER		1833 CROCKETT LANE, GARDNERVILLE, NV 89410
5. Philip Schloss		P.O. Box 10496, Zephyr Cove, NV 89448

TEXT OF THE INITIATIVE

This initiative hereby AMENDS Douglas County Development Code, Title 20, Section 20.622, Lake Tahoe Home Rentals

(All references to specific code sections of the Douglas County Development Code, are referencing the Lake Tahoe Home Rentals (VHR) Ordinance)

This initiative is seeking to eliminate all vacation rentals (VHRs) in residentially zoned areas in Douglas County, Nevada, inclusive of the Tahoe Township, over a phase out period of three (3) years.

This initiative seeks to eliminate the issuance of vacation rental permits in residentially zoned areas in Douglas County Nevada, inclusive of Tahoe Township, over a phase out period of three (3) years. No vacation rental activities, nor permits will be issued in residentially zoned areas in Douglas County Nevada after December 31, 2027.

This initiative has no effect upon vacation rentals located within the following Douglas County zoned areas: Commercial, Tahoe Recreational, Tahoe Resort Recreational, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe- Mixed Use, and/or the Town Center District.

The people of Douglas County, Nevada, find and declare as follows:

WHEREAS,

Douglas County has failed to adequately address resident complaints involving vacation home rentals that have negatively affected the character and livability of our neighborhoods.

Lack of available housing has become an issue for businesses, the school district, government agencies, resorts and potential residents in Douglas County Nevada.

The expansion of the focus of vacation home rentals in designated zoned areas in Douglas County being, Commercial, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe Recreational, Tahoe Resort Recreational, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe- Mixed Use, and/or the Town Center District will continue to support our tourism economy, while protecting the nature and the quality of local constituents living in Tahoe Township neighborhoods.

THEREFORE,

The People of Douglas County Nevada do ordain that Douglas County, Nevada, shall limit the issuance of vacation home rental permits to only the following specifically zoned areas in Douglas County, Nevada: Commercial, Tahoe Recreational, Tahoe Resort Recreational, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe- Mixed Use, and/or the Town Center District after December 31, 2027.

Definitions

AMEND TO ADD the following to 20.622.020 of the Lake Tahoe Home Rentals Ordinance, to ADD the following:

- “Commercial Zones” as identified in the Douglas County’s Master Plan (2020) and in the South Shore Area Plan, as adopted by TRPA Governing Board on September 13, 2013.
- “Effective Date” is defined as the date of passage by the voters.
- “Expiration Date” is defined as December 31, 2027.
- “High Density Tourist District” (HDT) as identified in the South Shore Area Plan, as adopted by TRPA Governing Board on September 13, 2013.
- “Tahoe Recreational” (T-R) as identified in the South Shore Area Plan, as adopted by TRPA Governing Board on September 13, 2013.
- “Tahoe Resort Recreational” (T-RR) as identified in the South Shore Area Plan, as adopted by TRPA Governing Board on September 13, 2013.
- “Tahoe-Tourist Commercial” (T-T) as identified in the South Shore Area Plan, as adopted by TRPA Governing Board on September 13, 2013.
- “Tahoe-Mixed Use” (T-MU) as identified in the South Shore Area Plan, as adopted by TRPA Governing Board on September 13, 2013.
- “Tourist Commercial Development Zone” as identified in the Douglas County’s Master Plan (2020).
- “Town Center District” (TC) as identified in the South Shore Area Plan, as adopted by TRPA governing Board on September 13, 2013.

20-622.010.A- Title:

AMEND to REPLACE with the following: This chapter shall be referred to as the Douglas County Vacation Home Rental (“VHR”) Ordinance. All Douglas County VHRs shall be limited to the following designated zoned areas: Commercial, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe Recreational, Tahoe Resort Recreational, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe- Mixed Use, and/or the Town Center District.

20-622.010.B.5:

AMEND to REPLACE with the following: TRPA implements its control with the use of the Lake Tahoe Regional Plan, the Community Plans and Area Plan statements under the Tahoe

Regional Planning Compact. TRPA has asked Douglas County to adopt a vacation home rental ordinance and administer the provisions of this chapter.

20-622.010.B.7:

AMEND to REPLACE with the following: It is the intent of the Douglas County Vacation Home Rental ordinance is to make the transitory lodging activity permitted by this chapter resemble the existing residential uses made by resident owners and lessees, in terms of occupancy, the number of vehicles, and the nature of living in a neighborhood.

20.622.030(B)(1)- Cap:

AMEND to REPLACE with the following:

In order to preserve the residential nature of communities within Douglas County, the number of available VHR permits is restricted as follows: No more than 600 VHR permits shall be issued within the following designated zoned areas: Commercial, Tahoe Recreational, Tahoe Resort Recreational, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe-Mixed Use, and/or the Town Center District.

20.622.030(B)(1)- Cap:

AMEND to ADD the following:

Any Douglas County, Nevada, vacation rental permit that is current up until the Effective Date and which has been issued to any real property owner(s) within residentially zoned area shall be allowed to continue in force up to and until December 31, 2027. No vacation rental permits shall be issued in any residentially zoned areas after the Effective Date of this initiative.

All existing VHR permits in a residentially zoned area shall terminate, and found to be expired upon the Expiration Date on December 31, 2027, unless Douglas County has otherwise revoked a vacation rental permit prior to December 31, 2027, under any of the existing provisions set forth in the Douglas County Code, Section 20.622 et al.

20.622.030(B)(2)(a)-(b)

AMEND to REPLACE with the following:

Replace “residential communit(ies)” with the following zoning areas: Commercial, Tahoe Recreational, Tahoe Resort Recreational, Tourist Commercial Development, High Density Tourist District, Tahoe-Tourist Commercial, Tahoe- Mixed Use, and/or the Town Center District.

No provision of the Douglas County’s Development Code, Lake Tahoe Vacation Rental Home Ordinance, Chapter 20.622 is inconsistent with the language, intent, or purpose of this initiative that shall be enforced after the Effective Date.

This initiative measure, and all of its provisions, may be amended or repealed only by a majority vote of the electorate.

In the event any portion of this initiative is declared by any Court of competent jurisdiction to be unenforceable for any reason, the remaining portions of this initiative shall remain in effect, and to this end the provisions of this initiative are severable.

DESCRIPTION OF EFFECT

This Initiative asks Douglas County registered voters to approve or disapprove an amendment to Douglas County Development Code, Title 20, Section 20.622, the Lake Tahoe Vacation Home Rental Ordinance. This Ordinance currently issues vacation home rental permits in all zoned areas in the Tahoe Township. This Initiative now seeks to prohibit the issuance of vacation home rental permits in all residentially zoned areas of Douglas County, inclusive of the Tahoe Township.

Based on the financial effect of Measure T, an initiative approved by the voters of the City of South Lake Tahoe CA in 2018, removing vacation home rentals in the residentially zoned areas in South Lake Tahoe, California, it is estimated that eliminating vacation home rentals (VHR) in all residentially zoned areas in Douglas County, Nevada would result in an approximate net cost of \$0 to the Douglas County taxpayers, annually.

If registered voters approve this initiative, Title 20, Section 20.622 would be amended to eliminate the issuance of vacation home rentals permits in all residentially zoned areas of Douglas County. Title 20, Section 20.622 would otherwise remain unchanged.

If Douglas County voters disapprove this initiative, Title 20, Section 20.622 would remain in place, as is.

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Based on the financial effect of Measure T, an initiative approved by the voters of the City of South Lake Tahoe CA in 2018, removing vacation home rentals in the residentially zoned areas in South Lake Tahoe, California, it is estimated that eliminating vacation home rentals (VHR) in all residentially zoned areas in Douglas County, Nevada would result in an approximate net cost of \$0 to the Douglas County taxpayers, annually.

If registered voters approve this initiative, Title 20, Section 20.622 would be amended to eliminate the issuance of vacation home rentals permits in all residentially zoned areas of Douglas County. Title 20, Section 20.622 would otherwise remain unchanged.

If Douglas County voters disapprove this initiative, Title 20, Section 20.622 would remain in place, as is.

County of Douglas, Nevada (Only registered voters of this county may sign below)

This Space For
Office Use Only

51	PRINT YOUR NAME (first, Middle Initial, Last)	PRINT YOUR RESIDENCE ADDRESS ONLY	
	YOUR SIGNATURE	DATE mo da yr - -	CITY DOUGLAS COUNTY, NV

AFFIDAVIT OF CIRCULATOR

(TO BE SIGNED BY CIRCULATOR IN THE PRESENCE OF A NOTARY PUBLIC)

STATE OF NEVADA
COUNTY OF DOUGLAS

I, _____, (print name) being first duly sworn under penalty of perjury, depose and say:

- (1) I reside at _____ (print street, city and state);
- (2) that I am 18 years of age or older;
- (3) that I personally circulated this document;
- (4) that all signatures were affixed in my presence;
- (5) that the number of signatures affixed thereon is _____; and
- (6) that each person who signed had an opportunity before signing to read the full text of the act or resolution on which the initiative or referendum is demanded.

Signature of Circulator

Subscribed and sworn to or affirmed before me this
_____ day of _____,

Notary public or other person licensed to administer an oath