

From: Kemi Lawore <adekemi.lawore@airbnb.com>

Sent: Tuesday, December 4, 2018 8:50 AM

To: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>; Esthefany Arochi <earochi@LasVegasNevada.GOV>; Carolyn G. Goodman <cgoodman@LasVegasNevada.GOV>

Cc: Laura Spanjian <laura.spanjian@airbnb.com>

Subject: Regarding Bill 2018-58 - Short term rentals

Mayor Goodman,

Attached is Airbnb's comments regarding the proposed Short Term Rental Owner Occupied proposal - Bill 2018-58, and the report regarding the scope and size of our host community for the first quarter of this year, as promised.

Should you have any questions, we are always available to discuss.

Respectfully,

Kemi Lawore



Kemi Lawore

Public Policy

888 Brannan Street, San Francisco, 94103

Sign up on AirbnbCitizen.com for Policy updates!



Dec 4, 2018

Las Vegas City Council
Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

Dear Members of the Las Vegas City Council:

We write to acknowledge the work of the City Council in trying to regulate the short-term rental market in a unique and diverse community like Las Vegas. The 2016 law, although well-intentioned, encompassed numerous layers, fees, and onerous registration process, which unfortunately resulted in low compliance. We believe the current proposal will have the same ramifications. Bill 2018-58 limits short-term rentals (STRs) to Owner-Occupied only, will likely result in similar low compliance, and will require a significant increase in enforcement needs that cannot be supported by city funding. Our experience in working with other localities has been that onerous restrictions may drive underground normally law-abiding residents who host to make ends meet.

We ask that you **reject** this ordinance, and work with platforms and your constituents who share their homes, to craft a comprehensive ordinance that addresses concerns about neighborhood impacts while striking an appropriate balance in bolstering the City's reputation as one that welcomes technology. Many of the cities with which we have partnered around the world have been successful in creating enforceable regulations because they adhered to several best practices. Identifying the best regulations for the City will require detailed discussion, additional time, and shared collaboration. We appreciate the opportunity to comment and share some of the following recommendations:

- **Simplify the rules, license requirements, and registration process.** In our experience, a complicated registration system which requires hosts to obtain a variety of city permits such as conditional use, special exception or special use, leads to low compliance with licensing requirements and undermines the public's confidence that short-term rentals are being properly regulated. In order to maximize the number of hosts who comply with the license registration, the City should consider creating a licensing system which allows all hosts to submit an application online and creates a straightforward registration process with clear requirements of application and approval.
- **Create a tiered system that includes reasonable limits.** A tiered system that allows for all residents - including those who rent their whole home or second home - to obtain permits with fair and reasonable limits, has been successful in many cities. We recommend the City consider allowing primary residence hosts to do so "by right" with a small fee, and creating a similar process for hosts who share non-owner occupied whole home rentals. This whole-home rental registration process should not be costly for the City to administer, but should include a higher fee with appropriate density limits based on areas of concern. This will allow Las Vegas to welcome visitors in a sustainable way while still balancing the needs of neighborhoods.
- **Involve stakeholders in creating a compromise ordinance with reasonable requirements.** As Airbnb grows, we recognize the opportunity and responsibility to work with local governments to craft progressive and fair rules for home sharing. We've worked with many jurisdictions around



the world to develop unique, fair and enforceable rules that not only protect neighborhood character and quality, but also allow residents to continue sharing their homes to earn important supplemental income, while providing an opportunity for guests to continue visiting this great city for big events - further contributing to the City's local economy. Airbnb would like to work with the City to reach this compromise.

Working in partnership with platforms is key to successful implementation of short-term rental regulations. In addition to the suggested changes we've proposed, there are a variety of tools Airbnb can provide to help bolster these changes and help the City with host compliance, including:

- **Host Notification and Education:** We can help ensure our host community is aware of the ordinance changes and steps they need to take to comply with the law. This includes email notification when the law is enacted to reinforce registration requirements. In addition to notifying our host community, we can activate our Las Vegas Host Community to provide registration workshops for new and current hosts, and create a dedicated responsible hosting FAQ page outlining the specifics of the ordinance in partnership with the City staff. This will help ensure hosts are in the know with changes and requirements.
- **Customer Service Support & Neighborhood Tool:** Airbnb's review system discourages against unruly guests, and our [Neighbors Tool](#) provides anyone with the ability to submit a complaint or contact our customer service staff if nuisance issues arise. Airbnb is happy to engage in discussion on how shared information and a reporting system can support the City's efforts with bad actors.
- **Administrative Information Support:** Airbnb will continue to respond to the subpoena and warrant requests submitted through the administrative process from the City Enforcement Department so the City can enforce its ordinance. This includes the provision of a direct email alias that allows for a shorter processing time. Airbnb will also work to provide Las Vegas with quarterly reports about the scope and size of our community, including the report provided, so the City Council and Business License department can better understand what is being regulated.

Short-term rentals have become an economic lifeline for seniors, young professionals and military families, and have been found to be an important part of contributing to local economies. Hundreds of local families depend on Airbnb to pay their bills, and the vast majority of our hosts are sharing the homes in which they live to make ends meet. We have observed in other cities that bans and partial restrictions result in exacerbated problems, and simply do not work. However, limits and strong enforcement, coupled with a robust partnership with platforms, do work. Please **reject** this version of Bill 2018-58, and instead allow the opportunity for open dialogue with stakeholders so we can begin to correct past challenges and determine the new solutions. By partnering, we are confident we can identify the right solutions together.

Thank you for your time, consideration and leadership.

All the best,

Laura Spanjian
Policy Director
Airbnb



Overview of the Airbnb Community in Las Vegas Administrative Boundaries

Jan 1 - March 31 2018



Airbnb in Las Vegas

Airbnb hosts in Las Vegas share unique experiences with travelers from around the world while also making additional income to help make ends meet. This report shows Airbnb's impact on hosts and the city's business community for the Jan 1, 2018 to March 31, 2018. It combines Airbnb data for listings specifically in Las Vegas administrative boundaries. Airbnb helps visitors explore the paths less traveled, while providing hosts with additional income to make ends meet.

1375

Active hosts in area

17,685

Total bookings

3.11 days

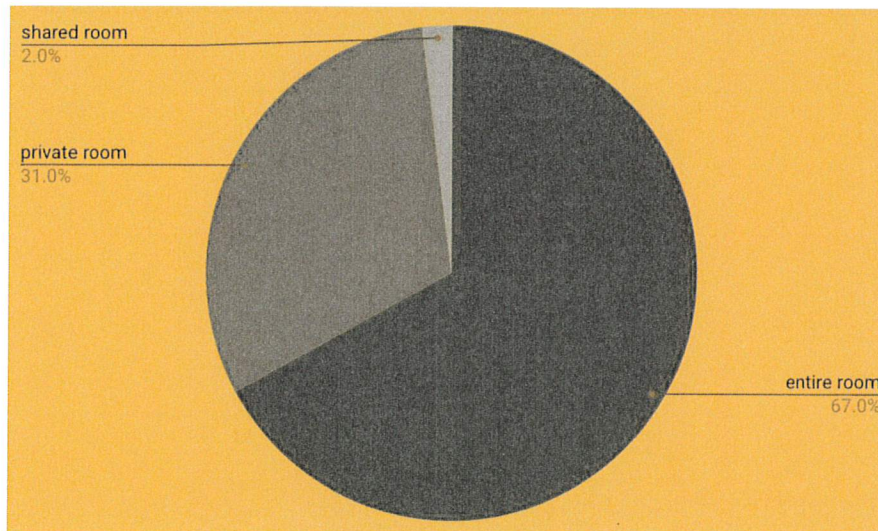
Typical length of stay for
typical listing - past 12 months

\$31.48 million

Total Host Earnings for past
12 months

2,723

Active Listings



All Definitions

Annual Earnings (Typical Host): Median value of total income earned by host during the one-year study period. Annual earnings are presented for typical hosts.

Average Length of Stay: The average length of stay per guest, rather than per trip.

Host: Airbnb community members who rent space on Airbnb.

Listing (Active): A property listed on Airbnb. Listings may include entire homes or apartments, private rooms or shared spaces. Active Listings are all listings that appear on the website during a search. Active listings do not necessarily have availability on a particular date or at all.

Listing Types: Airbnb classifies listings as three different types: Entire Home / Apartment listings, Private Room Listings, and Shared Room Listings: **Entire Home / Apartment Listing** - A listing where the guest can rent the entire home from the host. The host is not present in the home during the guest's stay. **Private Room Listing** - A listing where the guest can rent a private bedroom within a home. The host may be present in other parts of the home during the guest's stay, and the guest may share common spaces like the kitchen, living room, and/or a bathroom with the host. **Shared Room Listing** - A listing where the guest can rent a communal space, such as a shared bedroom or a living room sofa bed, within a home. The host may be present in the home during the guest's stay, and the guest may share common spaces like the kitchen and/or a bathroom with the host.

Nights Hosted (By Listing): Total number of nights a given listing is rented through Airbnb in the study period. Only listings that were active as of the start of the study period, and had at least one booking during the study period are included, in order to present the most representative annual values for Airbnb hosting activity.

Nights Hosted (Typical Host): Median value of total nights hosted per host during the one-year study period. Nights Hosted are presented for typical hosts.

Typical Host: The median host for all hosts who had at least one active listing as of the start of the study period and at least one booking during the study period. Typical host definitions are used to calculate Annual Earnings and Nights Hosted. Presenting the median value for all hosts who were active as of the start of the study period provides the most representative values for the Airbnb host community.

From: Carolyn G. Goodman
Sent: Monday, December 03, 2018 1:23 PM
To: LuAnn D. Holmes
Cc: Stavros Anthony; Bob Coffin; Cedric Crear; Michele Fiore; Steven Seroka; Lois Tarkanian; Lora Kalkman; Zachary Bucher; Esthefany Arochi; Robert Summerfield
Subject: FW: Information regarding Agenda items 55 and 59 on the 12/5 Council Meeting Agenda (STR reg revisions)

For your information.



CAROLYN G. GOODMAN, MAYOR
Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101
(702)229-6241
City Hall is closed on Fridays

From: Julie Davies <juliecdavies@hotmail.com>
Sent: Sunday, December 2, 2018 9:57 PM
To: scriptsandtrips@hotmail.com
Subject: Information regarding Agenda items 55 and 59 on the 12/5 Council Meeting Agenda (STR reg revisions)

I apologize for not being able to come to speak at the Council Meeting regarding the STR revision updates. I know there will be good people there to speak on the issue, but I wanted to speak in support for a vote to defeat any STR ban or effectual ban.

I have been called upon this week to help an old client of mine in long-term care management to deal with a situation where a gang has moved into the overall operations of an assisted living and dementia care community, creating a dangerous and very negative situation for all involved. As a former COO and administrator of such facilities, I can help and feel the need to do so to restore the safe and caring environment for vulnerable seniors.

I hope to submit written testimony but wanted to share some of the information with you prior to the meeting since it will not likely be read during the meeting. I will include it in this message and attach it.

Please vote no on item number 55, Bill No. 2018-58.

Item number 59, Bill No. 2018-62, is in some ways better than the current situation, but it has problems. If it isn't revised, please vote no on it, too.

I will be available by phone or email if you have any questions (if I don't answer immediately, please leave a message. I will need to silence my phone in the dementia care unit). After over 30 years of lodging management experience (and actual STR experience), along with months of doing research for the STR course and textbook, I do know this industry. I've observed and even experienced what has been working and not working within the governance of STRs in many communities. I hope I can be of help in stabilizing this situation in Las Vegas.

Thank you for your service,

Julie

Julie Davies
702-755-6881
juliecdavies@hotmail.com

Submitted after final agenda

Items 55 + 59

I'm Julie Davies. I apologize that I cannot be here in person, but hope you will accept my written testimony. (I'm helping restore a safe and appropriate care environment for vulnerable seniors, which I hope you'll view as an important priority). I'm **the STR Educator** who wrote the curriculum used in the 2-day live session and e-course versions of the Short-Term Rental Certification Course at CSN, and I **co-authored the STR industry textbook, *Vacation Rental Management 411***.

About the proposed Bill No. 2018-58: please **vote against passage of this bill**. It will only serve to close the door on good whole home rental hosts and good owner-occupied/homeshare hosts with larger than 3 bedroom homes who would become licensed and follow the laws, which will then **further open the market for unlicensed operators to fill the actual demand** for this type of lodging (disrupting even more neighborhoods).

Unlicensed operators are less likely to use STR best practices than those who become licensed (especially if the licensed STR owners receive quality education regarding the applicable laws and STR best practices). Unlicensed operators have been found to **disrupt even more neighborhoods during ban situations** as code enforcement plays a perpetual game of "whack-a-mole" with them. These crafty unlicensed operators simply move their calendared guests to a new location when they receive a code enforcement notice. **They rarely cancel the reservations---**but if they do, the reservations are usually filled by another unlicensed host. A ban or effectual ban just **makes the problem spread to new neighborhoods or revisit neighbors who thought the disruptive operations had been shut down**. It's a costly (and unnecessary) mess.

We will not be able to effectively get hosting platforms to only list licensed STR hosts (and we won't be able to inform guests about only choosing licensed hosts) **until there are a sufficient number of STR license holders to meet the current and expected demand for this type of lodging**.

Prohibition doesn't work. **Demand will be filled**. This STR demand for whole home rental is real, and it's based on a societal change that isn't going away simply because an area implements a ban. **The hosting will continue either licensed and controlled, or the business demand will be picked up by unlicensed operators**.

Code enforcement is a vital component within the STR regulations. **If code enforcement had been in place and active prior to the 2015 STR code revision**, there would not likely have been a need for the 2015 revision or for the other revisions (and the many hours spent in Commission and Council meetings). But when code enforcement was finally in place after the 2017 revision, it wasn't effective because the licensing/permit process was too cumbersome and didn't allow for a sufficient number of license holders to fill the demand--- and **I'll note that it is still more profitable to take the chance of perhaps being discovered and fined for an illegal STR than it is for a homeowner to go through the trouble and expense of trying to obtain an arbitrary STR license that might be granted, then later denied**. Trying to obtain a

business license shouldn't be a gamble with worse odds than simply running an unlawful business.

Consistent enforcement efforts are important. However, **code enforcement alone has not been found to effectively eliminate unlicensed STR operations.** It also needs to become unprofitable for unlicensed operators to continue to try to fill the demand for STRs. They need to be **starved out of business.** If there are sufficient licensed STRs to meet demand, unlicensed STRs will need to move their illegal (and now unprofitable) businesses out of town or out of the STR industry. A stubborn offender can then be more effectively targeted by code enforcement.

Also, **homesharing/owner-occupied rental is different from whole home rental,** and each sub-category of STR **appeals to different markets.** If we only have small-home, owner-occupied/homeshare rentals, the demand for whole home rentals will be filled by unlicensed operators. **Those guests who want to stay in a whole home will not likely opt for an owner-occupied rental or a hotel room.** They will either reserve a stay in an unlicensed whole home STR, or they will go to another tourist destination.

I've heard the terms **B&B** and **bnb** used interchangeably, too. It's important to note that **bed & breakfasts inns are markedly different from the owner-occupied/homeshare short-term rentals** (sometimes called a bnb or "Airbnb"). Both have their place, but they are not the same and shouldn't be thought of as being the same. **Neither is consistently better (or worse) than whole home rentals.** If you want to know the distinct and significant differences, I can list them for you.

And, if you're looking for which STR license applicant will be the most neighborhood-friendly, **the type of STR sub-category doesn't matter; it's the quality of the host and hosting practices that make the difference.** Any form of lodging (or most business for that matter) can be good or bad depending upon the management of it. I can give you just as many stories of quality whole home STRs as I can about quality homeshare/owner-occupied STRs (along with examples of poorly-run operations).

And an assertion that simply doesn't make sense is that a neighbor is more likely to be able to speak with the owner-occupied host rather than a whole home host or manager on Monday after a holiday/party weekend. First, **I would want to speak with the owner at the time of the disturbance**---not try to get them to answer the door or chat over the fence after I've had to deal with their bad guests all weekend. The owner in the owner-occupied rental could have been the party host (and will likely be more defensive about any disturbance complaint than a whole home STR owner). Furthermore, **a manager or owner may be more accessible than an owner-occupied STR host.** The whole home host or manager should have a system for contacting them that may also **include the 24-hour security response team for a sure line of response at the time of the disturbance.** Getting the bad guests to stop the disturbance and even to be immediately removed from the home (and neighborhood) is much better than thinking we might be able to speak with someone over the back fence about a past problem because they are an owner-occupied rental host.

The host/manager and quality of hosting make a tremendous difference. Size or type doesn't matter as long as it is properly managed.

That's why local STR experts recommend applicant and property manager **completion of the CSN STR Certification Course** so the owner/manager/host can learn and apply best practices (in homeshare, whole home or other STR settings). The hosts who are least likely to voluntarily attend are the ones who usually need this education the most, so it has been found to benefit compliance when the course is required. And we recommend the **noise monitoring devices** in Las Vegas, so the host or manager can receive an alert before the neighbors are disturbed. And we recommend the **exterior cameras** so the host is alerted if there is a lot of activity or noise (and the host can count guests entering the home and perhaps even speak to them). And we recommend the **24-hour security response hotline** that's connected to an investigation firm that is educated about STR practices and that has the STR owner's authorization on file. These are components that can make a marked difference for neighborhoods here (rather than the size or sub-category of STR).

It's been proven that **STR bans haven't worked**. The effectual bans, like this bill, don't work and just make matters far worse for the **City**, for **neighborhoods**, for **STR license holders and license applicants**, for the **image of the tourist destination**, and for **guests** coming to Las Vegas. *If this measure passes, you will need to regurgitate the revision again next year and start this whole process over again.*

Here is the formula for effective STR governance:

- Implement **reasonable and consistent regulations** (with minimum conditions that effectively address the unique needs of the municipality)
- Create a **clear and fair path to gaining an STR license**, registration, or permit
- **License enough STRs to fill the demand** for this type of lodging **within reasonable areas** throughout the City (based on research and planning)
- **Require quality education within an accredited setting** so STR license holders will better understand the regulations, STR best practices, and how to be neighborhood-friendly (and course content and course completion can be secured and verified by a credible source)
- **Consistently enforce the code**, and if a license holder isn't complying with the laws, revoke their license and impose fines.

There are a **growing number of examples of municipalities where this is the formula** used for successful code compliance (and there are a growing number of municipalities that imposed an STR ban or effectual ban and then found that they needed to lift the ban and start the code creation process over again).

Please vote no on Bill No. 2018-58 and no on the other STR ban proposals. A ban is not about rules and regulations. It's simply **giving up on trying to find a viable solution to a community**

concern. I know that you care about your wards and City. Let's work together to stabilize this situation well.

While I support **Bill No. 2018-62** *in concept* over the current STR licensing practices for such structures, I feel that 5% is not enough for most structures. **It would be better for it to be determined by the HOA for up to 25% of the units within the rules and parameters established by the HOA.** I also question the **insurance conditions in this bill.** Unless it is amended, I'd recommend a **no vote on this bill, too.**

Please support a reasonable proposal for STR regulation revision that includes minimum conditions that make sense for Las Vegas.

Thank you for your service,

Julie Davies
702.755.6881
scriptsandtrips@hotmail.com

RECEIVED
CITY CLERK

2018 DEC -4 P 2: 01

To: County Clerk's Office

Fax: 702.382.4803

Name: Jana Forsythe

Address: 4825 Pinon Drive 89130

I am AGAINST bill #2018-58

It's government trying to tell property owners what they can and can't do with their properties. The cities already have rules about noise, late parties, and parking.

Submitted after final agenda

Item 55

From: LakesBoardRon <lakesboardron@aol.com>
Sent: Monday, December 3, 2018 12:23 PM
To: Jordan Sandecki <jsandecki@LasVegasNevada.GOV>
Cc: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: RE: Support of bill

Yes, please Jordan, and thank you.

Regards,
Ron Coury
Lakes Association Board President
702-580-4884 Cell

----- Original message -----

From: Jordan Sandecki <jsandecki@LasVegasNevada.GOV>
Date: 12/3/18 11:51 AM (GMT-08:00)
To: LakesBoardRon <lakesboardron@aol.com>
Cc: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: RE: Support of bill

Ron,

Thank you for reaching out to the City Council offices. Would you like me to forward your email, as is, to the City Clerk's office for entry into the back up for this item? I will also be sure to share your comments with Councilman Seroka.

Thank you. Respectfully,

Jordan Sandecki

Special Assistant to City Council, Ward 2
Office of Councilman Steven G. Seroka
702-229-2420 | 702-468-5451
495 S. Main St. | Las Vegas, NV 89101

From: LakesBoardRon <lakesboardron@aol.com>
Sent: Monday, December 3, 2018 10:07 AM
To: Carolyn G. Goodman <cgoodman@LasVegasNevada.GOV>; Ward 1 <Ward1@LasVegasNevada.GOV>; Ward 2 Staff <ward2@LasVegasNevada.GOV>; Councilman Coffin <lvccouncilman@hotmail.com>
Subject: Support of bill

Re: Bill #2018-58, Item 55.

Dear Council and Mayor,

As a resident in the City, I am in support of Wednesday's bill identified above to limit short term rentals in the City of Las Vegas.

I am currently President of The Lakes Homeowners Association and know I speak for our entire Board of Directors.

Regards,

Ron Coury
Lakes Association Board President
8748 Captains Place
Las Vegas, NV 89117
702-580-4884 Cell

Submitted after final agenda

Item 55

From: Office of the Mayor
Sent: Monday, December 03, 2018 9:38 AM
To: Stacey Campbell
Subject: FW: Bill #2018-58

From: BURTON STEINBERG <burtax1@gmail.com>
Sent: Monday, December 3, 2018 8:40 AM
To: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Subject: Bill #2018-58

Dear Mayor Goodman,

Please accept my support for #bill #2018-58

Burton Steinberg
3141 Waterside Circle
Las Vegas, Nv 89117

--

Burton Steinberg
702-271-7588

From: denise mcconnell <plantergal@hotmail.com>

Sent: Monday, December 3, 2018 4:27 PM

To: Ward 1 <Ward1@LasVegasNevada.GOV>

Subject: Bill 2018-58

Dear Councilwoman Tarkanian. I would like to register my support of restricting short-term rentals in the City of Las Vegas. I live in Rancho DeMonaco and dont want my neighborly neighborhood to turn into rental city. We live so close to the strip and I know it could be wildly popular for the STR market. I didn't buy in this neighborhood for that to happen. I appreciate what you are trying to do and encourage you to please continue to help us in this effort. Respectfully submitted, Denise Mc Connell, 2112 De Osma St. 702-419-5519.

Sent from my Verizon, Samsung Galaxy smartphone

Submitted after final agenda

Item 55

From: Sarah Michaels <sarah.michaels9@yahoo.com>
Sent: Monday, December 3, 2018 11:53 AM
To: Kimberly Reid <kreid@LasVegasNevada.GOV>
Subject: Proposed Bill 2018-58 coming up Wed 12/5/2018

Dear Ms. Reid,

We want our names to be added to those in support of Lois Tarkanians' upcoming Bill 2018-58 to be discussed this coming Wed, 12/5/2018.

I would hope to restrict or even eliminate the existence of STR's in our communities. I live in a townhome in Rancho Benita Sereno that is attached to a property that is being used as an Airbnb, and essentially a STR. The average stay of guests is generally 2 to about 10 days. I see no long term 30 day rentals in this case. We have a camera system surveillance to back up my statements.

So I am very much in support of Lois Tarkanians' Bill to restrict this type of activity in Las Vegas.

Thank you very much,

Sarah Michaels 702.327.3720
Alan Michaels 702.327.3722

Submitted after final agenda

Item 55

From: Mario Garcia [<mailto:mag356@cox.net>]
Sent: Tuesday, December 04, 2018 10:05 AM
To: Ask City Clerk
Cc: Elsa Garcia
Subject: Bill No. 2018-58

December 4, 2018

Dear Madam Clerk:

We would like to register our support of Bill No. 2018-58 appearing as Item 55 on the City Council Agenda of Wednesday, December 5, 2018. Please ensure that our support makes it to the appropriate department and becomes a part of the official record. Thank you very much.

Sincerely,

Elsa and Mario Garcia
824 Trotter Circle
Las Vegas, NV 89107

Submitted after final agenda

Item 55

From: Lora Kalkman
Sent: Monday, December 03, 2018 3:58 PM
To: Stacey Campbell
Subject: For the record

Hi Stacey,

Judge Donald Mosley called and asked that his support for item #55, Bill No. 2018-58, be made part of the record. Thank you.

200 Lewis Ave, Las Vegas, NV 89101
Phone: (702) 671-4419

Thank you.

Lora Kalkman

Special Assistant to Mayor Goodman
Office of the Mayor
702-229-6241
495 S. Main St. | Las Vegas, NV 89101



lasvegasnevada.gov



City Hall is closed on Fridays

Submitted after final agenda

Item 55

From: Anne Kilponen
Sent: Tuesday, December 04, 2018 4:51 PM
To: City Clerk, Deputies
Cc: Kimberly Reid; Robin Munier
Subject: FW: 12/5/2018 CC Meeting

Anne Kilponen, AICP

Neighborhood Outreach Specialist
Office of City Council | Mayor Pro Tem Lois Tarkanian
702.229.4609 | 702.375.7854
495 S. Main St. | Las Vegas, NV 89101



lasvegasnevada.gov



From: Dina Cianchetti <Dina@missing-ingredient.com>
Subject: 12/5/2018 CC Meeting
Date: December 4, 2018 at 4:23:30 PM PST
To: "oppose.strs@gmail.com" <oppose.strs@gmail.com>

Good Day,

My name: Dina Cianchetti
Property address: 2241 Diamond Bar Drive, Las Vegas, NV 89117-1934
Property within City of LV: YES
Subject: City Council Meeting – 12/5 – Agenda item #55
My vote is: FOR this new Bill #2018-58
Additional comments: My FOR vote will eliminate larger "Party Houses" within estate neighborhoods and greatly reduce the liabilities on our private streets and cul-de-sacs.

Thank you,

Dina Cianchetti, President / Founder
Missing Ingredient, Inc.
2400 South Cimarron Rd., STE 100
Las Vegas, NV 89117-7902
Tel: 702 252-0294

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information may be subject to legal restriction or sanction pursuant to the Electronic Communication Privacy Act, 18 U.S.C. and intentional violation is a federal crime. Please notify the sender by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies. Thank you

From: Anne Kilponen
Sent: Tuesday, December 04, 2018 5:12 PM
To: City Clerk, Deputies
Subject: FW: Vote on STRs - Dec. 5th City Council Meeting

Anne Kilponen, AICP

Neighborhood Outreach Specialist
Office of City Council | Mayor Pro Tem Lois Tarkanian
702.229.4609 | 702.375.7854
495 S. Main St. | Las Vegas, NV 89101



lasvegasnevada.gov



Begin forwarded message:

From: Barbara Faiss <faissb@yahoo.com>
Subject: Re: Vote on STRs - Dec. 5th City Council Meeting
Date: December 3, 2018 at 4:14:32 PM PST
To: Chris Jones <info.buffalo.coalition@gmail.com>

Chris, I hope this is the best way to answer your e-mail. Barbara Faiss, 7345 El Parque Avenue, Las Vegas, Nevada. My property is in the City of Las Vegas. My vote is "for" Bill #2018-58.

December 3, 2018

RECEIVED
CITY CLERK

2018 DEC -3 A 11:34

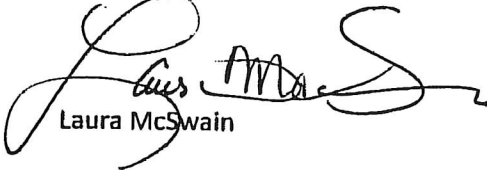
To: City of Las Vegas City Clerk
Fax 702-382-4803

From: Laura McSwain
2727 Ashby Ave (McNeil Estates)
Las Vegas, NV 89102

Re: Bill No. 2018-58 (Short Term Rentals)
City Council December 5th Meeting

Please log my support of the referenced ordinance which imposes limits on short term rentals.

Sincerely,



Laura McSwain

Submitted after final agenda

Item 55

To: City Council of Las Vegas, Nevada

Dec. 4, 2018

Fax: 702-~~382~~-4803

RECEIVED
CITY CLERK
2018 DEC -4 P 1:29

From: Judy lee Santelman

Fax: 702-724-9790

Re: Item #55 – Bill No. 2018-58 on the agenda for Dec. 5, 2018 meeting

I am very much in favor of this ordinance limiting and regulating Short Term Rentals in residential neighborhoods. Thank you for considering the citizens who live in these neighborhoods. I have lived in this neighbor since 1959. I am sure most residential neighborhoods will agree that we do not want commercial businesses in our neighborhoods. I and many of my neighbors have suffered with outrageous situations connected with STR in our area. There has been little enforcement of the rules and I hope that will change. Owners of these homes generally don't live there and take advantage of our area for financial gain only with no regard for the residents.

Thank you again for your hard work on the council and making wise decisions that consider your constituents wishes. Our quality of life is more important then money.



Judy Santelman

2550 Palomino Lane

Las Vegas, Nevada 89107

702-878-0861

Pages 1

Submitted after final agenda

Item 55

Mark Scott To:City Clerk (City of Las Vegas)

00:26 12/04/18 ET Pg 1-2

Recipient Information:

To: City Clerk (City of Las Vegas)

Fax#: 17023824803

Subject:

FAX COVER SHEET

Sender Information:

From: Mark Scott

Pages: 2

Date: Dec 04, 2018

Comments:

Please enter into the record. Bill 2018-58. Thank you. Mark Scott. 1508 Kirkland Ave, Las Vegas, NV 89102

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Honorable Mayor, Councilmen and Councilwomen,

STR discussions are full of noise but I would like to offer a "bottom-line" way to look at the issue. STRs, especially the "whole-house" variety, **are a negative influence in our neighborhoods and therefore must not be condoned by the City**, no matter what tax revenue they could bring or what some tourists may prefer. And if there's any doubt in your mind on whether STRs are a negative, I'd like you to imagine working to lift the already in-place, master-plan "ban" in Summerlin and Centennial Hills, and envision how well that would go over.

I fully understand tourism is the lifeblood of our City and that there is a desire for people to stay in what is now being called "alternative lodging", but the right way to support this market is not to place this expense on the literal doorsteps of our homes. **It is not the role of single-family neighborhoods to support the tourism or hospitality industries.** There is, however, a better way to support this market and this is exactly what is happening at the new apartments on Charleston in the Arts District, where commercial developers, on commercially zoned land, have set aside one of the buildings to utilize as short-term rentals. This must be the new way. **We cannot have a great city by depleting our neighborhoods of actual homes, residents, voters and school children. We do not make our neighborhoods stronger by adding noise, insecurity and transience.**

We all understand enforcement can be tricky, but that does not mean we throw our hands up and concede our neighborhoods to business interests. No law or ordinance is 100% enforced or complied with, but we still work to prohibit or limit the negative things in our city the best we can. This issue should be treated the same way any other neighborhood problem is and that is with resistance and not reluctance. The City owes that to its residents and the council owes that to its constituents.

Please support the bill and any further efforts to ban any future, "whole-house" STRs from our neighborhoods.

Thanks for your time and consideration,

Mark Scott

1508 Kirkland Ave
Las Vegas, NV 89102

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12-4-18

To: City Clerk's office
From: John Stanton

5209 W. Gowan Rd.
L.V., NV, 89130

I wish to support Agenda
#55, Bill #2018-58 in
Tomorrow's City Council meeting

John Stanton

Submitted after final agenda

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From: noreply@formstack.com <noreply@formstack.com>
Sent: Saturday, December 1, 2018 11:17 AM
To: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Subject: CLV Website Contact Form: Mayor



Formstack Submission For: **Contact The City**

Submitted at 12/01/18 11:16 AM

Who to contact?: Mayor

Your name: Frank R Woodbeck

Mayor, I am asking that you support the passage of ordinance 2018-58 regarding the restrictions placed on short term rentals. I understand this measure will come to a vote on Wednesday, December 5.

Comments: Sincerely,

Frank R Woodbeck
1225 Strong Drive
Las Vegas, NV 89102

Phone: (702) 335-6622

Email: frank@frankwoodbeck.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

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From: m d <gkd_mmd@yahoo.com>

Sent: Tuesday, December 4, 2018 8:03 AM

To: Ward 1 <Ward1@LasVegasNevada.GOV>; Ward 2 Staff <ward2@LasVegasNevada.GOV>; Ward 3 <Ward3@LasVegasNevada.GOV>; ward4@lasvegasnevada.gov; Ward 5 <Ward5@LasVegasNevada.GOV>; ward6@lasvegasnevada.gov; Office of the Mayor <officeofthemayor@lasvegasnevada.gov>

Subject: I have been threatened in writing by a short term rental owner

Dear Mayor Goodman and City Council members,

You set up a hotline for us residents to call when there is an offense....loud noise, garbage, etc. So, I have had to call a few times because of problems at a home at 1708 Adra Ct., regarding noise, not having a proper license, having too many people staying there and 10 cars parked there for days.. Code Enforcement has had a very hard time because the owners of these hotels hide behind locked gates, tell the paying visitors not to answer doors and to hide their cars. But, Code Enforcement did prevail and fined the owner because of his offenses.

So, the owner sent a letter to my husband and me and told us if we call you or the hotline again, we will be sued for \$600,000. Also, he/she stated that we were being watched and followed by a private investigator and we were never to speak to anyone at that hotel or take any pictures of the property or cars parked there. Now this is because we were following the exact method of dealing with the problem that you have set up for us. This has really scared me....I have no idea how far this irrational owner will go and I don't like being followed or watched at my own home.

I have sat through hours and hours of planning and council meetings to fight the irrational and very unfair assault on law abiding and good people of this city just trying to have some semblance of a normal life raising our kids and enjoying our homes. You continue to give us one more thing to worry about even as we try to enjoy the very short moments with our families in our own neighborhoods. No matter what the owners say about how vigilant they are, blah, blah, blah...it can never be predicted what one group staying in these hotels in our neighborhood will be like. And, again, YOU are devaluing our properties and making our homes less attractive to new buyers if we should have to sell.

I have begged and pleaded for you to do the right thing and support us who have lived in our homes for literally decades and once again, I'm asking for you to do the RIGHT thing for your RESIDENTS. Some of you may be representing areas less affected by this outrageous intrusion and attack on our safety and quality of life, but I beg you to realize that this ultimately will affect your area someday. And, we NEED your vote! Don't be fooled by the Las Vegas shirts they wear or their claims to be so upstanding and righteous. Do the RIGHT thing for us residents, please!!!! Get rid of this attack on our neighborhoods. Ban businesses in our neighborhoods, for the safety and quality of life for our residents!!!

Your devoted resident,
Michelle M. Duncan
20 year resident
CCSD employee 11 years
1716 Adra Ct.
89102

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