

From: [Jennifer Fawkes](#)
To: [Clerk of the Board](#)
Subject: Fwd: Short Term Rental Ordinance
Date: Sunday, July 7, 2024 1:09:13 PM
Attachments: [Ordinance Comments.docx](#)

Comments for STR on Tuesday.

Thank you,

Jennifer

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From: VERNON <v-mcdonald@sbcglobal.net>
Sent: Sunday, July 7, 2024 12:48:46 PM
To: Jennifer Fawkes <jfawkes@tularecounty.ca.gov>
Subject: Short Term Rental Ordinance

This Message Is From an External Sender

This message came from outside your organization.

I will not be able to attend the County Board meeting this Thursday, however, I have attached my comments that I would like to present to the Board. Would you please insure that they are included for their review.

Please let me know that you received the attached and that it will be forwarded to the Board.

Thanks again for your assistance.

Vernon McDonald
Phone - 690-1047

My name is Vernon McDonald, and my address is 40756 Cherokee Oaks Dr, Three Rivers, CA. I have lived there for over 30 Years. Cherokee Oaks area is, or was, considered the most residential area in Three Rivers, and has been the unofficial Trick or Tree Area of Three Rivers for many years. However, since Airbnb's arrived, this area is no longer the residential area which we have known in the past. We have lost our neighbors and friends that we could rely on to help us out when needed and they have been replaced with mini motels with many unknown guests coming and going . You have also heard reports about the continued viability of our local school and the inability of National Park employees to find housing in Three Rivers and how that is affecting their ability to maintain adequate staffing for the National Park. I hope that the Board will take all these issues into consideration in putting some limit on the number of short-term rentals in the Three Rivers.

I also have some recommendations for your ordinance.

1. I think your ordinance code section 125 is weak on punishing violators of this ordinance. The financial punishment is less than a day's rental. (\$100 for the 1st, \$200 for the 2nd and \$500 for the 3rd. This seems more like an incentive not to follow the rules, not punishment for breaking them.
2. I believe that you should require that operators maintain a separate bank account for each rental location and that the County be able to examine the individual tax returns during audits to verify the information reported to the County is consistent with that reported to the IRS. These requirements could easily be incorporated into your Transient Occupancy Tax Registration Form. I believe that including these items would make it easier for the County to help verify taxes due the County.
3. Although your proposed ordinance limits the occupancy based on the number of bedrooms, the County's registration form does not include this information on the form. I hope that the form will be modified to include this information. I would also hope that the current registered operators will be required to complete a new registration form with this information and that the number of bedroom data will be verified against the building permits issued by RMA.
4. I believe that you need to clarify the definition of rent charged in the ordinance. Motels pay for cleaning, and it is included in the tax base. Is cleaning and other fees charged separately to the user included in the tax base?

In conclusion, I thank the Board for considering an ordinance for short-term, "non-motel units", and urge you to implement one.

From: [Delores M Lucero](#)
To: [Clerk of the Board](#)
Subject: draft STR short term rental comment
Date: Sunday, July 7, 2024 11:29:07 AM
Attachments: [str ordinance 2024.pdf](#)

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Hi,

Attached is my comment of the draft County wide short-term rental ordinance. Please add it to the record for the meeting on July 9.

Thank you,

Dee

July 6, 2024

Dear Board of Supervisors,

I am in favor of the Tulare County wide short-term rental ordinance.

Adding a permit to the County wide ordinance would bring it into conformity with the recently adopted ordinance in Visalia. Adding a fee to the permit would allow funding for inspectors to verify parking, permitted bedrooms, proper trash receptacles, and safety requirements (fire extinguisher, working smoke and carbon monoxide alarms, escape ladders if multiple storied home).

According to the County's five-year strategic plan which includes the "Economic Well Being Initiative" which is to promote economic development opportunities, effective growth management and a quality standard of living. This proposed ordinance is more than fair to the STR owners and will hopefully contribute to the quality of standard of living for local residents.

Thank you,
Dee Lucero
40978 Blossom Dr.
Three Rivers, CA 93271

From: wernerhw@inreach.com
To: [Clerk of the Board](#)
Subject: Comments regarding the draft short term rental ordinance (STRO)
Date: Saturday, July 6, 2024 5:27:58 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear Board of Supervisors:

While the draft text seems like a good start that addresses many of the concerns of Three Rivers residences, it omits some important issues such as:

1. Short-term rentals should be excluded from residential neighborhoods. People living in residential neighborhoods expect neighbors, not strangers in their neighborhoods. While I have been fortunate to generally have people that behaved respectably next to me, I have heard stories to the contrary. I recently had some stuff stolen from my property. While I cannot say that the thief was from the rental population, I never had a problem before the short-term rentals existed. Also, there seems to be much more vehicle traffic on the roads in my neighborhood.
2. The ratio of rentals to residents is reducing neighborhood functions such as maintaining our community water system. This is done by a board of volunteers. As the resident community becomes smaller being displaced by short-term rentals, the number of people available to assist is shrinking. On the existing board for my neighborhood, I believe that all but one officer or board member has been serving well past the dates for which they were elected. If short-term rentals continue to be permitted in residential areas, then there needs to be a cap on what percent of the community properties are allowed to be rentals.
3. Long-term and seasonal rentals seem to be increasingly scarce. People applying for summer jobs, such as at Sequoia National Park, are extremely limited in finding housing for their season. I suspect that the lack of available long-term housing has driven up its cost.

While the ordinance needs to address and regulate the needs short-term rentals, it needs to provide balance to the broadest needs of the community protecting residents, businesses and visitors.

Thank you for considering these remarks.

Harold Werner
Resident of Three Rivers

From: [Sarah Shena](#)
To: [Clerk of the Board](#)
Cc: [Eddie Valero](#)
Subject: Comments on Short Term Rental Ordinance
Date: Friday, July 5, 2024 1:12:11 PM
Attachments: [STR Comments to County.pdf](#)

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Dear Clerk,

Please submit my attached comments to the Board and anyone else who should see them. Thank you.

Sincerely,

Sarah Shena
Attorney at Law

She/her/hers

I support the Poor People's Campaign: A National Call for Moral Revival.

"As long as you keep a person down, some part of you has to be down there to hold him down, so it means you cannot soar as you otherwise might." - Marian Anderson

"...justice is what love looks like in public." - Cornel West



Comment Form

Return this form to the Board Representative

Date: 7/5/2024

Name Sarah Shena

Address: 41006 Meadow Dr

City: Three Rivers State: CA Phone: 559.561.0610

Email: shenaesq@gmail.com or 7sshena@gmail.com

Sign me up for the monthly Tulare County Newsletter

Do you have a concern that you would like to share with the Supervisor? Yes No

Topic: Short Term Rental Ordinance

Please share your concern:

I am submitting these comments to supplement my numerous earlier comments, submitted through the recent "survey" and emailed to Supervisor Valero over the years (with many photos showing garbage spread around the street by bears).

My husband and I have lived in Three Rivers for 32 years, in the Cherokee Oaks neighborhood (the one most impacted by short term rentals). We have short term rentals on either side of our house (not too long ago, a misdirected visiting couple opened our front door and were about to walk into our house with one of their children -- fortunately we were about to have dinner and were fully clothed and able to intercept them).

We are most concerned about the fire danger due to many visitors staying in town who are unaware of the risks and have no investment here. Secondly, we are experiencing the loss of community in our neighborhood (and town).

We found one Answer in the "Frequently Asked Questions" distributed at Supervisor Valero's June 13 Town Hall meeting very insulting.

Q: There are too many short term rentals. How can the County cap the number in my area?

A: Government at any level is not here to stifle legal business operations...

That reply entirely overlooks one responsibility government has to the people it serves: the responsibility of fostering community so the people can thrive.

Cont. on next page

Page 2:

Three Rivers has no public water or sewer services and many of us (nearly all in Cherokee Oaks) receive our water from private, local companies. Most of us also receive sewer services in a similar fashion.

Those private companies must be governed by property owners, and nearly all of the out-of-town owners are unavailable to do that work (they also show disinterest in the operations of those companies, failing to attend annual meetings or participate at all, unless their rates are increased). Their lives are elsewhere, and nearly all of them live in a city and have no idea what it takes to run a private corporation responsible for providing water (or sewage services) to 25 (or 125) households – dealing with breakages in pipes, mystery leaks, chlorine levels to keep the water safe, sewage levels that rise when rain is heavy, etc.

When the neighborhood homes are bought up by non-resident owners, the dwindling pool of people available to serve on those company boards is reduced over and over. At some point, if there aren't enough people to fill those roles, we'll have to turn over the operation of these little companies to government.

But there's still time to address this issue, by limiting the number of short term rental homes in neighborhoods, for the ultimate safety and health of the people who live here every day. Only government can do that.

I hope none of the Supervisors ever has to ask a neighbor for a ride to the hospital, but I had to do that last year. My husband had COVID, and I wasn't well enough to drive or to wait for an ambulance (I was losing blood fast). Fortunately, though there are anywhere from 4 to 7 short term rentals within a block of our home, my neighbor across the street was able to help.

People in community look after each other (as we did during the flood last year, and when our neighborhood was under evacuation orders recently). We buy each other groceries, handle burst pipes when the owners are out of town, meet children at the bus when a parent is late getting home, stand up for children who are getting bullied in the street, help return runaway dogs, drive each other to appointments, etc. These are all things my neighbors and I have done for each other.

That community feeling is one reason visitors like coming here – believe it or not, it's not just for the glorious National Parks.

(Cont. on p. 3)

But with unlimited short term rentals in town, that community feeling is dying. To make matters worse, the Sequoia-Kings National Park is already understaffed (as stated by Sintia Kawasaki Yee at the Town Hall meeting) because prospective employees can't find housing in town. And the school their children might attend (if they did find a place to live) is threatened due to the expanding number of nonresident property owners.

Many local governments have limited short term rentals for numerous reasons, not the least of which is to protect affordable housing for full time residents. The Board has efficient, intelligent staff who could locate those existing regulations (and the research behind them) to better inform the Board.

But for a small sampling, see these resources:

From [MRSC - Affordable Housing and the Impact of Short-Term Rentals](#)

- [When Airbnb Listings in a City Increase, So Do Rent Prices](#) — Harvard Business Review
- [A Practical Guide to Effectively Regulating Short-Term Rentals on the Local Government Level](#) — Prepared for the City of Santa Cruz (CA) by Ulrik Binzer, Host Compliance LLC
- [Cities Tell Airbnb to Make Room for Affordable Housing](#) — Stateline, Pew Charitable Trusts
- [The Airbnb Effect on Housing Markets and Rent](#) — Forbes

And from [MRSC - Local Government Catching Up with Airbnb and Other Short-Term Transient Rental Businesses](#):

[New Orleans defines and regulates short term rentals as “bed and breakfasts,”](#) which means that owners need to occupy part of the residential structure they are renting out, making it easier for them to monitor guests' behavior.

It is also important to consider the impact of short-term rentals not just on immediate neighbors, but on the neighborhood as a whole. To avoid an over-concentration or “clustering” of short-term transient rentals in a specific neighborhood, [Durango, Colorado established a program](#) that currently limits such rentals to only one rental per “street segment” within specified zones and caps the total number within those zones. [Austin, Texas has a cap](#) on the number of non-owner-occupied and multi-family/commercial short-term rentals allowed per census tract.

Lastly, I want to respond to the issue one person raised at the meeting, saying as the owner of a short term rental (who only lives in Three Rivers occasionally) she didn't want her phone number posted in view of the public. She has every right to protect her privacy, and there are modern tools to deal with that. She has made the decision to rent out her property, and the interests of the entire local community (in preserving the health, safety and peace of all residents) outweigh her concern. If the water is dangerous to drink or renters are having a loud pool party at 10:30 PM, I need to know whom to call. Law enforcement should not be the first resort.

From: [Ryan Watson](#)
To: [Clerk of the Board](#)
Subject: Short-term Rental Ordinance Comment
Date: Sunday, July 7, 2024 5:44:38 PM

This Message Is From an Untrusted Sender

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Good afternoon,

I am a resident of Three Rivers and I would like to provide comments on the proposed draft of the Short-term Rental Ordinance.

I appreciate the effort to finally begin to regulate this industry in our beautiful community. I have watched the character of the community change drastically over the course of the last decade but particularly in the last 5 years. Businesses have become overrun, resulting in people parking on the highway, posing serious safety concerns. Trash is constantly strewn about the road due to out of town visitors not understanding the importance of securing trash to prevent wildlife disturbance. Long term rentals have become nearly non-existent as a result of the economic appeal of this unregulated industry.

While I believe this Ordinance is a step in the right direction, I do not believe it goes far enough. There needs to be a cap on the cumulative number of short-term rentals in this town. If not, there will be no people living in town to keep the school open, work at the businesses, work in the national park, and restore the community's charm.

Thank you,

Ryan Watson

From: [Scott Austin](#)
To: [Clerk of the Board](#)
Subject: Public Comments
Date: Sunday, July 7, 2024 2:31:20 PM

This Message Is From an Untrusted Sender

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Here are my comments on the Proposed STR Ordinance
- <https://www.loom.com/share/bcf0e95a60714ba292cf9501bcc5472b>

Thanks for your time.

Scott Austin
Homeowner in Three Rivers

From: [wendi morrison](#)
To: [Clerk of the Board](#)
Subject: Board of Supervisors RE: SHORT TERM RENTALS/THREE RIVERS
Date: Monday, July 8, 2024 8:21:51 AM

This Message Is From an Untrusted Sender

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My name is Wendi Morrison, I am a 17 year homeowner in Three Rivers.

I migrated here after a long battle to save affordable housing in Studio City, L.A. County; trying to get away from the loss of green space, wealthy outsiders taking away our community and affordable housing; along with non stop construction and the elements it creates: noise, air quality diminished...a general loss of peace and well being. Add to that the non stop leaf blowers, which also impact in the same manner...I had enough. I spent many years working with our Neighbor Council, then to the City Council, but it was clear that there was a tsunami of outside wealth that was intent on running us out of our own communities.

I live a modest life, running my small non-profit animal sanctuary & retreat, where our support comes from our friends visiting us on the weekends. This has an impact of only 4 guests possible. Including myself, that could be any family of 5. Our guests come here with the purpose of peace and well being, supporting the animals, and for spiritual enlightenment.

My home is on the river, in the Cherokee Oaks subdivision. The house next door, which had been owned by an L.A. doctor who rarely came up to visit his vacation house, was turned into an Airbnb. There are no fences up here, so without anyone to go over the property boundaries, and lay down some foundation of conduct for the neighborhood, the Airbnb people would walk through all of our backyards, in their minds believing the entire subdivision is a national park.

After years of this, he recently sold the house. Hoping for actual "neighbors", he unfortunately sold the house to an L.A. Music Manager, who is also running it as an Airbnb.

These types of transactions, shut us out of our own community that we pay double the property taxes on since they went up.

It takes away affordable housing from retirees and families that wish to leave the cities and reside here FULL TIME, in peace and well being.

I now am subjected to parties till 2 am with loud rave music thumping away.

Groups: 3 cars of people at a time, taking over my life, as they yell, their kids scream, they sometimes bring dogs; these are outsiders coming into our home community to party, let loose, run free...in a subdivision full of homeowners....minus ALL THE AIRBNBS!

ALSO: The non locals who live in the cities, only make money from their vacation homes/disposable income, and they do non stop construction; have gardeners using leaf blowers EVERYDAY! BTW, Those gardeners get rid of the leaves, by blowing them onto my property!!!! IN ESSENCE, THEY BRING THE DAMN CITIES TO OUR FOREST!

In addition, someone using the undeveloped property behind me, which is riparian river/flood zone; has set up a new business of having a campground.

They call it Isky Ranch, but it's an Airbnb w/campground.

So while I am in my formal backyard, outside all day, as that is what my work with the animals requires; I am subjected to campers and tents at rivers edge which is 12 ft across the river from me in my backyard. They put up party lighting, that makes my backyard look like a cheap carnival.

WHY DO I HAVE TO LIVE IN MY HOME AND SEE TENTS, AND PARTY LIGHTS IN MY BACKYARD?

I CAN HEAR THEM IN MY HOUSE BECAUSE THE RIVER AMPLIFIES; THEIR YELLING AND SCREAMING SCARES MY ANIMALS, THEIR DOGS SCARE MY ANIMALS...in their own home that is supposed to be their sanctuary!

WHY DO I HAVE DRUNK STRANGERS WATCHING ME WORK, AND DUNK IN THE RIVER IN TRIPLE DIGIT HEAT TO COOL OFF SO I DON'T HAVE A HEAT STROKE AS I AM DISABLED AND OLDER?

WHY CAN'T MY FAMILY ENJOY THE RIVER I PAID/PAY TO BE ON, WITHOUT A CAMPGROUND OF PEOPLE ACROSS THE RIVER?

WHY DO I, IN MY BACKYARD NEED TO SEE A PORTA POTTY?

WHY MUST I HAVE ATV'S RACING AROUND 12 FEET ACROSS THE RIVER FROM ME?

WHY CAN'T I GO TO OUR STORE OR RESTAURANTS FOR FOOD?

We have plenty of motels, hotels, cabins, and retreats in 3R, THAT is where they need to be staying....NOT in our subdivision!

Unless the homeowner lives in the home to host the entire visit, such as the sprinkling of actual Bed & Breakfasts we have here like the Riverdance, short term rentals must be banned! Vacation rentals must benefit the full time owners who live here, not rich people from the city who buy up affordable housing and then turn that house into a business they run from the city, on top of their executive careers!

As property owners and full time residents, we should not be impacted at the river, or have our resources exploited, and "used" the way it's been.

So to be clear: NO campgrounds,, and visible tents, porta potty; no "short term rentals" ie: you rent a house for the weekend with zero host or oversight...not in our Cherokee Oaks subdivision!

I DID NOT LEAVE THE CITY FOR THE ABOVE REASONS, ONLY TO TURN AROUND AND FIND IT HERE!

Attached, find a photo taken last week of our "Three Rivers" sign: where it use to say how many people live here, now it says 1000+ Airbnb's!

TELLS YOU EVERYTHING!
WE AS HOMEOWNERS DO NOT MATTER!

Thank you for your time and efforts!

All the best,

Wendi Morrison

559) 786-6777

June 30, 2024

Attention: Tulare County Board of Supervisors

Re: Short-Term Rentals Proposed Draft 6/10/2024

I currently own both Short-Term/Long Term Rentals & am a business owner in the town of Three Rivers. I agree with the majority of items listed in the proposed draft. However, I would like the Board of Supervisors to consider the following items prior to adopting any new ordinances.

Operational Standards:

Item #4) Tulare County – To date, Tulare County has not enforced or shut down the unpermitted short term rentals currently operating in Three Rivers. Several complaints have been made, both written, by telephone and in person to the County directly with no action taken. There are currently trailers, tents, sheds, barns & storage containers that have been turned into short-term vacation rentals with more being built every day. These property owners should be cited and actually required to either remove them from the property or apply for the appropriate permits. The property should be tagged and not allowed to continue to do business until the necessary corrections are made. I know, for a fact, there have been written complaints made on these properties and as of today, the trailers, sheds, storage containers remain on the properties are active short term rentals. I do not understand how Tulare County Board of Supervisors can add more ordinances when they DO NOT or cannot enforce those in place. The owners themselves continue to run the short term rentals due to the small fines in place for doing so.

Item #6) I firmly believe that an ordinance needs to be in place relating to the number of guests allowed based on the septic tank designed for the home. If Tulare County is going to enforce this rule, they would need to add to their proposed draft of ordinances that the septic design currently on record with Tulare County would be the basis for the number of bedrooms and guests allowed. The only way to exceed the maximum is to show proof that there is an updated and county approved septic design in place.

If one is not in place they would need to have a new septic design done, approved and installed before allowing additional guests. If our water sources, or our private wells, are contaminated it will be very difficult and costly to correct the problem, when it can be avoided in advance. There are several short term rentals I know of that are currently advertising for 8, 10, 12 guests. These homes/septic designs were not originally designed or installed to handle 4, 5, 6+ bedrooms. The bedrooms were obviously added without installing a new septic design to handle the amount of sewage being produced. Some of these homes are located on the main fork of the river.

This is to protect our rivers, creeks and wells. I think this is one of the most important ordinances that should be seriously considered.

Item #17) I believe that all of Three River's properties should be required to have animal proof trash cans considering we live at the base of a National Park. First of all, this needs to be made available and provided by Mid Valley Disposal. The County should require any trash company they contract with to making this available to the residents. If you are a resident of Three Rivers, it is a known fact that the bears, raccoons, etc. do not just break into the trash cans of the short term rentals. All you have to do is drive down the highways of Three Rivers. I am a full time resident and I have had my own locked metal dumpster turned over, metal lid bent, and trash spilled out all over. I could not turn the dumpster back over and when I contacted the trash company they made me wait several days before they came to stand it back upright. This is unacceptable.

Item #19) I do not agree with posting the operators' personal information on a sign in the front yard. Of course, this information should be made available to the guests inside the short term rental but not to the general public, or to individuals who may be against short term rentals. By doing this you are opening up the operators to the possibility of being harassed.

I am disappointed in the person(s) who started the proposal by embellishing on the closures of businesses that were gone long before short term rentals started in our community. For example, the Napa Auto Parts Store. As far as mechanics go, this town has had one (1) mechanic at a time, which at the present time we still do. A day care center, e.g. I raised my own children here from 2005 through 2017 and at this time there was no day care in operation in the community of Three Rivers. TRUS has been going down in the student population every year since my children were in school. Again, from 2005-2017. There was talk about the school having to close due to low enrollment over 7 years ago. It was necessary for the school to have children in dual classes, e.g. 4/5 together, 6/7th, etc. even back then.

I do believe that actual studies should be done on the negative and positive effects that the short term rentals have brought to the community of Three Rivers before adopting ordinances. The Board seems to be taking the word of some community members who are against short term rentals due to a few of them causing nuisances.

Because Three Rivers is at the base of a National Park, it has become a tourist destination. The majority of businesses here thrive on the money that the tourists bring in. With the small population of Three Rivers (2600 and likely less now) it is very difficult for businesses to survive and prosper. Especially in the winter months.

It is my understanding that none of the current Board members actually live in Three Rivers. You will be making decisions that affect very person residing in and/or doing business in our community. Because of that, I ask that you take the time & do the appropriate studies of the financial effects and well being of the community members of any decisions you are considering.

I appreciate the opportunity to present you with my thoughts on the above matter.

Sincerely,

Debra Hauber

From: [Jennifer Fawkes](#)
To: [Clerk of the Board](#)
Subject: FW: Short term rental presentation
Date: Monday, July 8, 2024 12:14:50 PM
Attachments: [image001.png](#)

Do you have this comment? Or one similar from Rachel?



Jennifer Fawkes

Board Representative & PIO
Tulare County Board of Supervisors

p: 559-636-5010

c: 559-749-4148

e: JFawkes@tularecounty.ca.gov

a: 2800 W. Burrel Ave., Visalia, CA
93291

www.tularecounty.ca.gov

From: Rachel Snodgrass <rachel.riverhaven@gmail.com>
Sent: Thursday, June 20, 2024 5:45 PM
To: Jennifer Fawkes <jfawkes@tularecounty.ca.gov>
Subject: Short term rental presentation

This Message Is From an Untrusted Sender

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Good Afternoon Jennifer, it was so nice meeting you the other night at the meeting in Three Rivers. I did have a few things I wanted the Board to consider and also my view on what is happening here in Three Rivers concerning short term rentals.

I am a realtor here in Three Rivers, and very active in the community and president of the Chamber of Commerce. I feel I have my finger on the pulse of much of what is going on. Short term rentals seem to be slowing down, many owners are first timers in this, and the amount of work that STRS requires is more than they anticipated and the novelty is wearing off. Also, the interest rate does not make buying a short term rental lucrative in most situations. There are a lot more retired people and young families looking to settle here.

Instead of banning yurts and the like, it should be regulated and they should be paying the TOT. like everyone else. I really think this is important because more and more travelers want and are asking for that outdoor experience. I think that as STR homes become less popular that this will be a whole new revenue stream.

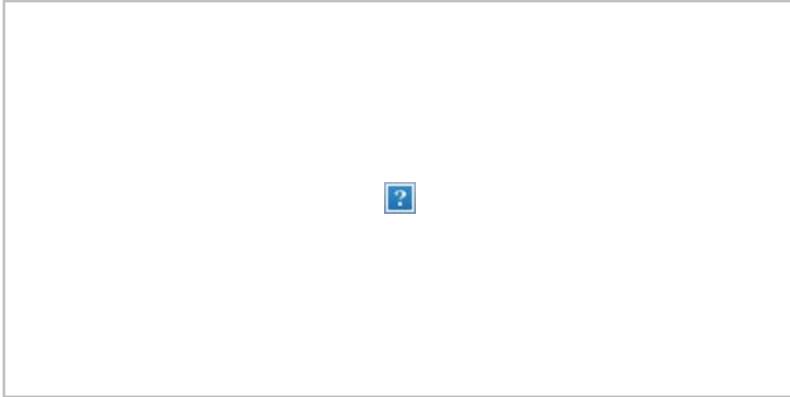
There are some really classy set ups and I would like to see more of that!

Also, #13, when it comes to fires are you proposing it is ok for STRs to have campfires Nov-Feb?

I also see it being problematic to have the owners name and phone number on a sign outside the house, maybe have the Sheriff be the one to contact the owner if there is an issue.

Thank you for your time, I was encouraged by most of the meeting, and certainly encouraged by your staff!
Rachel

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From: [Susan Darsey](#)
To: [Clerk of the Board](#)
Subject: Short Term Rental Ordinance
Date: Monday, July 8, 2024 12:16:52 PM
Attachments: [STR BnB Ordinance 07-08-2024.pdf](#)

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Please include the following attachment in the discussion.

Thank you for your assistance.

Susan Darsey

Clerk of the Board of Supervisors

Tulare County, California

Re: Short Term Rental Ordinance

Please add the following to Section 19. 3.

“Those owners using the 3-bin (trash, green waste, recycle) system used by residents shall place the bin on the roadway no earlier than the morning of collection and remove the bins no later than one day following collection. All larger bins shall be placed off the road easement and not obstruct visibility for vehicles entering or exiting the traveled way.”

California State Legislature is determined to extend It’s authority over Counties and Cities by usurping local zoning laws. Accessory Dwelling Unit examples, below *. Governance is best at a local level. I support the Board of Supervisors and do not want the State forcing state policy on Tulare County land use. Only local authority should make those decisions. When we do not enforce our own zoning laws, the Tulare County Board is gives the state standing in our zoning. I have written to you previously that you have ignored the restrictive nature of single family residential zoning (R-1, RA O, etc) by ignoring the specific historic restrictions of “Bed and Breakfast” and misinterpreted that a B&B was just an earlier form of Air BnB. You have taken the State’s position that we can ignore zoning when expedient. Following that trajectory, the RMA can easily be replaced with a kiosk, manned by Artificial Intelligence where I just submit the form and my \$ and receive a permit without the need for planning, interpretation, negotiation of an expensive government agency. I’d advise you fight for the rule of law in zoning as in other regulations you enforce or you, the Board will also be irrelevant.

I encourage you to watch “California Insider” Siyamak Khorrami’s episode, [How Are Short-Term Rentals Impacting Californians?](#) | The Epoch Times

* Accessory Dwelling Units (ADUs):

- **AB 1033** (ADUs sold separately as condos)
- **AB 976** (owner-occupancy requirements prohibited beyond 2025)
- **AB 1332** (streamlined 30-day approval for preapproved ADU plans)
-
- Enforcement:
- **AB 434** (expanded Department of Housing and Community Development (HCD) enforcement authority)
- **AB 1485** (attorney general right to intervene in housing enforcement suits)



Susan Darsey
40709 Terminus Ct PO Box 1016
Three Rivers, CA 93271

From: [Paul Schwarz](#)
To: [Clerk of the Board](#)
Subject: STR's ruining foothill communities
Date: Monday, July 8, 2024 12:53:49 PM

This Message Is From an Untrusted Sender

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The proposed STR regulations are only window dressing with no teeth to enforce them.

1. While occupancy limits sound and look good on paper, there is no way to enforce except afterwards if at all. EVERY house in 3R is on a septic tank, is it going to take septic failures with sewage running onto the ground, into the streets, into the rivers to force a change? City folks don't understand septic systems. Don't be fooled into thinking that you hear about every septic system failure.
2. Most houses in 3R have hard rock wells with limited production. Houses full of non-locals who don't understand the consequences of limited water and will cause premature stress and failures and when it is in one of the community waters systems up here, what happens to the full time residents that are left with a huge assessment to get water back? County going to pay for the repairs and/or new wells? Have you looked at water production rates for the water systems up here to verify they are within historical usage or if they have dramatically increased with the proliferation of STR's? Monitored static water levels? Monitored production rates? If not, you should. Having worked with the State Office of Drinking Water for 30 years, I know that every new commercial facility on its own well must demonstrate through a multi day pump test that it has sufficient water. The STR's are commercial operations. Yes a single house on its own well is different, but not those on a shared well.
3. An online database of permitted STR'S needs to be available. The number of permitted units pales in comparison to what we as residents see. 3R residents can check if the STR neighbor is on permitted list or not, along with having a local contact number for problems.
4. It was stated at the 3R meeting that the board was not in the position of tell folks who can have or not have a business like an STR. I beg to differ. The board limits alcohol sales, marijuana dispensaries, etc. Many communities limit STR'S to protect the local folks, their communities and the environment. You should too. Every community needs a percentage limit on STR's.
5. I want to see declarations/certifications by all board members that they and their families do not own nor have financial interest in ANY STR. The lack of interest in limiting STR's gives the optics of alternative motives.

Thank you
Paul Schwarz

From: [Chris Hartman](#)
To: [Clerk of the Board](#)
Subject: Public Comment on Agenda Item 35 (STR Ordinance) for July 9, 2024 Meeting
Date: Monday, July 8, 2024 3:23:34 PM

This Message Is From an Untrusted Sender

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I am a short term rental host and member of the Three Rivers community. Myself, and many other hosts in Three Rivers work tirelessly to ensure a positive experience for our guests, and be active and considerate members of our community. As a responsible host, I am concerned about the community, and share the concerns of my neighbors with regards to trespassing, noise, fires, trash, and other nuisances. Hosting is a means to cover the increasing costs of taxes, insurance, and maintenance in the mountain area.

Unfortunately, **this proposed ordinance will do little or nothing to address many of the issues that our community has shared**, and instead places a financial and operational burden on the hosts who are already following the rules. Above all, this ordinance will have the **most direct negative impact on small local hosts**, without any way to measure its impact, or determining if its goals are met. It is unfortunately the wrong ordinance, for the wrong problems.

I request that the council please consider the following concerns with the current proposal.

1. Specific sections of concern:

- a. **Property owners should be able to decide what type of container they need to have to keep their trash secure, that will work for their specific terrain.** - 6-33-1025 (17) Already addresses the issue of trash and animals at the county level, yet this ordinance adds a additional restriction on Three Rivers residents in 6-33–1030 by requiring that “bear-resistant garbage container(s) approved for servicing by the local franchised waste hauler ” are used. The bins provided by Mid-Valley Disposal do not work, and the community has been very vocal about this. Furthermore, many homeowners have constructed their own bear proof enclosures, and **there is no exception for custom built trash enclosures**. Many of the options provided by Mid-Valley Disposal do not work in the terrain of Three Rivers (slopes, limited shoulders etc). There is no need to require that a private company be able to dictate the type of container needed. Furthermore, this specific clause has the most direct impact on small resident hosts, who will need to carry the additional costs for something that is completely unnecessary.
- b. **The requirement of a property manager on-site within one hour amounts to an unnecessary and under researched burden on small businesses in the county.** Under 6-33-1025 (5) The requirement of a “property manager” being on-site within one hour places an unrealistic burden on rural hosts of all types. Many homes are far up in the mountains, and even if there was a “local”

person available, often an hour is not adequate. There is also no report indicating the expected benefit of this rule, the fiscal impact on hosts or guests, or how this could be accommodated in practice.

- c. **All visitors need to have individual responsibility for their actions.** - 6-33-1025 (3) states that hosts may be responsible for sharing the rules with guests, but the guests, as individuals, need to be responsible for their own behavior. If individual people break local laws, by trespassing, creating fires, making a mess etc..they need to face the consequences individually and not be able to blame the host for their own violations.
- d. **Placing a sign with the hosts name and contact phone puts residents at risk of theft and privacy violations.** - 6-33-1025 (19) Placing “A sign with the operator’s name and contact information shall be placed within the front yard or attached to the front of the dwelling” not only creates a privacy problem, but is also an invitation for squatters and thieves. **There has been a rash of break-ins** in Three Rivers recently and advertising that the house may not be occupied creates a dangerous situation. Furthermore, resident hosts will now need to place their name and phone number right outside the house they are occupying, which is a dangerous prospect for many older neighbors who are using STRs to enhance their fixed incomes.

I am also concerned that little to now data has been provided to justify the ordinance, or quantify the “concerns” that have been shared by the community. When the council last met to address this issue, several council persons requested that more data be presented. Baseline data should be made available so that the impacts of the ordinance can be measured in the future.

Regards
Chris Hartman
Three Rivers, CA

Attention: Eddie Valero, Supervisor District 4
Supervisor Larry Micari, Supervisor District 1
Dennis Townsend, Supervisor District 5
Amy Shuklian, Supervisor District 3
Peter Vander Poel III, Supervisor District 2
Michael Washam, Associate Director Tulare County Resource Management
Mike Boudreaux, Tulare County Sheriff

I attended the RMA sponsored meeting in Three Rivers regarding an ordinance for Short Term Rentals in rural Tulare County. I will confess that I left early as it was a superficial presentation that was not going anywhere or nor intended entertain any suggestions. Especially realizing the large amount of data to the contrary that RMA has, of which should be made available to all the Supervisors.

It was rather an odd presentation. The main presenters, Supervisor Eddie Valero and Michael Washam seemed hesitant and forced in their presentation. I suspect this is because they felt the entire Board of Supervisors deemed simplicity to the ordinance, so they were obliged to go along.

However, there are some glaring omissions that will ultimately cost county services more time, thus money in the long run. Three Rivers must be viewed differently than other unincorporated Valley towns.

Consider categories mentioning “exceptions” or “additions” in the ordinance if you don’t want to separate area plans/ordinances.

Also consider within the various categories suggested a non-binding recommendation, such as specific noise remediations, as with the river and hilly contours sound transmits differently than on flat land. 65 decibels travel a long way in many parts of Three Rivers. No parties or events are a necessary requirement. This exists in other state wise ordinances. Quiet time should be 9:30 pm. Specific mention of no trespassing on neighbor’s property to get to the river and no fireworks are a specific “must”.

Errors of Omission:

- a) Requiring functioning, charged fire extinguishers in all STR’s
- b) Clarify the “fire pit” use timing, as there is an inconsistency between Cal Fire and Tulare County Fire’s allowable timing. Is it possible to have STR managers consistently notify tourists to know what are burn days are let alone adhere to rule?
- c) Note that gas firepits are theoretically safer, until an unknowing urban visitor tries to cook things over it and throw in a miscellaneous wrapper or paper.

Simply saying all must use bear-proof containers will not solve the problem. More than not the dumpsters are not closed properly. In some areas numerous households (not all STR’s) share containers and visitors are inconsistently informed about proper closure.

Is the sheriff supposed to monitor and enforce proper use of the containers?

The idea that Tulare County Sheriff’s Department dispatch is a measure of complaints is exceptionally untrue. Many residents feel calling the sheriff is an important deal, as we know many times and often on weekends someone must drive up from the Valley and decide on the relative importance of the call to prioritize what they are doing and come up to Three Rivers. Or are we to qualify our calls on the level of importance (by whose definition)? There is also the fact that many times the Sheriff is a “no show” and

that in and of itself promotes an attitude of deterrence. If every complaint registered by this community were transmitted, you would be having meeting with us to “just calm down”. Your dispatch stats are not a reflection of visitor problems, especially along the river or in tighter neighborhoods.

Relative to that, the mandate of having owner information signs outside the rental is not only difficult in our location but is relatively preposterous as it would require trespassing in at least ½ the STR locations for the complainant to be able to verify. So many of the rentals are up very long driveways (on private property). Many of the Three Rivers residents have home insurance obligations to post “NO TRESPASSING” signs at the entrance to our properties. Obviously having someone wander up trying to figure which house is in question is TOTALLY unrealistic and unacceptable.

To burden the Sheriff’s Department with all the STR complaints seems inappropriate. The ability of the Sheriff’s Department to respond to all the complaints seems a difficult management issue and waste of time and money for the Department. Having a proper address is variable up here and not always correct or complete.

It would make management sense to let the Sheriff’s Department have a data base of all rental’s addresses, which the Tax Assessors Department can easily provide based on TOT registration, if for nothing else – efficiency.

TO THAT END I WOULD LIKE TO EXTEND AN INVITATION TO ALL OF THE SUPERVISORS A TOUR OF SOME OF THE MORE HIDDEN RENTALS IN ORDER TO UNDERSTAND THE CONCEPT.

I MAY BE CONTACTED BY CELL PHONE – 559 906-4356 OR EMAIL – mayaricci@icloud.com.

FYI - There are rumblings and protests in the US and around the world re: “over tourism” coming into its own as an entity. When is going to be a good time to get out in front of these issues for the sake of Tulare County residents and the landscapes that are so valuable?

Please enter this letter into the BOS agenda on July 9th.

Sincerely,
Maya Ricci
33 Year resident
42669 North Fork Dr./P.O. Box 636
Three Rivers 93271

From: [James O Sickman](#)
To: [Clerk of the Board](#)
Subject: Comments on draft STR Ordinance
Date: Monday, July 8, 2024 7:32:49 PM
Attachments: [James Sickman comments on draft STR Ordinance.pdf](#)

This Message Is From an External Sender
This message came from outside your organization.

Hello:
Please accept the attached set of supportive comments on the draft STR Ordinance published on 6/10/2024.
Thank you.
Jim

~~~~~  
James O. Sickman  
40978 Blossom Drive  
Three Rivers, CA 93271  
~~~~~

July 8, 2024

To: Tulare County Board of Supervisors

From: James Sickman, 40978 Blossom Drive Three Rivers CA 93271

RE: I support the proposed short term rental ordinance published on 6/10/2024

I am writing to express my strong support for the proposed STR ordinance. I believe that the ordinance provides common sense rules to maintain housing standards and to address neighborhood concerns about short term rentals. These concerns include problems related to noise, trash, parking, lighting, fireworks and open fires.

The need for an STR ordinance was recently discussed at the Board of Supervisors meeting on October 24, 2023. At this meeting residents of Three Rivers submitted comments related to STR impacts and the need for regulation. For the October 24th meeting, the Board of Supervisor received 46 letters in support of creating an STR ordinance and 23 against. Of the people who spoke at the October 24th meeting, 22 were for the creation of an ordinance and 7 were against. Thus, I believe a large majority of Three Rivers resident support the creation of an STR ordinance, although many wish the draft ordinance included other rules and limitations for STRs.

I was particularly grateful that the RMA included prohibitions on substandard housing used for STRs. The ordinance specifically prohibits garages, tents, treehouses, yurts, camper trailers, recreational vehicles, or other exterior structures from being used as STRs. Last fall in my neighborhood there was an STR that rented out a Quonset hut and a camper trailer and had guests using Porta-Potties. The ordinance wisely prevents a race-to-the-bottom in STR quality.

Finally, I strongly encourage the RMA and Board of Supervisors to add to the ordinance a prohibition on using **newly** built accessory dwelling units (ADUs) as short-term rentals. You may or may not be aware that Senator Josh Newman (D-Fullerton) has sponsored Senate Bill 1164 which creates incentives for the construction of Accessory Dwelling Units (ADUs). These incentives include exempting new ADU construction from property tax assessments for 15 years. If this bill becomes law, current STR owners in the County could build ADUs on their existing properties and use them as STRs and avoid paying additional property tax for 15 years. This scenario flies in the face of the intent of the bill which is to increase housing for California citizens and deprives Counties of property tax revenue from newly built STRs. Our course, existing ADUs used as STRs should be grandfathered in, but we don't want developers building new ADUs in Three Rivers to use for short-term rentals and receiving unfair property tax breaks.

James Sickman

Marilyn Messa
43205 Sierra Drive
PO Box 174.
Three Rivers, CA. 93271

Tulare County Board of Supervisors

2800 W. Burrel Ave

Visalia, Ca 93291

July 8, 2024

Jennifer Fawkes

Board Representative & PIO

Tulare County Board of Supervisors

Clerkoftheboard@tularecounty.ca.gov

Michael Washam, ACE

Associate Director

Tulare County Resource Management Agency

5961 South Mooney Boulevard

Visalia, CA 93277- 9394

mwasham@tularecounty.ca.gov

RE: Direction regarding ordinance for Short Term Rentals in Three Rivers

As a 46 year resident of Three Rivers I would like to address some additional thoughts to these vague guidelines regarding the STR (Short Term Rentals) draft coming up before the Board July 23, 2024.

This should not be a County wide ordinance as each district has unique problems that may arise particular to their individual environments and they need to be addressed as so. Urban communities do not have the same issues as unincorporated area do regarding light pollution, noise, and wild life problems.

As staff writes

“The County of Tulare has a compelling interest in protecting the public health, safety, and welfare of its residents and businesses, and preserving the peace and integrity of neighborhoods within the unincorporated area.”

Notice of Management Companies

A list of properties and their management agents, each year would be helpful so that people know who to contact. It is not an issue for a neighbor with a small cottage on their property that you may already know. When you have a company or hotel managing 20 or 30 or more homes though , it makes it hard to know who to contact to notify of any issues on various properties.

When rafting companies started to run these local rivers years ago, each property owner with river access was sent a season opening letter citing dates of operation, names of companies running, along with logos. This would be a good way to know who the agent in charge of these homes are.

For example loud music played outside, blaring through the canyon walls at 6 am from across the river. People cannot be expected to drive around to the other side, trespass to read a sign saying who the manager is. A call to the sheriff does not mean that they are readily available to respond. . I hesitate to call at dinner time on a Sunday when people are trespassing onto our posted/gated property. I know the sheriff dept. has more urgent calls to answer. I don't feel like waiting, nor should I have to, while my dinner gets cold, when the sheriff may not arrive from the valley for 30 min or more

Additional Law enforcement presence is needed.

Noting how busy Three Rivers has become we need additional staff at least in summer months and holiday weekends.

Problems have arisen in town with not enough adequate parking available and this creates dangerous parking encroaching onto the right of way. Response times for non-emergency can be long.

BEAR PROOFING AND UNSECURED DUMPSTERS

DUMPSTERS ARE NOT A SOLUTION

Fines for repeat offenders that do not attempt to secure their trash, or put it out on a Sunday for a Thursday pick up need to be implemented. Our trash man stops and cleans this all up. I am sure he could tell you and I know most people in town could as well who the repeat offenders are for not securing trash.

Mid Valley Disposal needs to step up and provide bear proof cans like they have in the park, Lake Tahoe, Lone Pine and other mountain communities. They have tested them, they have stated that they do work, and they have decided not to use them.

Yes, they are expensive, but we are paying for a service. They cannot expect everyone to get a dumpster. It would be nice to put our heads together and maybe match some funds to make this happen with our TOT money, Sequoia Park Conservancy, Three Rivers CSD , Our Historical Society , Lions Club , Womens Club, etc.... Let's do our best to save our bears.

Staff writes: "The human-wildlife interaction is also an area of vulnerability as many visitors may not fully understand the potential consequences of attracting wildlife, such as bears, through improper waste management practices. Bear-resistant trash containers are crucial in areas where bears are present to prevent them from accessing human food sources, which can lead to habituation, property damage, and safety risks for both humans and bears."

Too many people do not use the provided bear bars. The bear have become habituated to easy pickings and they literally flip the dumpster, bend back the lid and access the trash. This creates a terrible driving hazard with dumpsters and trash jutting out into our canyon roads.

This draft ordinance is vague but it does give us an opportunity and some direction for writing an ordinance that could benefit our entire community.

Sincerely

Marilyn Messa

Three Rivers, CA.

From: [Larry Micari](#)
To: [Click of the Board](#)
Subject: FW: Regarding Agenda Item #35, opposing #19 of STR ordinance
Date: Tuesday, July 9, 2024 8:21:51 AM

Public comment

Larry Micari
Tulare County Board Of Supervisors District 1
(559)636-5000 Office
(559)799-3654 Cell

Strength Through Service...

From: kristie malek <kristiemalek@att.net>
Sent: Monday, July 8, 2024 1:37 PM
To: Larry Micari <lmicari@tularecounty.ca.gov>
Subject: Regarding Agenda Item #35, opposing #19 of STR ordinance

This Message Is From an Untrusted Sender

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Hello Mr. Micari,

I'm emailing regarding item #35 of the Agenda for Tuesday's meeting regarding Short Term Rentals.

I oppose #19 and suggest a solution at the end of this email.

I strongly oppose #19 on the proposed STR ordinance that would require a sign with the operator's name and contact information be placed in the front yard or near the door. This puts the property, occupants, cleaners, and owners at risk of danger of burglary and vandalism. Both has already occurred to STR's in the area. I am attaching a link and screenshots of a security video where vandalism already occurred in late 2023. This was an alleged local wearing a black mask, and appears to be a woman, and this person took a hammer and vandalized the lights and address sign of an STR. I sent this video to Eddie Valero via a Messenger app just prior to the last OCT 2023 BOS meeting. That incident is not an uncommon sentiment of several locals, as I have personally seen online comments between locals within Three Rivers Facebook groups, stating how they should go vandalize some of the STR's... under the guise of joking? Probably not. But here's a link and some screenshots.

Because of issues like this, I do not want to have a sign posted outside of our property when it could put people in harms way and when it sits vacant for weeks at a time, being a target for burglary and vandalism.

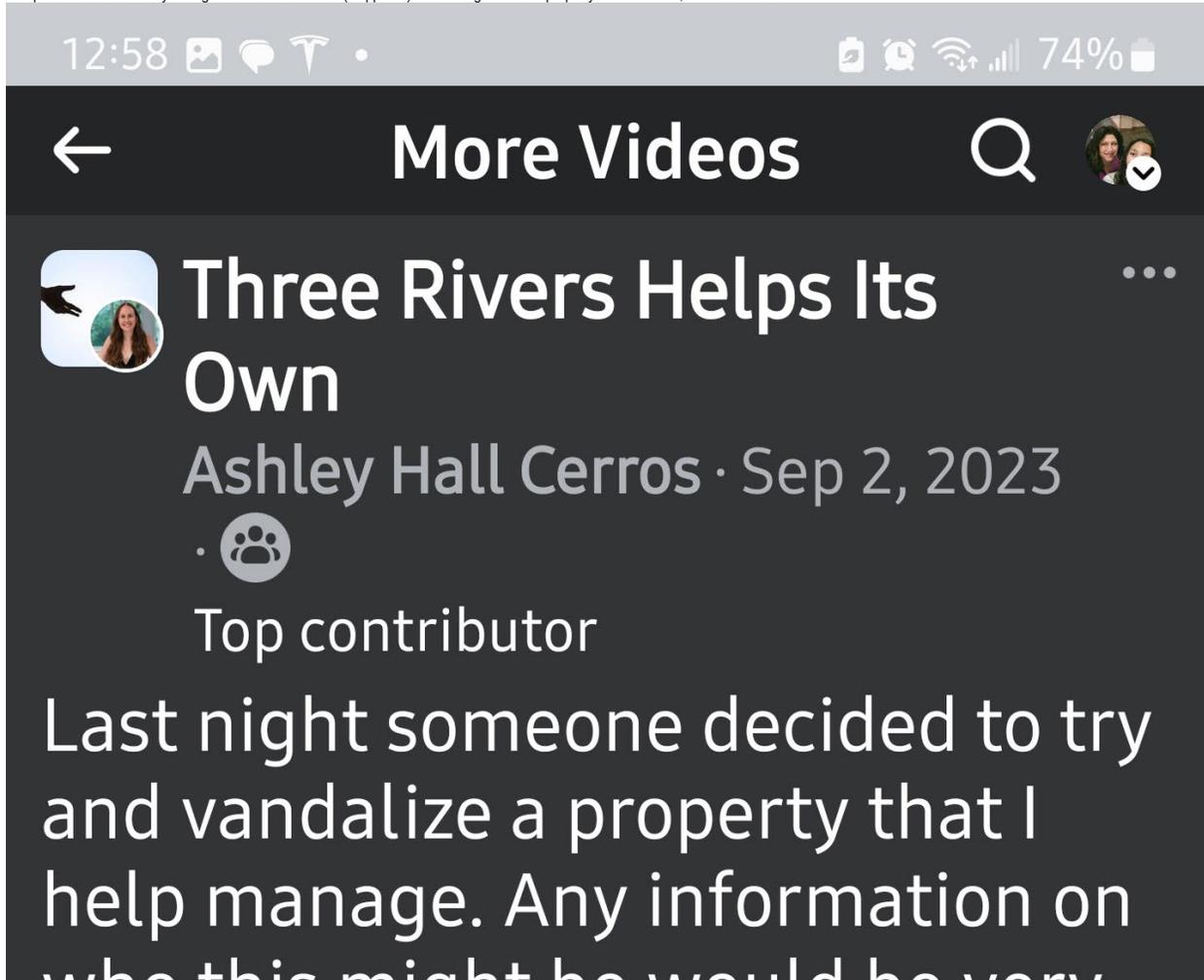
My suggested solution is a created registry of the STR owners and managers with emergency contact info. This registry could be accessed via the county or through the TCSO Dispatch Center.

Thanks for your time and please see link and pictures, or see Eddie, who would have access to the facebook video link since he is in that group.

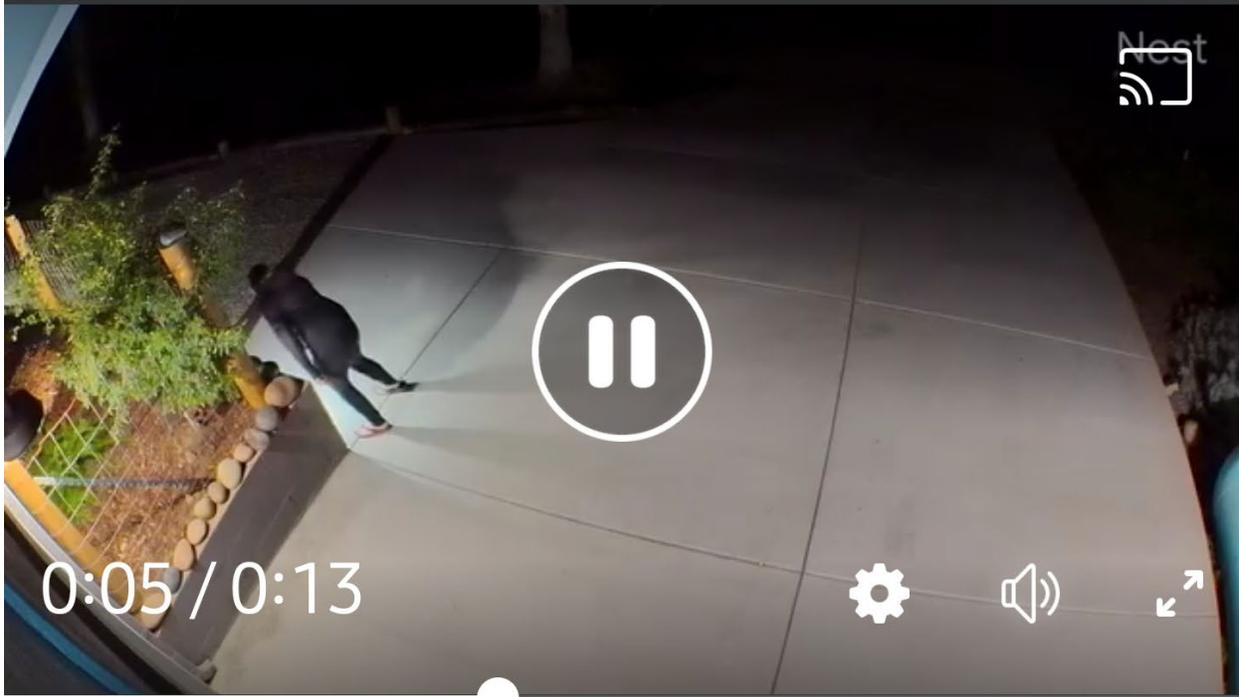
Thanks, again, and we'll see all of you tomorrow.

Kristie Malek

The poster shared security footage of a masked woman (it appears) vandalizing an Airbnb property on Nortk Fork, in Three Rivers.



who this might be would be very much appreciated!



👍👎👤 29

58 comments

👍 Like

💬 Comment

🔗 Copy

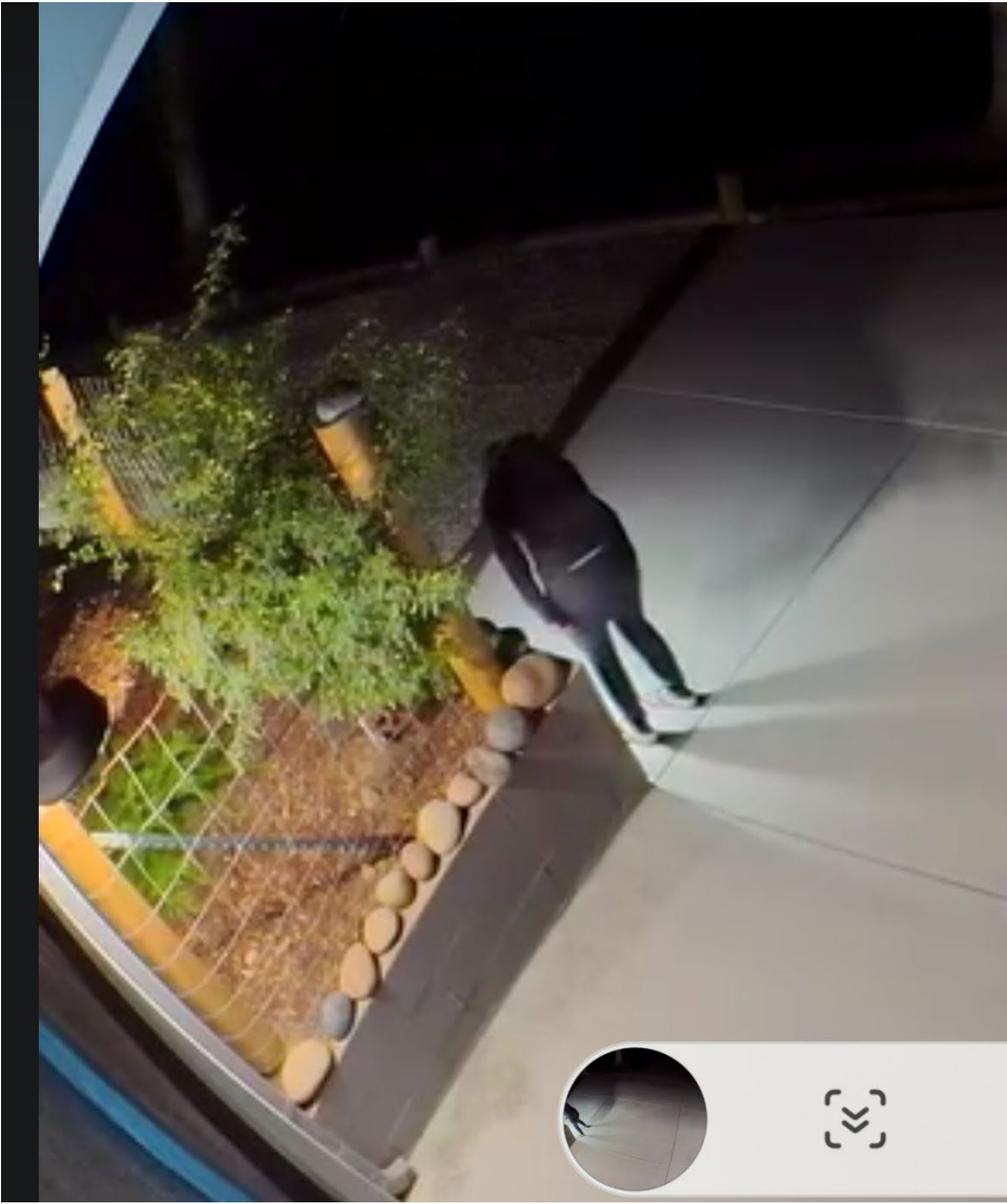


Three Rivers Helps Its Own

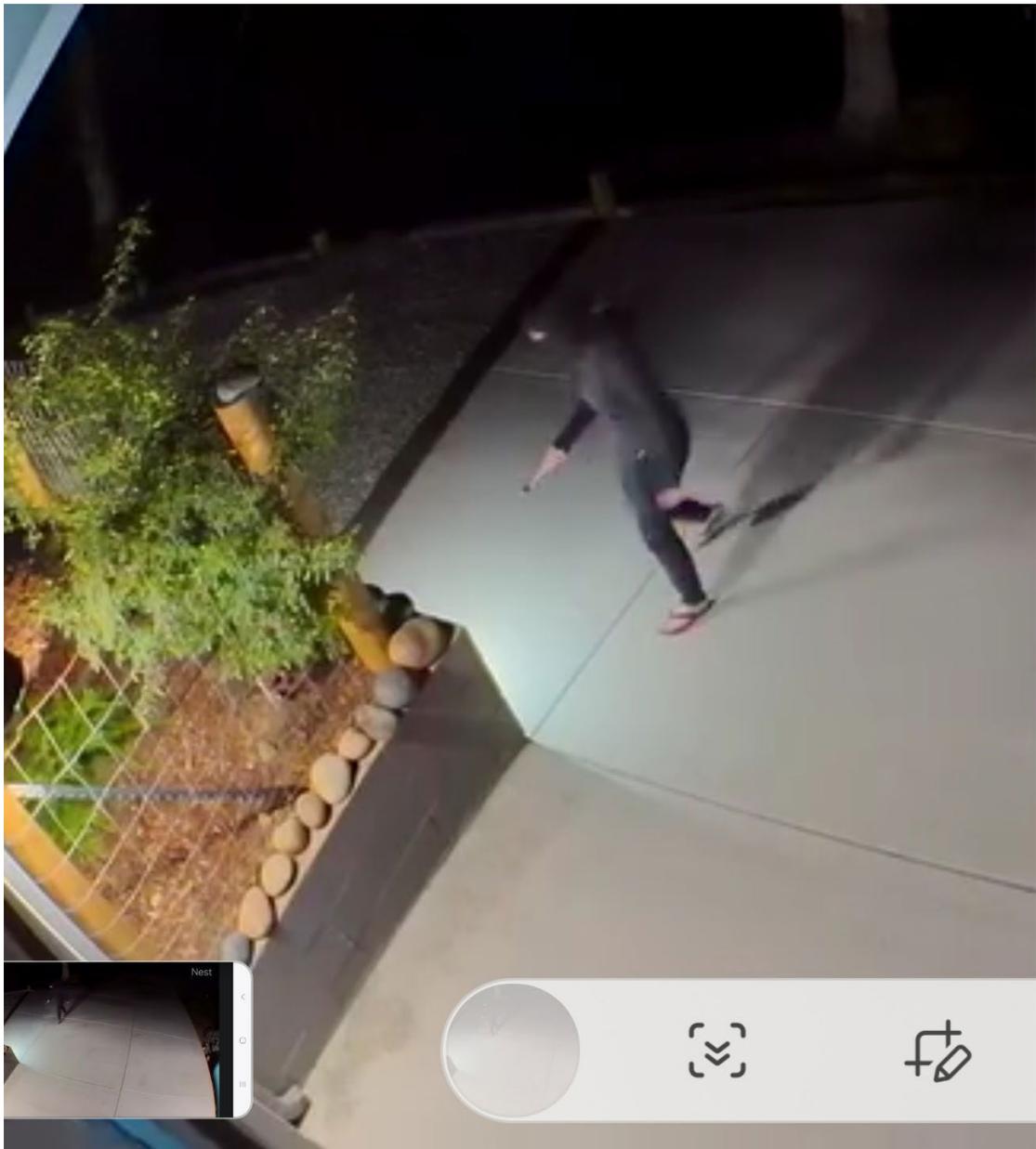
Linda DuMont · 2d · 👤











<https://www.facebook.com/groups/435333143158451/permalink/23907125632219205/?mibextid=Nlf5oz>
Sent from AT&T Yahoo Mail on Android

43554 Skyline Drive
Three Rivers, CA 93271

July, 8, 2024

To: Tulare County Board of Supervisors

Thank you for developing the draft short-term rental ordinance. It does a good job addressing some of the significant concerns such as bear-resistant garbage containers, banning outdoor wood-burning fires, and minimizing light pollution. But this draft does not address the most important issue – reducing the number of short-term rentals. At this time, the lack of long-term rentals and affordable housing is making Three Rivers unavailable as a place to live for many who would like to live and work in the area. A lack of affordable housing is making it difficult for Sequoia and Kings Canyon National Parks to recruit and retain employees. The program I work for recently lost our ecologist who managed our forest health and wetlands monitoring programs, as she and her husband could not afford to buy a house. This is happening across park programs. These parks bring a lot of tourist income to local communities, and currently are understaffed by 35 percent. This can and will affect the quality of experiences that visitors have in these parks, as well as the ability of staff to manage the resources the parks were established to protect. In addition, many aspects of the community are affected – the school is struggling financially from declining enrollment, the local day care and pharmacy both closed. Reducing the number of short-term rentals is essential for Three Rivers to survive as a community for families as well as young people starting their careers.

Thank you for the opportunity to comment,

Linda Mutch

12 long term residents. we know how to
& when to put out our trash.

— Business permit

Tulare county BOS of ALL the people,

Just a reminder, we are not just a funding source but also a community of people who care about our environment, our school, our water, our roads, wildlife. No different from how you care about where you live. Your proposed county ordinance does nothing to protect the things we cherish in our mountain community. Your proposal has us being the enforcer with zero support. We too pay taxes and deserve total enforcement support. I reported a fire that occurred near our community well to our local 3Rivers sheriff, he did not investigate but forwarded me to Visalia dispatch who then forward my call to Visalia Fire Dispatch who took all my information and assured me a fire investigator would get hold of me within a week. That incident involved AirBNB occupants, and has not been investigated to my knowledge. I left addresses and my phone number. I have still have yet to be contacted. So please explain to us how this type of enforcement is going to work?? Nobody is going to follow the rules when there isn't any consequences for their adverse actions. Do you even realize how many people have come into our community from outside to purchase homes for the purpose of running a business. The homes I'm talking about are the ones where the owners does not live in our community. They have displaced families, long term renters, park employees, etc. Some have more than 2 homes. Did you know our aging water system now serves at least 48% or more AirBnBs?? Some of these owners have more than one home in our small community of Hammond off Mineral King road. You are making our community the wildwest. These businesses are rampaging and pillaging our community. Your ordinance does nothing to protect us. They're just words on paper with no enforcement. As a democracy, you need to listen to all of us, not just the money source that fills your coffers. That's exactly what it feels like right now, you have disregard to the pilferage that is occurring in our community with your proposed ordinance.

Our health & safety is at stake without your enforcement support.

Norma Nevarce
45059 Mineral King Dr
Three Rivers, CA
93271

350 mtrs
+ growing

Just want report
evening on site
Incident
occurred June 20th

390
772 n
Julian
Co M
95m
Alta

no enforcement
your ordinance is
just words on
paper
it doesn't
solve
the problem

STR LS Comments 070924

Good morning, Chairman and Supervisors, staff, and members of the public.

My name is Laurie Schwaller.

I live at 43857 South Fork Dr., Three Rivers, where I have owned my home since 1989.

Thank you for addressing the necessity of regulating the Short Term Rentals that are overwhelming our community and many others with this draft Ordinance.

To reduce some of the many negative impacts that these STRs have and may have on our unincorporated communities, please include the following changes in the County's STR Ordinance:

1. A business license or permit must be required (in addition to a TOT certificate) to establish and/or operate an STR.
2. Proper and sufficient noticing as outlined in our longer written comments must be carried out and certified by the owner/manager within 5 days of receiving the required business license/permit.
3. Rental of an STR must not exceed four individual tenancies per calendar month.
4. Noise: Property owners and/or property managers must ensure that the occupants of the STR do not create loud or unreasonable noise that disturbs others and is not in keeping with the character of the surrounding neighborhood. (NOTE that 65 decibels is far too loud a noise limit in our quiet, peaceful, rural environment; this limit must be adjusted downward to at a maximum of 50 decibels within the hearing of any nearby property occupant.) Quiet hours must be posted and enforced. No music, amplified or reproduced sound, or any machine or device for the production or reproduction of a sound shall be used outside or be audible from outside of an STR unit between the hours of 7:00 p.m. and 8:00 a.m. The hours between 10:00 p.m. and 8:00 a.m. are to be "quiet time," when all activities at the STR property shall be conducted inside of the STR unit so that no outdoor activity such as the use of swimming pools, hot tubs, spas, game courts, play equipment and other similar improvements will disturb the peace and quiet of the surrounding neighborhood or cause discomfort or annoyance to any reasonable person of normal sensitivity residing in the area.

Thank you for including these necessary changes to help us to sustain the quality of residents' life in Three Rivers.