

From: [Gavin Corn](#)
To: [Placer County Board of Supervisors](#); [Megan Wood](#); [Board Clerk](#); [Supervisor Gustafson](#); [Crystal Jacobsen](#)
Subject: [EXTERNAL] Northstar Village Timbercreek Lodge
Date: Saturday, October 15, 2022 9:14:03 PM

Dear Placer County Representatives,

Several years ago I bought a small, one bedroom (328 square foot) condominium in the Timbercreek Lodge at 2000 Northstar Village Drive for use with my children. To help offset the annual costs of upkeep, I often rented the unit for a few weekends each year. As I am sure you know, the Timbercreek Lodge was the first condominium built at Northstar Village, and was originally designed to be a hotel. The rooms are small and do not have kitchens. Instead, they are typical 1970s-style hotel rooms with only two beds and a bathroom.

Last year I learned about the new Short Term Rental ordinance adopted by Placer County. Reading the description, it seemed that Timbercreek met the requirements of a hotel-condominium. I called to confirm, and was told by someone at Placer County (unfortunately I don't have a record of who I spoke with) that my reading seemed correct. Since I already have a TOT certificate, I thought I was fine.

I have now learned that I am not, and I have missed the window to apply for an STR license in the priority group. This will have a huge impact on my ability to pay for the condo. The ordinance will also seriously decrease the value of the condo — essentially the county has taken away value from the owners of all of these units in a misplaced attempt to improve the local community.

I understand the purpose of the ordinance was primarily to prevent disruptions to residents in Placer County and to limit the increase in home prices. Applying this ordinance to the units at Timbercreek will accomplish neither as the units are only occupied as vacation hotel units, not as residences. In fact, the ordinance will have a negative impact on local businesses as fewer tourists will come to ski at Northstar. This will also reduce transit occupancy taxes.

I strongly encourage the County to consider creating an exemption for the Timbercreek Lodge and similar facilities that were clearly designed as vacation hotel-like dwellings.

I recommend that the County amend Article 9.42 of the Placer County Code “Short-Term Vacation Rentals” to exempt those properties, predominantly located at ski resort communities such as Northstar or Palisades Tahoe, that were originally designed and subsequently utilized as STRs and do not have a kitchen, or are otherwise deemed unsuitable as a long-term residences.

Please feel free to call me at 408-505-5464 if you have any questions,

Sincerely,

Gavin A. Corn