

Parking Solutions Committee Report May 2023



Parking Solutions Committee Report

May 2023

- Major Accomplishments

- Surveyed entire community to count exterior parking spots after remediation
- Prepared and submitted to TVA Board proposed parking space allocation guidelines
- Drafted Parking Management and Enforcement program
- Reviewed automated systems to control parking
- Completed and submitted recommended management system for parking in Tyrolian Village

Parking Solutions Committee Report

May 2023

- Why is a Parking Management Program needed
 - Increased influx of skiers (winter) & hikers (summer) using our parking spots
 - Loss of some parking areas due to remediation(asphalt removal)
 - Increase in short term rentals, adding to traffic and parking utilization
 - fewer homes sitting vacant part of the year

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Summary of parking space count results:

- 237 Chalets and buildable lots
- 92 have a garage
- 145 chalets and lots without garage
- Total of 243 parking spaces after remediation. **NOT ENOUGH TO GIVE EVERY CHALET TWO EXTERIOR SPACES**

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- Committee developed Parking Space Allocation Guidelines for Board review
- Per CC&Rs designated ONE exterior spot for each chalet without a garage. This leaves 98 remaining spots.
- Overflow/guest parking will be on first-come-first-serve basis. Residents and long-term renters only.
- Washoe County Law does not allow short term rental units to use overflow/guest parking.

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Garages must be used for
parking

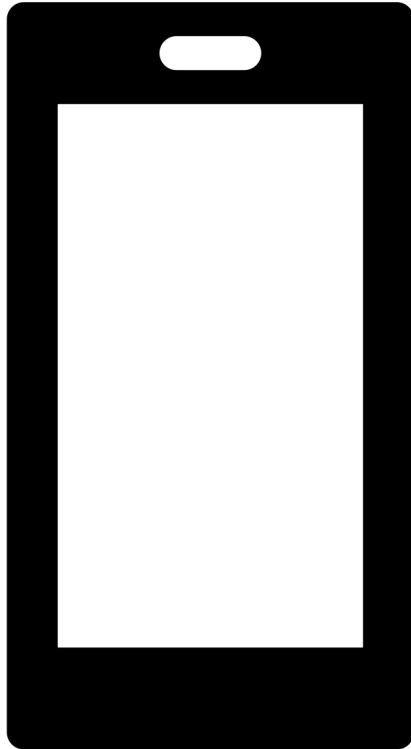
This will free up space for those
without garages



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- May not be enough room for
 - -- Boats
 - -- Trailers
 - -- Recreational vehicles RVs





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Committee reviewed three automated Parking Mgt Programs

- Simply Permits; Parking Pass, and Parking Boss
- Similar in scope; some use decals/placards, others use license plate reader.
- all require vehicles to be registered and entered into database
- signage for temporary parking/guests
- costs range \$1.50 to \$3.00 per month per user
- Installed in 3 months or less with training and maintenance

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Key parts of Management and Enforcement Program

- Enforcement is a community-wide responsibility

- Full-time, part-time and long-term renters will need to register their vehicles with HOA.
 1. Garage owners park in garages
 2. Non-garage owners get one assigned exterior space
 3. Buildable lot owners get one assigned space
 4. Those that meet above criteria can also use overflow spaces
 5. Guests of these owners will be responsible for obtaining temporary parking permit

Parking Management Procedures Continued

Short-Term Rental Owners– Washoe County Code sets rules

1. Must inform renters of rules. Cannot exceed occupancy limit on permit
2. They temporarily register their vehicle
3. Renter must use garage if chalet has one
4. Can only use one space if no garage
5. Cannot use overflow parking


Parking Management Program Continued

Contractors/Workmen

1. Owner of property where work performed must register worker vehicles
2. No overnight shoulder parking, except in limited circumstances
3. TRPA prohibits parking in remediated areas

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Property Manager

- Arrange signage and marking of assigned spots
- Provides 24-hour number where parking violations can be reported
- Progressive penalties– notification, fines, towing, and/or ban vehicle on property 
- Will arrange for towing if violation poses immediate problem

Maintenance Personnel

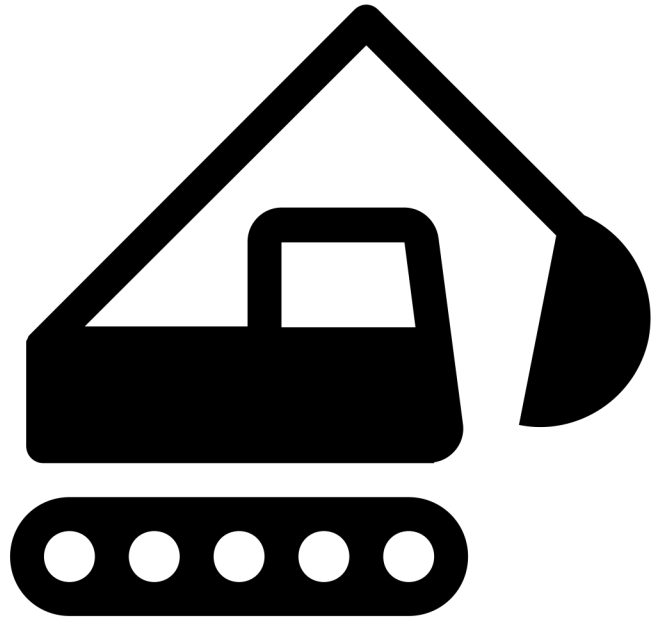
- Scan vehicles and identify those not registered
- Place notices on vehicles violating rules
- Work with towing firm to remove unauthorized vehicles

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TVA Board Responsibilities

- Ensure proper dissemination of new parking guidelines
- Procure parking management App
- Contract with one or more towing companies
- May appoint permanent Parking Management Committee to hear parking violation cases
- May add enforcement personnel if needed

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- Remediation (asphalt removal) has begun
- Time to start clearing out garages
- Time to find alternative place for boats, RVs and similar vehicles
- Future of garage construction program still on hold
- Appreciate everyone's cooperation

THANK YOU