

June Lake Short-Term Rental Policy Direction

Clark Tract
June 28, 2017

Ground Rules

- Be respectful and civil
- Represent yourself and your own opinion/intentions
- Participate positively
- Give all ideas an honest chance
- Seek understanding
- Stay focused



Staff Role

- **We are listeners, facilitators, and analysts:**
 - Accurately record what you say
 - Provide analysis to show where there is common ground
 - Identify irreconcilable differences
 - Encourage the exploration of solutions
 - Develop policies based on these outcomes

Why are we doing this, again...?

**Subcommittee provided guidance to develop this process.*

- **Purpose:** *Conduct a community conversation to update June Lake Area Plan policies to address short-term rentals in residential areas.*
- **Need:**
 - Short-term rentals are a common issue in resort areas and is not going away.
 - Decisions are needed to handle the issue and ensure protection of area and neighborhood character.
- **Principles:**
 - Opportunity for input
 - Consensus/common ground in the best interest of the community
 - Public engagement
 - Finality and certainty

Process & Calendar

- **Completed:** May workshops, review of workshop input, discussion of solutions and policy direction for all areas except Clark Tract
- **Review Draft Area Plan Policies: June 28, 6-9 pm**
 - Identify policy direction for Clark Tract
- **CAC Review & Recommendation: Aug. 2 at 7 pm**
- **Planning Commission: August 17 (or Sept 21)**
- **Board of Supervisors: September 5, 12 or 19 (or Oct)**

May Workshops

1. Knowledge base
2. Review June Lake neighborhood maps
3. Neighborhood values
4. Concerns, fears & negatives
5. Opportunities, benefits & positives
6. Potential solutions
7. Next steps



Clark Tract: Neighborhood Values

- Wildlife
- Nature & environment
- Dark skies
- Sense of neighborhood/friendly neighbors
- Peace & quiet/privacy
- Views
- Low density & residential development
- Safe
- Low/slow traffic
- Access to activities
- Other

Clark Tract: STR Negatives

- Disrupts sense of neighborhood
- Disrespectful/disruptive behavior
- Management/regulatory issues
- Inadequate enforcement/ Neighbors policing each other
- Change in property values and low density/residential character
- Increased noise
- Increased trash
- Increased lights
- Parking issues
- Road issues: traffic, winter conditions, maintenance, liability
- Decreased safety
- Impacts to wildlife
- Negative impacts to local business
- Reduced workforce housing
- Equity: No \$\$ for costs
- Too dense
- Other

Clark Tract: STR Positives

- Economic benefits for June Lake (and entire county)
- Meets a market need
- Increases County revenue/taxes for services
- Opportunity for wildlife education
- Regulatory control/increased accountability
- Social Opportunities
- Benefits property owner/provides for property improvements
- Short term is less impactful/location matters
- Provides flexibility & personal choice
- None

Clark Tract: Impacts on June Lake Overall

- Potential to incentivize construction
- Infrastructure/service impacts
- Economic benefits
- Negative economic impacts
- Property value impacts: positive & negative
- Change in residential character
- Appropriate in some locations, not in others
- Reduction of workforce housing

Potential Solutions & Sticky Dots



Decision Point #1: Allow or Prohibit?

Available Choices:

- **Option A:** Prohibit Type I & Type II rentals
- **Option B:** Allow Type I with enhanced regulations, Prohibit Type II
- **Option C:** Allow Type I & Type II rentals under enhanced regulations
- **Option D:** Allow Type I & Type II rentals under Chapter 26

Current Status:

- **June Lake:** Type I and Type II prohibited pending area plan update.
- **County:** Type I allowed, Type II under moratorium

Decision Point #1: Allow or Prohibit?

Workshop information inconclusive...

	5/13	5/20	5/22	5/25	Open
Prohibit STR Type I	5	2	4	3	3
Prohibit STR Type II	8	7	4	4	3

Emails:

- Support = 14
- Opposed = 16
- Yellow blocks = "Lukewarm" (e.g. less than majority of participants)
- Slightly more support for prohibition of Type II rentals (non-owner occupied)

Decision Point #1: Allow or Prohibit?

Available Choices:

- Option A: Prohibit Type I & Type II rentals
- Option B: Allow Type I with enhanced regulations, Prohibit Type II
- Option C: Allow Type I & Type II rentals under enhanced regulations
- Option D: Allow Type I & Type II rentals under Chapter 26

Option 1A. Prohibit Type I & Type II Rentals

- **Due to increased negative impacts, such as:**
 - Disruption of sense of neighborhood
 - Disrespectful/disruptive behavior by renters
 - Management, enforcement, and reporting issues
 - Changes to low-density residential character (e.g. commercialization)
 - Increased noise, trash, lights, wildlife problems
 - Road issues, traffic problems, especially in winter
 - Safety
 - Changes in property values, negative impacts to local businesses
 - Reduction of workforce housing units
 - Equity: homeowners not contributing to neighborhood maintenance costs
- **STOP HERE.**

Option 1B. Allow Type I & Prohibit Type II

- If this option is selected, what are the "enhanced regulations" that should apply? Community input is key.



- Start by reviewing how solutions address (or don't address) impacts...

Current Regulations: Chapter 26

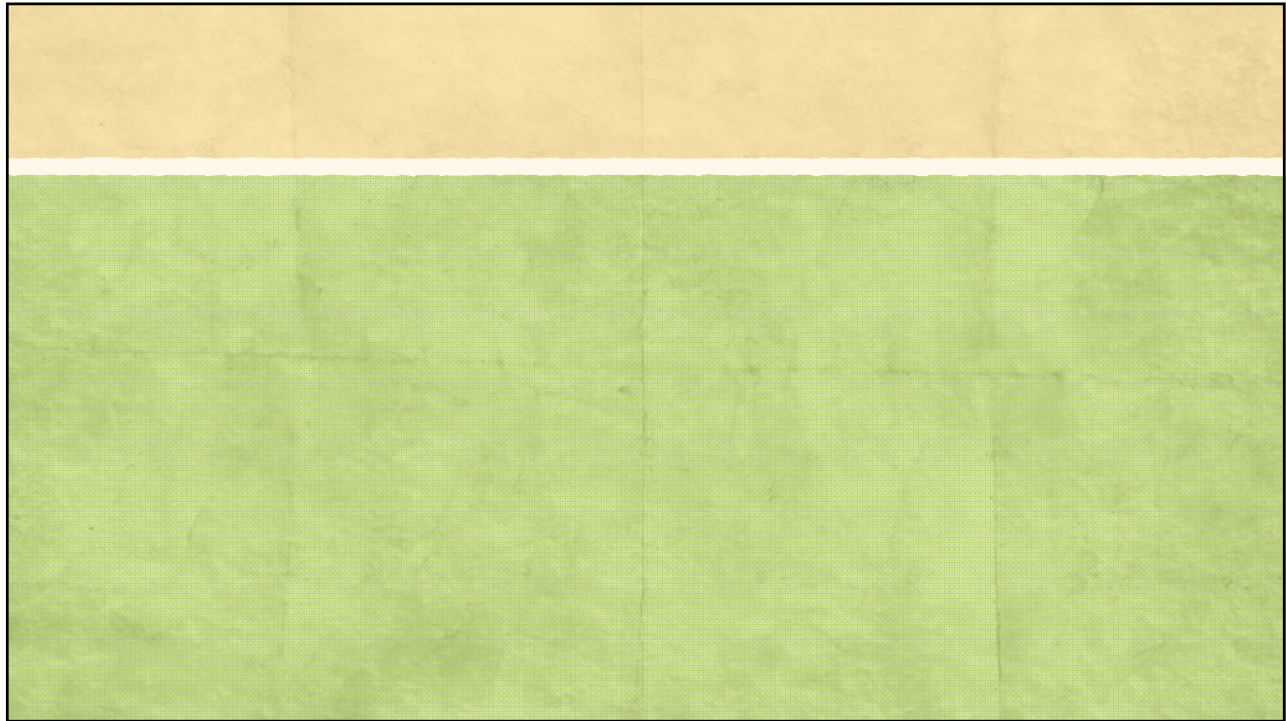
Vacation Home Rental Permit Requirements:

- **Property management** available 24 hours a day by phone, contact number posted on exterior of unit
- **Maximum Occupancy:** Two persons per bedroom plus two, up to maximum of 10
- **Parking:** Must meet on-site parking requirements, no off-site or on-street parking permitted
- **Trash and solid waste** removed once a week, bear-resistant exterior containers
- **Snow removal** required

Current Regulations: Chapter 26

Vacation Home Rental Permit Requirements:

- **Basic health & safety:** good repair, fire extinguishers, CO₂ detectors, etc.
- **Business license** required
- **Transient Occupancy Taxes** required



Option 1B. Potential Regulations

Applicant Requirements

- Post enforcement phone number on site and online (for legal rentals)
- Number of vehicles limited to number of parking spaces
- Responsible for adequate insurance and notifying lender of change
- Provide information & education via signed rental contracts on: trash, road conditions, boundaries/trespassing, cell phone & internet availability, quiet hours
- Provide landline phone service
- Provide "hideaway" key on site
- Ensure 30 minute on-site response time

Option 1B. Enforcement

- Fund enforcement (partially) through fees
- Establish new reporting methods (so neighbors are not policing)
 - Host Compliance phone number*
 - Enforcement education campaign
 - Prohibit advertising...???
- Hire more code compliance officers
- Gain access to advertising/reservation information*
- Ensure TOT compliance equal to other lodging*

**May be handled via contract with Host Compliance*

Option 1B. Potential Policies/Actions

- County shall not approve STRs where CC&Rs prohibit
- Notification distance based on farthest edge of contiguous parcel of same owner
- Neighbors shall be notified of management phone number
- Enforcement campaign to educate property owners
- Seasonal Restrictions: summer only

Option 1B. Potential Policies/Actions

- Housing mitigation: annual long-term rental requirement (4-6 mo)
- Density Limit:
- Dispersal Distance
- Rental Day Limit:
- Limit Occupancy to Less than 10

Next Steps

- Potential policy direction must be further vetted
 - Other departments may be involved
 - Legal considerations
 - Resource considerations
- Mechanisms to enact the policies must be identified
- Then... policy language and regulations will be drafted for discussion
- Next meeting (CAC): August 5 at 7 pm