**June Lake Short-Term Rentals Workshops**

Raw Public Input

**May 13: Clark Tract**

5/13 Clark Tract: Technical Considerations

Narrow roads can’t pass

Icy roads – problem for people not family within area

Private roads – very expensive to bring to public standards

People use driveways to turn around and cause damage

Nevada Street to pump stations are unmaintained county road

Part of the roads are paved and some are unpaved

List is more representative of upper Clark than lower (Nevada St.)

Environmentally sensitive areas

Wetlands and stream areas

Wildlife areas

How are approvals done if only so many followed?

Drainage issues

5/13 Clark Tract: Neighborhood Values

Peace and quiet

Presence of wildlife

Want more nice, quality, neighbors

Too much solitude

Environment, fresh air

Views and scenery

Stability

Hearing the running water (falls and creeks)

Getting along with neighbors

Friendly neighbors

Property devaluation

Privacy

Neighborhood atmosphere

Everyone knows each other and helps each other out

Don’t’ want to be like Mammoth

Take very good care of our property and area in general

Don’t want people that don’t care

Only here one night a week

Safety

Don’t have to worry about leaving things outside or even locking doors now

Don’t have to worry about trespassing or vandalizing now

Wildlife respected

Other property owners respected

Views

Wildlife

Waterfalls

Quiet

Know neighbors

 Quiet

 Safe

 Friendly

Dark skies

Tolerant of neighbors

Care bout neighbors “neighborhood watch”

Privacy

Home sanctuary

Safety

Light pollution

Noise travelling up hill

People in and out next to you

5/13 Clark Tract: STR Negatives

High turnover

Lack of respecting property and neighbors

Rent via high-end company

 More check and balances

Renters are rated

Area allows rental currently

Property devaluation

Noise, Traffic, Trash

People who don’t know don’t care

Safety

Detrimental to wildlife

Lights

Parking

Hectic

Lack of responsibility

People who love living here versus those who only value money

Overuse of property

Not properly vetted renters

In some cases parking availability

Lack of controls and enforcement

Noise

Trash

Lack of bear awareness

Lack of respect for wildlife

Non-permitted rentals

No management supervision

No penalty to destructive renters

Don’t know neighbors who rent

History of bad experiences

People here to party

Medium term rentals can be worse than short term

Enforcement is lax

Local hotels loose business

Unfamiliar with our particular neighborhood needs

They aren’t invested in the best interest of our tract

Increase in traffic noise and general disruption

They haven’t been background checked as full-time renters

They have their own agenda

Restrictions not necessarily liked

Unavailable to contact

We don’t want to police others

5/13 Clark Tract: STR Positives

County wide improves economy

More availability of lodging increases overall tourism business – avoids losses to other areas in county

Key to our economy is gateway to Yosemite

STRs would support and get TOT

Increase jobs and county services

Opportunity for bear

Increase awareness

If regulated rules can be enforced

Increases safety for traditionally seasonally occupied 2nd homes (i.e. minimizes bear break-ins)

Keeps local jobs

Improved economy (restaurants, businesses, TOTs)

Makes 2nd homeownership more affordable

Increase property values

More worldwide recognition for June Lakes

Satisfies needs not met by conventional lodging

County benefit (TOTs)

Funds could lead to improvements of home

More jobs in area

Allows people to experience June Lake and the wilderness

May help with people to afford to keep and maintain property

The way young people travel

Reduces medium term and seasonal rentals

Mountain will get more skiers

TOT returns to community improves roads (County must agree TOT returned to June Lake)

More and local business

Legal business increase

Get to know sheriffs better

Tax revenue

Control of bad renters

Positive impact on local business

Accountability for guests to adhere to house and neighborhood rules

County tax benefits

If TOT be used (A%) for Clark Tract roads? Needed!

Money making for individuals (profiteers)

5/13 Clark Tract: How STRs May Impact June Lake Overall

Construction increase of income properties

Infrastructure PUD, Fire Department / medical impacts

Increased revenue local business

Tax revenue

Utilities (Electrical Etc.) impacts

Should be places in June where people can get away from rentals

Character of town is what a attractive to people

Each neighborhood should be treated differently – different STR densities

Density of STR should be determined

We endorse June Mountain to build a chalet and hotel rooms and gondola

May have traffic signal

We are for neighborhoods who want STR to have them, but not those who don’t

More resort feeling not peaceful

5/13 Clark Tract: Potential Solutions & Sticky Dots

Seasonal Restrictions -2

Density Limit -6

Rental Day Limit (# of days/year) -4

Codify Liability (Renter vs Homeowner) -0

Insurance Requirements -4

Lender Notification -0

Posted Enforcement # on Site (physical & web) -5

Partition Clark with Different STR Regulations (Nevada Street) -5

Create Single STR Policy Community –Wide -8

Prohibit STR Type 1 -5

Prohibit STR Type 2 -8

Include Road Conditions as Part of Permit Process -6

Tie TOT Generation to Community (Roads / Medics) -16

Ensure Some Neighborhoods Remain Residential without any STR -3

Develop HOA’s to Enforce CCR’s -4

Limit # of Vehicles Allowed -1

**May 13: Open Session Notes**

STR’s area business

 Balance Issues (commercial vs. residential)

Camping is an available low cost option for tourists

STR’s may result in more parking & paving = potential negative environmental impacts

STR provides way for owner to keep rather than flip (which may decrease area property value)

No STR’s may lead to more long term rentals (Type I) – harder to evict bad neighbors who are there longer

Existing TROD owner – renters have been good, personal interview to vet renters

Enforcement response needs to be improved – more timely, weekend coverage

Management agency needs to be responsible

Legal rentals have not had complaints

The occasional “bad apples” in STRs are not the norm

Perception majority of County taxes paid by non-residents (2nd homeowners)

Encourage / enable STR’s in certain areas

Increased property values prices out service employees and other locals, increased difficulty for first time homeownership

Bad STR experiences: parking, dogs, noise

ST renters are usually families and respectful

Enforcement: failure of management company to respond adequately should be enforced as misdemeanor

Need incentives to build STRs

Road conditions can change so not necessarily good criteria to exclude

Private road improvement too expensive for homeowners to improve alone

Rodeo Grounds may meet many of these market demands

Clark Tract roads will always be steep and narrow

Residents have to deal with the impacts of STR and changed neighborhood character

Need information and education about good property management firms

Post 24-hr number for complaint response more conspicuously at STR

Renters can be instantly evicted if causing disruption

Travel has changed - need to meet market demands

Many private roads in potential SFR areas are in poor condition- roads can ‘t be brought up to standards

(homeowner responsibility)

Why have property values stayed low?

Properties with STR have higher property value

Currently empty residences = opportunity for people who will recreate here

Not the right type of accommodations so lose those visitors

Business development and growth poor in June

Need for “more beds” in June to support economy

Clark Tract is a neighborhood not a business district

Questioning of assessments - hard to get accurate

June = Remote, too far from things, less known

Add enforcement staff

TOT can fund services

**May 20: Petersen Tract**

5/20 Petersen Tract: Technical Considerations

Parcels/lots very close together

STR removes inventory for working folks

People/visitors don’t know the roads

Road liability

No effective zone of benefit = underfunded ZoB

Roads need constant snow clearing & road maintenance

Needs committee to collect funds (for ZoB)

Limited parking – dead end roads, people get locked in

1 way in/ 1 way out

Roads poorly maintained – owners bear maintenance responsibility

TOT could apply to road maintenance

STR takes long-term rental inventory away from workers, etc.

Code compliance!!!

5/20 Petersen Tract: Neighborhood Character

Beauty

Quiet

Friendly neighbors – know your neighbors! X2

Feel secure & Safe!!

Property values

1 inlet/1 outlet = low traffic

Next to FS land

“Neighborhood!!!!”

Single Family Residential designation

Small town neighborhood feel

Privacy

Quiet

Close to nature

Proximity to ski area

Safe

Trees, trails nature, peaceful

Good people as neighbors

Care for the neighborhood, pick up trash, fill potholes, check on each other’s homes

Kids, safety, hiking, trails, sledding, snow play, water play

5/20 Petersen Tract: STR Negatives

Displace workforce renters

Potential for inexperienced (winter) drivers

Noise

Lights

Safe neighborhoods

Neighborhood friction

Takes long-term rentals from inventory

Bring too many cars – parking on roads

Don’t know how to drive in snow – stuck vehicles get everyone stuck

Code enforcement basically non-existent, too many illegal rentals, no code compliance

Have to defend our property

2nd homeowners not present when some problems occur

Disrespect for the environment and neighbors

Too much traffic and noise

Greedy!!

Road issues

Trash

Noise

Not respectful of the property

Not aware of road conditions

On vacation “mindset” not the same (as locals)

Large groups tend to party

Not enough oversight

Forces neighbor to neighbor discussions

Outdoor fires

Overcapacity of the home

5/20 Petersen Tract: STR Positives

Tax base – playgrounds, parks, overall community improvements = police, fire, paramedic, etc.

Help save June Mountain through more visitors

Homes are not vacant thus maintenance issues can be fixed

Memories for families

TOT Zones = dedicated to the June Lake Area

Business would benefit through more people

Improve and diversify the rental base to help compete with other resort/recreational towns

Additional revenue could provide more funds for regulation of rentals, i.e. code compliance personnel

Positive *if* TOT comes back to community that generates it

Add funds to streets & EMS

Eliminate illegal rentals

More bed space

Potential positive property values

Income for home owners

5/20 Petersen Tract: How STR May Impact June Lake Overall

Takes away from motels/hotels/condos already in business

June Lake “sells itself” – natural beauty, hiking, fishing, camping, skiing, etc.

How much $$ has been expended on all these meetings since 2009???? How many more?

More bed space meets need and keeps people in June Lake which benefits shops & restaurants, etc.

Could bring more business to June Lake

5/20 Petersen Tract: Potential Solutions & Sticky Dots

Rental Day Limit – 2

Prohibit Type 1 STR – 3

Seasonal Restrictions – 0

Codify Liability – 1

Density Limit – 3

Prohibit Type II STR – 6

Lender Notification – 0

Develop HOA’s with CCRs – 0

Create single STR policy community-wide – 4

Limit # of vehicles allowed – 3

Ensure some neighborhoods remain residential without rentals – 3

Tie fees to community benefits – 7

Include road conditions as part of permit process – 5

Insurance requirements – 1

Post enforcement phone # on site and online – 1

Require and damage from new construction to be repaired – 1

Hire more code compliance officers – 4

Dedicate fees (TOT) to fund enforcement - 8

Require affordable housing mitigation – 1

**May 20: Leonard Avenue**

5/20 Leonard Avenue: Neighborhood Character

Access – views, large lots, excellent parking

Peaceful – low density, not mammoth

Friendly – family oriented, natural beauty

Unique – Trails, fishing & Skiing within walking distance

Alpine Village atmosphere – affordable

Well-planned area – snow removal, county roads for public access

Topography well-suited for STR

5/20 Leonard Avenue: STR Negatives

Signage – negative aesthetics

Typical concerns do not apply to Leonard Avenue

5/20 Leonard Avenue: STR Positives

Property integrity – gas leaks, water leaks, burglary, etc.)

Safety – personnel

Prohibits vandalism

Limits animal damage

Increase fees/taxes will improve resources

Help Keep Mountain Open

Improve commerce countywide

Improve the diversity of rental properties to better compete with other resort towns

Small community with no known opposition

Property low-density – approx.. 24 homes

5/20 Leonard Avenue: How STR may impact June Lake Overall

Improve Commerce

Help to keep Mtn open & other businesses

Increased traffic

Leonard Ave can meet June Lake’s need for STR at a whole

Leonard Ave recognizes and emphasizes with issues in other areas

June Lake properties are family investment properties as opposed to commercial investments

5/20 Leonard Avenue: Potential Solutions & Stick Dots

Allow Type I & Type II STR for Leonard Ave. area - 5

Short time response to issues (require local phone # with 1 hr response time) – 5

**May 20 – Clark**

5/20 Clark: Technical Considerations

Drainage issue all over Clark

Heavy equipment damage roads

Winter access particularly difficult / challenging and dangerous at times

Bear activity – not knowing how to be bear safe

Heat sources inside houses

Fires outside house

Frozen pipe / winterizing dangers

General liability for homeowners

 Roads are private

Hazardous winter driving – steep / windy / narrow

 Know when to use chains / 4WD?

 Right of way rules

Limited snow storage

Drainage an issue throughout tract

Parking issues: no street parking, small lots

Private roads; legal liability

Liability issues – including snow driving

Roads have no guard rails or signage

Steep topography on east side also

Emergency access equally difficult on east side

5/20 Clark: Neighborhood Character

Quiet

Dark night skies

Safety – kids, dogs and personal belongings

Knowing neighbors / enjoying community / small town living

Minimal traffic

Neighbors that care about local environment

Lack of commerce

No party atmosphere

Not Mammoth

Affordable housing long term rentals – diversity

View

Wildlife

We know neighbors – background, respect, etiquette, what to expect

Security

Quiet – secluded – sanctuary

Single family homes

View – night skies – lights

Topography

Wildlife

Residential (single family) residential

Privacy

Safety for kids in neighborhood

Know our parcel boundaries – don’t go on others land

Views

Peace and quiet

Low traffic volume

Proximity to activities (town, ski, etc.)

Dark sky

Four seasons (climate)

Neighbor relationships

Lots of vacant homes (not a lot of character)

View (x3)

Nature

Wildlife

Peaceful

5/20 Clark: STR Negatives

Strangers in neighborhood

Potential for: parties, noise, burglary, unwelcome animals and damage from renters

Negative wildlife interaction- bears

Winter driving problems

Additional wear on worn-out roads

Can’t force “profiteers” to pay fair share of snow removal and road repair

Business in residential area

Change in existing rules from original expectations

Parking issues

Enforcement problems

Don’t want our lifestyle dependent on management company

We don’t want to police

Not knowing property lines

Negative impact on hotels

Impact local working by displacing work force housing

Inadequate compliance

County not supervising well enough

Disturbance happens prior to any enforcement

Unsafe / less security

Noisy parties / late nights

Road wear and tear at neighborhood expense

TOT doesn’t pay

Illegal outdoor bonfires

Wildlife ignorance – increased bear break-ins (trash issues)

Air quality issues

Unsafe snow driving – don’t understand specific roads

Changing neighborhood character – motel zone

No cost benefit to neighbors

Neighbors not responsible if someone can’t afford 2nd home and need to rent it

Purchased as single –family residence

Parking

Irresponsible owners allowing disruptive renters

Uncontrolled parking

Uncontrolled noise

Possible development of dense STR

Inflexible legislation we have to live with forever (financial situations change / heirs)

Elimination of individual property rights- people should be allowed to do what they want on their

property

Lack of understanding of environment

Lack of adequate property management (oversight)

Increased traffic (including road wear)

Possible noise (mostly at night during the summer)

Road conditions

Too many too close (density)

Respecting property boundaries

Safety issues (especially in winter)

Bear Safety

Adequate enforcement

5/20 Clark: STR Positives

Increasing need for short term rental for families

Brings proper county controls over STOR (to eliminate illegal rentals)

Meeting need for additional “beds” without additional construction

TOT to County

Meets need that can’t be met by hotels

Economic benefit to June Lake

Short term impact vs long term impact

TOT to the County

Attracts outside visitors

In some areas of June Lake it makes sense- especially on County maintained roads

Might make a new friend or your dog might

Allow families to rent to friends or family

None

Sharing the area (the vast majority of renters will be nice people)

Meeting nice people

TOT that can come back to the community in various ways

Overall positive economic benefit to community

Bad apples are gone in a day compared to seasonal and medium term

County generates tax

People may be able to keep homes who would otherwise have to sell

Provides alternatives to motels

Supplemental income

Some feel there are none

5/20 Clark: Impacts to June Lake Overall

Hotel / Motel owners generally not against STR

Increased economic benefit to community: business, maintenance and service workers

General upgrade in community with people dependent on reviews, fix up rental for STR renters property

More opportunities for people to choose June Lake – stronger economy

Good for local business

Appropriate in some areas – downtown

 A lot of commercial zoning

 Leonard and Dream Mountain

 County Roads

Clark tract not appropriate because of serious road issues

Loss of affordable housing

Loss of quiet

Property values – potential effects

Loss of lodging (existing hotels)

TOT

Economic benefit to whole area

Concern about reduced housing for locals

Ski area

Alternatives to motel rooms

County gets tax (can it be sent to June?)

Loss of low cost housing for workers

Those who benefit from additional housing should finance it

Less eating out in town

5/20 Clark: Solutions & Sticky Dots

Allow for direct neighbor veto of STR – 6

Expand direct notice calculation based off of farthest edge of contiguous parcel of same owner – 1

Restrict STR to areas accessed by County Roads – 2

Partition Clark Tract with different regulations (e.g. Nevada Street) – 6

Require affordable housing mitigation – 2

Hire more code compliance officers – 7

Require STRs to contribute to road repair – 11

Require education by owners of renters of specific conditions (trash, roads, boundaries) – 7

Ensure STR TOT compliance equal to other lodging – 0

Include road conditions as part of permit process – 1

Create single ST rental policy community-wide (not by neighborhood) – 4

Lender notification – 0

Ensure some neighborhoods remain residential without rentals – 5

Limit number of vehicles allowed – 4

Post enforcement phone # on site and online – 7

Tie fees to community benefits (Roads / Medics) -14

Insurance requirements – 4

Prohibit Type II Short-term rentals – 7

Prohibit Type I Short –term rentals – 2

Seasonal Restrictions – 5

Density Limit – 5

Codify liability (renter vs. homeowner) – 1

Rental day limit (e.g., # of days/year) – 0

Develop HOA’s with conditions, covenants & restrictions (CC&Rs) – 0

**May 20 – Highlands**

No participants.

**May 20 – Open Session**

5/20 Petersen Tract

Technical Considerations:

Roads currently in poor condition

Limited parking especially in the winter

Pet feces already a problem

Neighborhood Character:

Quiet,

Vacation Home,

Proximity to Ski Area,

Close to Ski Area,

Quiet,

Limited full-time residents

There is no HOA

It’s serene and quiet

Wildlife is all around

STR Negatives:

Parking, unruly renters

Potentially less properties available for work force

Where TOT will go

Limited parking

Noise

Current monthly rentals are in poor condition

Traffic

Loud parties

Neighborhood access

STR Positives:

Additional housing for the area

Increased TOT and income for property owners

Share our community with others

Not all renters are bad

Additional housing for short term visitors

Income for current home owners

Increased property values

Impacts to June Lake Overall:

Changes the small town village feel of the town, not in a good way

Solutions:

Proper reinforcement,

Tie additional fees to community benefit – road maintenance

Local EMS

Tie TOT directly to June Lake

Community wide policy

Limit number of vehicles per residence

We do not support STR in the Petersen Tract under any conditions

Comments:

 No HOA in the Petersen Tract

5/20 Village

Technical Considerations:

Parking

Late night arrivals

Guest not knowing how to get into their unit late at night and asking neighbor at 1-3AM for access

Neighborhood Character:

Quiet family after the large investment in a private home

Existing STR neighborhoods

Own business (and other businesses) that rely on affordable housing for our employees

STR Negatives:

Enforcement

Having any neighbors negatively affected by STR- even perceived negatives

Growing lack of affordable housing

Required phone number to be posted difficult to handle as only Verizon works

No internet access without a password

They take income away from hotels

Parking

Garbage

Noise

Arrival Times

When rented by an agent they are not available at late night (maybe by phone but that does not

solve the problems that they create

 People have large investment in their homes and should not have to put up with transients

STR Positives:

 None, they take away peace and quiet of the areas and consume homes that would be long

term rentals for employees

Impacts to June Lake Overall:

 They should stay in motel / hotel that are not full all the time

 Existing legal hotels / lodging lose business

 In a small community like June Lakes, even a few bad apples make a big impact

 We lose affordable housing

 Turn neighbors into enforcers – compliance

Solutions & Sticky Dots:

 Build more motels /hotels/hostels/condos

 Allow STR in zones that currently allow them- just like our area plan says

 Enforcement -enforcement -enforcement

 Address cell phone service and internet access not being available to many guests

Comments:

 If you (Mono County) hires “enforcement” have them work appropriate days and hours

 It’s no good to hire someone M-F 9-4PM.

 In chapter 26-26.040 it says address must be clearly visible- you need to state “even at night”, it

may be visible daytime only.

Should not be allowed in residential areas where people build and invest in a private home

Changing zoning after people have invested so much leave the county open to law suits

5/20 Clark Tract

Technical Considerations:

 Dangerous road conditions

Poor street marking / signs

Narrow private roads, people unfamiliar with the roads have issues in winter and when meeting

opposing traffic

Steep / icy in winter – issues with two wheel drive / chains every year

Steelhead road ends up with lots of traffic due to layout of roads and only two access points

Neighborhood Character:

 Non commercial

 Homes values

 Safe neighborhoods

 View

 Quiet

 Clean

 You know who belongs, can watch out for eachother

 Usually little traffic

 Quiet

 Physical characteristics- rocks, slopes, etc.

 Knowing who belongs

 Community feeling

STR Negatives:

 Drunks

 Parking

 Party environment

 Minimal enforcement

 Legal liabilities having renters using unfamiliar private roads

 Turn residential area into commercial property

 Having a junk yard next door, etc.

 May lead to residential property turning into unsightly property driving down property values

 Fire hazards in yard and stores

 That they are run properly

 That the rules are enforced

 That the density of STRs is controlled

 Enforcement- parking / noise / traffic / trash

 Bears are a problem when food/trash not properly stored

 Noise

 Parking

 Street maintenance

 Snow removal

 Having people up there who don’t value the community, city, county receiving their fair share of

funding

 Needing to watch / enforce neighborhood rules

STR Positives:

 Supplying a need for this type of rental

 Allowing second home owners to generate income to maintain their property

 Generate TOT

 Allowing people to hang on to their properties rather than the continuous re-cycling of homes

because they become non-viable to second home owner

 Very few- many provide supplemental income, but at the expense of the community

 Money for home owners

Impacts to June Lake Overall:

 Will worsen affordable housing shortages by turning into TROD

 Turn residential areas into low class rental slums

They meet a need that is becoming more and more significant

 June Lake is 99% reliant on tourism and we should do everything we can to meet the needs of

our life blood, the tourist

 We don’t want short term rentals to start driving speculative purchase of single family homes to

turn them into VHR units

Will hurt values, neighborhoods, etc.

Provide housing for people who live outside

Not sure we need tourists in residential areas

Reduced income for local hotels

Solutions & Sticky Dots:

 Allow type I rentals, they have the least negative impact

 Consider type II rentals, if proper management and enforcement can be provided

 Have some of the TOT generated come back to the communities that generated it (roads etc.)

 Do not permit VHR

 If VHR is allowed we have to be able to enforce and monetize to cover maintenance costs to the

community (e.g. road repairs)

Not allowed at all

Strictly licensed and strongly enforced so the community gets its shore of money

Comments:

Put this issue on the ballot and leave the democratic decision to the people like the past

Measure 2 in Mammoth

Enforce illegal STR currently in June Lake

 Do not change zoning

We’re a mountain town that relies almost totally on tourism

 STRs are a fact of life today

 There are homes that will never be suitable for workforce housing, but ideal for STRs

 People looking for that type of accommodation will not come to June Lake if they can’t find it

They are not looking for a motel/hotel experience most of the motel/hotel operators recognize

this and support STRs

Identification and enforcement of short term rentals is the big problem

 Online advertising / reservation systems create the problem by not providing access to listings

for enforcement

 Local / county / state needs to act as one to legislate and enforce access to online systems to

identify short term rentals and then enforce them

 Anything else pits home owner against home owner and is expensive and incomplete

 The solution starts at the advertising / reservation source

**May 22: Clark Tract**

5/22 Clark Tract: Technical Considerations

Bear break in due to food smells or feeding of the animals

No services (e.g. restaurants, stores) near Clark Tract

Freezing of pipes (water leakage) can go out of homes causing flodding

Changes of character of neighborhood

Quiet, privacy

Repairing of roads and potholes

Homeowners are in direct location of commerce

Competition with motels

Parking issues

Float versus hill zones

Road maintenance

5/20 Clark Tract: Neighborhood Character

Quiet, peaceful

Knowing our neighbors

Know neighbor’s lot boundaries

Know how to interact with this environment

 Road etiquette and experience

Solitude

Views

Quiet

Family / Quiet residence

It’s mine

The view

Privacy

Wildlife

Condition of roads slows traffic

Clean environment

5/20 Clark Tract: STR Negatives

STR in Clark Tract detracts income from town, businesses, motels, cabins, restaurants that exist

Overturns our home area into a business area

Not knowing how to keep away bears

Noise, limitation night light (stars)

More people more traffic

Loss of privacy

Homeowners liable because roads are private and will be used during rentals

Degrade roads faster

Removes neighborhood character

Unfamiliar drivers blocking road

Dissention between neighbors

We become dependent on management company to maintain STR (instead of neighbor interaction)

Come in late at night, lights, noise

Garbage

Wildlife education

Parking

Management (ineffective)

Winter condition expense

Occupancy density – too many rentals

Not familiar with winter

Driving on narrow steep roads

Winter traffic

Additional damage to roads

Additional traffic

No money to fix roads

5/20 Clark Tract: STR Positives

Increase tax base

Meets a demand not met any other way

Road contribution

Increase bed capacity without new construction

Upgrades and improvements to property

Increases and improvements to property

Increases property values

Prevents changes to specific area plan which would eliminate rentals for ever

Allows people to do what they want with their property- as long as they don’t disturb their neighbors

Potential to pay for infrastructure

Legitimize short term rents

Ability to regulate

Increase tax revenue will increase infrastructure

Subsidize income

5/20 Clark Tract: How STRs May Impact June Lake Overall

Improves local economy

Exposes June Lake to a broader tourist market

Pressures on infrastructure

Potential revenue to improve the community as a whole

Change identity of community

Degrades property values and flip side

Takes away money from existing businesses (e.g. restaurants, motels cabins)

5/20 Clark Tract: Solutions & Sticky Dots

Potential Solutions & Sticky Dot Votes

Tie fees to community benefits (Roads / Medics) -6

Create single ST rental policy community-wide (not by neighborhood) – 5

Hire more code compliance officers – 4

Limit number of vehicles allowed – 4

Include road conditions as part of permit process – 4

Prohibit Type II Short-term rentals – 4

Prohibit Type I Short –term rentals – 4

Dedicate fees (e.g., TOT) to fund enformcement – 3

Density Limit – 2

Require affordable housing mitigation – 1

Ensure some neighborhoods remain residential without rentals – 1

Insurance requirements – 1

Develop HOA’s with conditions, covenants & restrictions (CC&Rs) – 0

Seasonal Restrictions – 0

Codify liability (renter vs. homeowner) – 0

Lender notification – 0

Require damage from new construction to be repaired – 0

Rental day limit (e.g., # of days/year) – 0

Post enforcement phone # on site and online – 0

Provide another reporting method other than neighbors policing neighbors – 0

No rentals on private roads – 1

No short term rentals in the Clark Tract to ensure / provide for work force housing – 1

Enforce existing rules – 1

Partition or divide the Clark Tract with different regulations by:

Nevada Street – 1

Los Angeles – 0

W. Washington (where there is commercial and existing rental) – 2

**5/20 Business and Lodging**

As a resident, don’t change neighborhoods- either Type I or II

Would take some market share

Biggest impact in shoulder season and winter season (especially in poor snow years)

Winter business does not tend towards repeat visits – kids ski free may have helped

Existing beds are enough, no need to change zoning to allow

There is enough transient lodging / warmbeds

Conversion of month-to-month workforce housing to nightly rentals a big problem

 Exacerbating an existing problem

Conversions may not be renting legally

House number should be visible at night

Phone number: limited cell carriers

Internet service may not be available to contact management

Lodging owners may be more concerned about competition

Business owners may feel it helps bring people and money

**May 22: Open Session Notes**

Clark Tract

 I think that perhaps Nevada St. and/or LA Street could be separated from what happens in Clark because they don’t have the road issues of upper Clark Tract. There may even be efficacy in separating western Washington where there already are rentals (Whispering Pines and legal TROD). Flatter roads, like LA St and Nevada St, could be split off from the Clark tract due to fewer road issues. However, transient rentals still replace long term rentals for locals, and for example on LA Street there are 7 long term rentals that have potential of being replaced by STR. That would not be good for locals.

**May 25: Open Session Notes**

Village

Technical Considerations:

Neighborhood Character:

 The friendliness of neighbors

 Natural vegetation / views

 Proximity to services

 Quiet

 Little traffic

Negatives:

 Impacts on existing motels / night to night rentals

 Impacts on workforce housing

 Impacts on neighborhood characteristics / noise etc.

 Create noise, traffic and animosity toward neighbors

 Renters are on vacation and generally stay up late and party

 Completely change character of neighborhood

Positives:

 Benefits owner only

 Detriment to residents and neighborhood

Overall:

 Negatively

Solutions:

 Ban all

Comments:

 I have three short term within 100 feet of my house and that has negatively affected enjoyment

of my SFR.

Highlands

Technical Considerations:

 You could add that it is a slow growing area, about one to two homes per year

Neighborhood Character:

 I enjoy the open feel of the neighborhood

 I am glad there are no fences and wildlife can easily move through the neighborhood

 I wish all the roads were plowed in winter

 I am also glad we have CC&Rs to maintain the peacefulness of the neighborhood

Negatives:

 Noise

 Alcohol

 Drug use

 Excessive car parking

 I suspect that many of the property owner are not paying the transient occupancy tax

Positives:

 It could provide TOT for the village of June Lake (the whole community)

Overall:

 Downside is they bring a certain amount of crowding and rowdiness to the community

 Upside is they boost community with economic activity

Solutions:

 Enforce existing regulations

Comments:

 Thank you for coming to June Lake and gathering input, good presentation

Petersen

Technical Considerations:

Neighborhood Character:

 Wooded atmosphere

 Quiet

 Small roads

 Little traffic

 Wild Animals

 Beauty

 Quiet

 Nature setting

 Friendly neighbors

Quiet

Tranquility

Negatives:

 Increase in traffic

Noise

Activity

Sense of community altered by influx of strangers

Party atmosphere opposed to people fostering community

Strain on community services

Money-driven at the expense of June Lake community

No trash services

I don’t personally see a lot of negatives compared to the 30 day or more rentals

The concern about short term rentals creating more bad behavior, loud noise, parking issues,

etc. is overdone

 Traffic

 Noise

 Poor drivers

City folk letting their kids and animals behave inappropriately do whatever they want causing

 me to flip my lid and behave in a way I don’t like

Inattentive people inadvertently causing harm or damage to the neighborhood (i.e. fires,

 crashing, fatalities)

Pollution

No long term housing

Positives:

 Only economic for property owners, businesses, TOT tax

 We need to promote the economy of June Lake by all means

 All business and the community benefit

 If you are the one doing it, money

Overall:

 Influx of people not devoted to preservation of community

 Lack of stewardship of many visitors

 Strain on enforcement and other community services

 Important to preserve community rather than give in to money-making propositions

 Already a lack of long term rental housing

 Some property owners may turn their rental into short term rental, worsening the housing

Crunch

 Property values are protected and pressure to sell is reduced when family circumstance changes

and personal use is reduced

 They keep the town flourishing, without them the town dies

 We just don’t need them in the Petersen Tract

 We need more monthly rentals in the community

 Income

 Jobs

Solutions:

 Restrict density, number of people in each unit, number of days each year, number of vehicles

 Allow both I and II with well thought out codes not duplicating those already in existence

 We need more monthly rentals, not nightly rentals, bottom line

Comments:

 June Lake will be going backwards and limiting its own future if we fail to recognize and be part

of a changing world

 Don’t do it

 Address the road conditions, pot holes, cracks and drainage

Clark Tract

Technical Considerations:

 Private roads- safety

 The County does not participate

 More cars

 More upkeep

Neighborhood Character:

 View

 Wildlife

 Quiet

 Serenity

 Neighbors have each-others backs

 We discuss problems to arrive at a solution

 No commerce (i.e. motels)

 We feel safe

 Peaceful

Negatives:

 Potential noise

 Traffic

 Trash

 Winter driving issues

 We bout a house not in a motel zone as per contract with County

 Noise

 Lights at night that disturb star gazers

 Dog leash laws being enforced

 Neighbors will discuss and solve problems, we don’t want to enforce this leash law with STR

 Code enforcement

 STR may not know not to feed animals and to keep dog food smells away from entrances as not

to attract bear break-ins

Positives:

 Meeting a need not otherwise met in June Lake

 Improvement in local economy

 Improvement in upkeep of properties

 Increase in property values

 A population of homeowners don’t want STR, it puts neighbors against neighbors, going outside

we want to see neighbors not strangers

Overall:

 Improve local economy

 Restaurants

 Stores

 Maintenance

 Service industry

 It is fine with homeowners in tracts who all agree and want STR

Solutions:

 All could be controlled by restrictions placed on landlords or neighborhoods

 Density limits

 Noise ordinance

 Light ordinance

 Seasonal restrictions

 Levy on rental income to support local district where generated

 To have STR where the homeowner all want STR

Comments:

 I believe I should be able to do what I want with my property, as long as I don’t disturb my

neighbors

 I don’t like the idea that the county could place restriction on my property that would affect my

children and my gran children

 Please leave the Clark Tract our home not open to profiteers

 Taking care of our roads already a lot

**May 25: Clark Tract**

5/25 Clark Tract: Technical Considerations

Some roads like Nevada St. provide access to Silver Lake and the private neighborhood

Drainage problems along Nevada, California and Washington St

Road erosion annually

Snow Storage

Tight turns (hairpin like)

Dirt road issues – potholes, grading needed

Drainage

Emergency access at Nevada and California due to too many cars parked along road

The owners are liable for roads

Concern for insurance rate

More cars, more impact on roads

Unfamiliar drivers can make difficult situations

5/25 Clark Tract: Neighborhood Character

Mountaineering opportunities

Topography- prevents overdevelopment

Enough wetlands- prevents overdevelopment (built in resistance to overdevelopment)

Distinct seasons – seasonal change

Living in communities with wildlife

Quiet

View-stellar

Wildlife

Some great neighbors

Located well relative to lakes (Double Eagle Resort, Ski Mountain, etc.)

Very, very quiet during much of the year (80% second home-owners)

Serenity

Neighbors discuss issues and eventually resolve them (i.e. dog leash laws –problems: pooping on others

lots and roads, running up, barking at people and their dogs on leashes)

Concern for those who are just told about the law may again need time for behavior change

Puts neighbors as enforcers

Quiet

Peaceful

We have to work together to solve problems with the roads and snow removal

Feeling safe

Specified “quiet hours” (like Double Eagle hours)

Knowing neighbors

Preserving property values

Views

Views

Quiet

Knowing the neighbors

Wildlife

Feeling safe

Seasons

Access to outdoors

Dark skies

Low density population

5/25 Clark Tract: STR Negatives

Wanted to avoid when moving into area

No transient rentals

Property damage by transients

Come in the dark, get lost, run into things

Sharing space with people you don’t know

Knowing neighbor issues

Establish a policy changing existing property use

Purchase property and then don’t use it and issue it out to strangers

Instead of living in a home it would be a motel zone

Dealing with management company instead of neighbors; their intent is to make a profit while

neighbors deal with the change in the feel of the neighborhood and problems STR presents

Higher tax assessments resulting from higher property values

Neighbors that expect others to deal with their financial situation cause frustration

Parking

Noise

Disrespect of others boundaries

Inability to navigate roads safely- especially in winter

Disrespect of property

Disrespect and interference with wildlife (trash / bears)

Trash

Potential noise

Potential poor property management

Parking

Enforcement, lack of County money to hire more officers

Loss of long term affordable rentals

Ignorant regarding bears and trash

Lack of trash pick-up

Safety- not knowing the people visiting

Lack of neighborhood accountability (people with no vested or emotional interest in the neighborhood)

More likely to be partiers or not

Disrespectful guest

Trash issues

Lack of understanding of wildlife

Lack of winter driving experience

Alcohol related behavioral problems due to altitude, over-exertion, etc.

Traffic (perceived)

5/25 Clark Tract: STR Positives

None

Assist families financially, although good neighbors they need assistance in making mortgage and other

payments

Opportunity to financially benefit the community bringing money (restaurants etc.) and copany

Opportunities to educate transients in wildlife co-existence

County revenue

Personal revenue (property management and maintenance services)

Attracts visitors (offers families visiting opportunity to stay under one roof)

Allows financially stressed owners to retain their home

Allow for use of housing resources that exist without further development

Online listings advertise June Lake at expense of owner

Type I only- owner is also on premises to manage noise, etc.

Owners can use that income to improve their property

If another fee were levied that did not go into general fund it could go toward roads

Helps June Lake economy

Stricter rules might be able to be added I the June Lake area plan to mitigate some of the negatives

Strong case that short term renters have less impact on neighborhoods

Improved local economy

Supported by most hotel/motel owners

Generates TOT

Provides extra warm bed without new construction

Either green and growin or rape and rottin

Property upgrades

Better to control rather than underground

Higher property values

Tax revenue

Rental revenue – reinvestment to maintain

Create economy base to support local business

Upgrade properties

Overnight rentals provide revenue for road maintenance

Allow for regulation

5/25 Clark Tract: Impacts to June Lake Overall

Potential increased demand on paramedic and fire department

Economy a plus

Great options for the tracts that want to have STR

More tourism

More employment

Solution to lodging shortage

More traffic

Homeowners (not STR) have to enforce rules

Less rentals available for workforce

Bring more visitors

Increase in local economy

Puts June Lake on map

5/25 Clark Tract: Solutions & Sticky Dots

Tie fees to community benefits (Roads / Medics) -3

Create single ST rental policy community-wide (not by neighborhood) – 0

Hire more code compliance officers – 1

Limit number of vehicles allowed – 5

Include road conditions as part of permit process – 3

Prohibit Type II Short-term rentals – 4

Prohibit Type I Short –term rentals – 3

Dedicate fees (e.g., TOT) to fund enforcement – 5

Density Limit – 3

Require affordable housing mitigation – 1

Ensure some neighborhoods remain residential without rentals – 0

Insurance requirements – 0

Develop HOA’s with conditions, covenants & restrictions (CC&Rs) – 0

Seasonal Restrictions – 3

Codify liability (renter vs. homeowner) – 0

Lender notification – 0

Require damage from new construction to be repaired – 3

Rental day limit (e.g., # of days/year) – 3

Post enforcement phone # on site and online – 3

Provide another reporting method other than neighbors policing neighbors – 0

No rentals on private roads – 0

No short term rentals in the Clark Tract to ensure / provide for work force housing – 3

Enforce existing rules – 0

Partition or divide the Clark Tract with different regulations by:

Nevada Street – 0

Los Angeles – 0

W. Washington (where there is commercial and existing rental) – 0

Allow type II with new regulations –0

Limit type I with occupancy limits (1-2people) – 0

Adjacent neighbor veto of STR permit – 2

Maintain Clark as a contiguous neighborhood – 5

Split off Mt View Ln as allowable for STR – 0

Allow Type I with new regulations – 0