**June Lake Short-Term Rentals Workshops**

**No Neighborhood / Village Input**

**Open Session Notes**

Negatives/Neighborhood Character

* STR’s are a business
	+ Balance Issues (commercial vs. residential)
* STR’s may result in more parking & paving = potential negative environmental impacts
* Increased property values prices out service employees and other locals, increased difficulty for first time homeownership
* Bad STR experiences: parking, dogs, noise
* Clark Tract is a neighborhood not a business district
* Residents have to deal with the impacts of STR and changed neighborhood character

Positives

* 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
* Legal rentals have not had complaints
* The occasional “bad apples” in STRs are not the norm
* ST renters are usually families and respectful
* Renters can be instantly evicted if causing disruption
* Properties with STR have higher property value
* Currently empty residences = opportunity for people who will recreate here

Enforcement/Management Issues

* Enforcement response needs to be improved – more timely, weekend coverage
* Management agency needs to be responsible
* Enforcement: failure of management company to respond adequately should be enforced as misdemeanor
* Need information and education about good property management firms

Solutions

* Encourage / enable STR’s in certain areas
* Need incentives to build STRs
* Camping is an available low cost option for tourists
* Post 24-hr number for complaint response more conspicuously at STR
* Add enforcement staff
* TOT can fund services

Road Issues

* Road conditions can change so not necessarily good criteria to exclude
* Private road improvement too expensive for homeowners to improve alone
* Clark Tract roads will always be steep and narrow
* Many private roads in potential SFR areas are in poor condition- roads can‘t be brought up to standards (homeowner responsibility)

Market/Economic Issues

* Rodeo Grounds may meet many of these market demands
* Travel has changed - need to meet market demands
* Why have property values stayed low?
* 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
* Questioning of assessments - hard to get accurate
* June = Remote, too far from things, less known
* Perception majority of County taxes paid by non-residents (2nd homeowners)

**Village**

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
* The friendliness of neighbors
* Natural vegetation / views
* Proximity to services
* Quiet
* Little traffic

Negatives:

* Growing lack of affordable housing
* Impacts on workforce housing
* Impacts on existing motels / night to night rentals
* Impacts on neighborhood characteristics / noise etc.
* Enforcement
* 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)
* Having any neighbors negatively affected by STR- even perceived negatives
* Parking
* Garbage
* Noise
* Arrival Times
* They take income away from hotels
* Create noise, traffic and animosity toward neighbors
* Renters are on vacation and generally stay up late and party
* People have large investment in their homes and should not have to put up with transients
* Completely change character of neighborhood
* Required phone number to be posted difficult to handle as only Verizon works
* No internet access without a password

Positives:

* None, they take away peace and quiet of the areas and consume homes that would be long term rentals for employees
* Benefits owner only
* Detriment to residents and neighborhood

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
* Negatively

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

**Business and Lodging (1 person, also filled out form)**

* 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