**June Lake Short-Term Rentals Workshops**

**Input by Neighborhood: Clark Tract**

1. **Clark Tract: Neighborhood Character**

Wildlife

Presence of wildlife

Wildlife respected

Wildlife

Wildlife

Wildlife

Wildlife

Wildlife

Living in communities with wildlife

Wildlife

Wildlife

Wildlife

Nature & Environment

Environment, fresh air

Hearing the running water (falls and creeks)

Waterfalls

Topography

Four seasons (climate)

Nature

Know how to interact with this environment

Clean environment

Physical characteristics- rocks, slopes, etc.

Clean

Distinct seasons – seasonal change

Seasons

Dark Skies

Dark skies

Light pollution

Dark night skies

Night skies – lights

Dark sky

Dark skies

Sense of Neighborhood/Friendly Neighbors

Want more nice, quality, neighbors

Stability

Getting along with neighbors

Friendly neighbors

Neighborhood atmosphere

Everyone knows each other and helps each other out

Don’t want people that don’t care

Only here one night a week

Other property owners respected

Know neighbors

Friendly

Tolerant of neighbors

Care bout neighbors “neighborhood watch”

People in and out next to you

Knowing neighbors / enjoying community / small town living

Neighbors that care about local environment

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

Neighbor relationships

Knowing our neighbors

You know who belongs, can watch out for each other

Knowing who belongs

Community feeling

Some great neighbors

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)

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

Knowing neighbors

Knowing the neighbors

Neighbors have each-others backs

We discuss problems to arrive at a solution

No party atmosphere

Know neighbor’s lot boundaries

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

Puts neighbors as enforcers

Peace & Quiet/Privacy

Privacy

Peace and quiet

Quiet

Quiet

Privacy

Noise travelling up hill

Quiet

Quiet – secluded – sanctuary

Privacy

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

Peace and quiet

Peaceful

Quiet, peaceful

Solitude

Quiet

Privacy

Quiet

Quiet

Quiet

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

Serenity

Quiet

Peaceful

Specified “quiet hours” (like Double Eagle hours)

Quiet

Quiet

Serenity

Peaceful

Views

Views and scenery

Views

View

View

Views

View (x3)

Views

The view

View

View - stellar

Views

Views

View

Low Density & Residential Development

Property devaluation

Take very good care of our property and area in general

Single family homes

Residential (single family) residential

Family / Quiet residence

Non commercial

Homes values

Topography- prevents overdevelopment

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

Preserving property values

Low density population

No commerce (i.e. motels)

Lack of commerce

Too much solitude

Lots of vacant homes (not a lot of character)

Safe

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

Safe

Home sanctuary

Safety

Safety – kids, dogs and personal belongings

Security

Safety for kids in neighborhood

Safe neighborhoods

Feeling safe

Feeling safe

We feel safe

Low/Slow Traffic

Minimal traffic

Low traffic volume

Road etiquette and experience

Condition of roads slows traffic

Usually little traffic

Access to Activities

Proximity to activities (town, ski, etc.)

Mountaineering opportunities

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

Access to outdoors

Other

It’s mine

Affordable housing long term rentals – diversity

Don’t want to be like Mammoth

Not Mammoth

1. **Clark: STR Negatives**

Disrupts Sense of Neighborhood

High turnover

People who don’t know don’t care

Don’t know neighbors who rent

People here to party

People who love living here versus those who only value money

Unfamiliar with our particular neighborhood needs

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

Unfamiliar with our particular neighborhood needs

They have their own agenda

Strangers in neighborhood

Hectic

Business in residential area

Loss of privacy

Dissention between neighbors

Sharing space with people you don’t know

Knowing neighbor issues

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

More likely to be partiers or not

Disrespectful guest

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

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

Neighbors will discuss and solve problems

Disrespectful/Disruptive Behavior

Lack of respecting property and neighbors

Lack of responsibility

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

Not knowing property lines

Irresponsible owners allowing disruptive renters

Respecting property boundaries

Party environment

Come in late at night

Not familiar with winter

Come in the dark, get lost, run into things

Disrespect of property

Disrespect of others boundaries

History of bad experiences

Management/Regulatory Issues

Not properly vetted renters

No management supervision

No penalty to destructive renters

Restrictions not necessarily liked

Unavailable to contact

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

Don’t want our lifestyle dependent on management company

Lack of adequate property management (oversight)

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

Management (ineffective)

Property damage by transients

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

Potential poor property management

Inadequate Enforcement/Neighbors Policing Neighbors

Lack of controls and enforcement

Non-permitted rentals

Enforcement is lax

We don’t want to police others

Enforcement problems

We don’t want to police

Inadequate compliance

County not supervising well enough

Disturbance happens prior to any enforcement

Adequate enforcement

Minimal enforcement

Enforcement- parking / noise / traffic / trash

Needing to watch / enforce neighborhood rules

Enforcement, lack of County money to hire more officers

Dog leash laws being enforced

Code enforcement

We don’t want to enforce this leash law with STR

Change in Property Values/Low Density & Residential Character

Property devaluation

Overuse of property

Purchased as single –family residence

Turn residential area into commercial property

Changing neighborhood character – motel zone

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

Having a junk yard next door, etc.

Overturns our home area into a business area

Removes neighborhood character

Winter condition expense

Wanted to avoid when moving into area

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

Higher tax assessments resulting from higher property values

Establish a policy changing existing property use

Change in existing rules from original expectations

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

Increased Noise

Noise

Noise

Noisy parties / late nights

Uncontrolled noise

Possible noise (mostly at night during the summer)

Noise

Noise

Noise

Noise

Potential noise

Potential noise

Noise

Increased Trash

Trash

Trash

Garbage

Trash

Lack of trash pick-up

Trash issues

Trash

Increased Lights

Lights

limitation night light (stars)

Lights

Lights at night that disturb star gazers

Parking Issues

Parking

In some cases parking availability

Parking issues

Parking

Uncontrolled parking

Parking

Parking

Parking

Parking

Parking

Increased Traffic/Problems Due to Winter Road Conditions

Traffic

Increase in traffic noise and general disruption

Winter driving problems

Additional wear on worn-out roads

Road wear and tear at neighborhood expense

Unsafe snow driving – don’t understand specific roads

Lack of understanding of environment

Increased traffic (including road wear)

Road conditions

Legal liabilities having renters using unfamiliar private roads

Street maintenance

More people more traffic

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

Degrade roads faster

Unfamiliar drivers blocking road

Driving on narrow steep roads

Winter traffic

Additional damage to roads

Additional traffic

No money to fix roads

Inability to navigate roads safely- especially in winter

Lack of winter driving experience

Traffic (perceived)

Traffic

Winter driving issues

Snow removal

Decreased Safety

Safety

Unsafe / less security

Safety issues (especially in winter)

Safety- not knowing the people visiting

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

Drunks

Illegal outdoor bonfires

Fire hazards in yard and stores

Negative Impacts to Wildlife

Detrimental to wildlife

Lack of bear awareness

Lack of respect for wildlife

Negative wildlife interaction- bears

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

Bear Safety

Bears are a problem when food/trash not properly stored

Not knowing how to keep away bears

Wildlife education

Disrespect and interference with wildlife (trash / bears)

Ignorant regarding bears and trash

Lack of understanding of wildlife

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

to attract bear break-ins

Negative Impacts to Local Business

Local hotels lose business

Negative impact on hotels

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

Reduced Workforce Housing Units

Impact local working by displacing work force housing

Loss of long term affordable rentals

Equity: No $$ for costs

TOT doesn’t pay

No cost benefit to neighbors

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

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

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

funding

Too Many

Possible development of dense STR

Too many too close (density)

Occupancy density – too many rentals

Other

Air quality issues

Rent via high-end company

More check and balances

Renters are rated

That they are run properly

That the rules are enforced

Area allows rental currently

That the density of STRs is controlled

No transient rentals

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

Medium term rentals can be worse than short term

1. **Clark: STR Positives**

Economic Benefits for June Lake and Countywide

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

Increase jobs

Keeps local jobs

Improved economy (restaurants, businesses, TOTs)

More jobs in area

Mountain will get more skiers

More and local business

Legal business increase

Positive impact on local business

More worldwide recognition for June Lakes

Economic benefit to June Lake Overall positive economic benefit to community

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

Personal revenue (property management and maintenance services)

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

Helps June Lake economy

Improved local economy

Supported by most hotel/motel owners

Either green and growing or ripe and rottin

Create economy base to support local business

Online listings advertise June Lake at expense of owner

Improvement in local economy

Meets Market Need

Satisfies needs not met by conventional lodging

Increasing need for short term rental for families

Meeting need for additional “beds” without additional construction

Meets need that can’t be met by hotels

The way young people travel

Provides alternatives to motels

Supplying a need for this type of rental

Meets a demand not met any other way

Increase bed capacity without new construction

Allow for use of housing resources that exist without further development

Provides extra warm bed without new construction

Meeting a need not otherwise met in June Lake

Increase County Revenue for Services

STRs would support and get TOT

County benefit (TOTs)

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

County tax benefits

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

Tax revenue

Increase county services

TOT to County

TOT to the County

TOT that can come back to the community in various ways

County generates tax

Generate TOT

Increase tax base

Increase tax revenue will increase infrastructure

County revenue

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

Generates TOT

Tax revenue

Opportunity for Wildlife Education

Opportunity for bear increase awareness

Opportunities to educate transients in wildlife co-existence

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

Regulatory Control/Increased Accountability

If regulated rules can be enforced

Get to know sheriffs better

Control of bad renters

Accountability for guests to adhere to house and neighborhood rules

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

Legitimize short term rents

Ability to regulate

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

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

Better to control rather than underground

Allow for regulation

Social Opportunities

Allows people to experience June Lake and the wilderness

Attracts outside visitors

Might make a new friend or your dog might

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

Meeting nice people

Benefits Property Owner/Provides for Property Improvements

Makes 2nd homeownership more affordable

Allow families to rent to friends or family

Increase property values

Funds could lead to improvements of home

May help with people to afford to keep and maintain property

Money making for individuals (profiteers)

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

Supplemental income

Allowing second home owners to generate income to maintain their property

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

Subsidize income

Upgrades and improvements to property

Increases and improvements to property

Increases property values

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

Payments

Allows financially stressed owners to retain their home

Owners can use that income to improve their property

Property upgrades

Higher property values

Rental revenue – reinvestment to maintain

Upgrade properties

Improvement in upkeep of properties

Increase in property values

Short Term is Less Impactful/Location

Reduces medium term and seasonal rentals

Short term impact vs long term impact

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

Strong case that short term renters have less impact on neighborhoods

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

Potential to Contribute to Neighborhood Service Needs

Road contribution

Potential to pay for infrastructure

Overnight rentals provide revenue for road maintenance

Provides Flexibility & Personal Choices

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

No Positive Aspects

None

Some feel there are none

None

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

we want to see neighbors not strangers

1. **Clark: STRs Impacts on June Lake Overall**

Potential to Incentivize Construction

Construction increase of income properties

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

Infrastructure/Service Impacts

Infrastructure PUD, Fire Department / medical impacts

Utilities (Electrical Etc.) impacts

May have traffic signal

Pressures on infrastructure

Potential increased demand on paramedic and fire department

More traffic

Economic Benefit

Increased revenue local business

Tax revenue

Hotel / Motel owners generally not against STR

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

More opportunities for people to choose June Lake – stronger economy

Good for local business

TOT

Economic benefit to whole area

Ski area

Alternatives to motel rooms

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

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

Improves local economy

Exposes June Lake to a broader tourist market

Potential revenue to improve the community as a whole

More tourism

More employment

Economy a plus

Bring more visitors

Increase in local economy

Puts June Lake on map

Solution to lodging shortage

Improve local economy: restaurants, stores, maintenance, service industry

Provide housing for people who live outside

Negative Economic Impacts

Less eating out in town

Loss of lodging (existing hotels)

Reduced income for local hotels

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

Property Value Impacts: Positive & Negative

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

Property values – potential effects

Those who benefit from additional housing should finance it

Turn residential areas into low class rental slums

Will hurt values, neighborhoods, etc.

Degrades property values and flip side

Change in Residential Character

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

More resort feeling not peaceful

Character of town is what is attractive to people

Loss of quiet

Not sure we need tourists in residential areas

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

turn them into VHR units

Change identity of community

Appropriate in Some Locations, Not in Others

Each neighborhood should be treated differently – different STR densities

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

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

Great options for the tracts that want to have STR

Homeowners (not STR) have to enforce rules

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

Density of STR should be determined

Reduction of Workforce Housing

Loss of affordable housing

Concern about reduced housing for locals

Loss of low cost housing for workers

Will worsen affordable housing shortages by turning into TROD

Less rentals available for workforce

1. **Clark: Other Comments (Open Session)**

* Put this issue on the ballot and leave the democratic decision to the people like the past Measure Z 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 motel/hotel operators recognize this & 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
* 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.
* 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

**June Lake Short-Term Rentals Workshops**

**Input by Neighborhood: Petersen Tract**

1. **Petersen Tract: Neighborhood Character**

Nature/Environment

Beauty

Close to nature

Trees, trails nature, peaceful

hiking, trails, sledding, snow play, water play

Next to FS land

Wildlife is all around

Wooded atmosphere

Wild animals

Beauty

Nature setting

Quiet

Quiet

Privacy

Quiet

Quiet

Quiet

It’s serene and quiet

Quiet

Quiet

Quiet

Tranquility

Sense of Neighborhood

Friendly neighbors – know your neighbors! X2

“Neighborhood!!!!”

Single Family Residential designation

Good people as neighbors

Small town neighborhood feel

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

Kids

Limited full-time residents

Friendly neighbors

Safe

Feel secure & Safe!!

Safe

safety

Roads/Access

1 inlet/1 outlet = low traffic

Small roads

Little traffic

Access to Activities

Proximity to ski area

Proximity to Ski Area

Close to Ski Area

Other

Vacation Home

Property values

There is no HOA

1. **Petersen: STR Negatives**

Reduce Workforce Housing

Displace workforce renters

Takes long-term rentals from inventory

Potentially less properties available for work force

No long term housing

Increased Traffic & Parking Issues

Potential for inexperienced (winter) drivers

Bring too many cars – parking on roads

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

Too much traffic

Road issues

Not aware of road conditions

Parking

Limited parking

Traffic

Neighborhood access

Increase in traffic

Traffic

Poor drivers

Increased Noise

Noise

Too much noise

Noise

Noise

Noise

Noise

Reduced Safety

Safe neighborhoods

Neighborhood friction

Have to defend our property

Greedy!!

Forces neighbor to neighbor discussions

Sense of community altered by influx of strangers

Outdoor fires

Inattentive people inadvertently causing harm or damage to the neighborhood (fires, crashes, fatalities)

Inadequate Enforcement/Management

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

2nd homeowners not present when some problems occur

Not enough oversight

Disrespectful/Disruptive Behavior

Disrespect for the environment and neighbors

Not respectful of the property

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

Large groups tend to party

unruly renters

Loud parties

Party atmosphere opposed to people fostering community

Disrespectful city folk acting inappropriately for the neighborhood and mountain environment

Trash

Trash

No trash services

Pollution

Other

Where TOT will go

Current monthly rentals are in poor condition

Activity

Money-driven at the expense of June Lake community

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

Lights

Overcapacity of the home

Strain on community services

1. **Petersen: STR Positives**

Increased Revenue for County Services

TOT Zones = dedicated to the June Lake Area

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

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

Increased TOT

TOT

Improved Economy

Help save June Mountain through more visitors

Business would benefit through more people

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

More bed space

Benefits businesses

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

All business and the community benefit

Property Improvements/Homeowner Benefits

Homes are not vacant thus maintenance issues can be fixed

Not all renters are bad

Increased property values

Potential positive property values

Income for home owners

Increased income for property owners

Income for current home owners

Benefits property owners

If you are the one doing it, money

Social Opportunities

Memories for families

Share our community with others

Eliminate Illegal Rentals

Eliminate illegal rentals

Increased Housing

Additional housing for the area

Additional housing for short term visitors

1. **Petersen: STR Impacts on June Lake Overall**

Negative Economic Impacts

Takes away from motels/hotels/condos already in business

Changes Character of Community/Neighborhoods

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

Lack of stewardship of many visitors

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

Influx of people not devoted to preservation of community

Increases Enforcement Needs/County Expenses

Strain on enforcement and other community services

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

Economic Benefits

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

Could bring more business to June Lake

They keep the town flourishing, without them the town dies

Jobs

Exacerbates Workforce Housing Shortage

Already a lack of long term rental housing

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

Crunch

We need more monthly rentals in the community

Benefits to Homeowners

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

and personal use is reduced

Income

Other

We just don’t need them in the Petersen Tract

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

1. **Petersen: Other Comments (Open Session)**

* No HOA in the Petersen Tract
* 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

**June Lake Short-Term Rentals Workshops**

**Input by Neighborhood: Leonard Avenue Area**

1. **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

1. **Leonard Avenue – STR Negatives**

Signage – negative aesthetics

Typical concerns do not apply to Leonard Avenue

1. **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

Small community with no known opposition

Property low-density – approx. 24 homes

Economic benefits/increased competitiveness

Help Keep Mountain Open

Improve commerce countywide

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

1. **Leonard Avenue: STR impacts on 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 empathizes with issues in other areas

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

**June Lake Short-Term Rentals Workshops**

**Input by Neighborhood: Highlands (1)**

1. **Highlands: 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

1. **Highlands: STR Negatives**

Noise

Alcohol

Drug use

Excessive car parking

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

1. **Highlands: STR Positives**

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

1. **Highlands: STR impacts on June Lake Overall**

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

Upside is they boost community with economic activity

1. **Highlands: Other Comments (Open Session)**

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