

June Lake Nightly Rental Issue

Based on June Lake CAC Discussion 11.01.16

BASIS

1. **Purpose:** Conduct a community conversation to update June Lake Area Plan policies to address nightly rentals in residential areas.
2. **Need:** The initial reasons for providing the Transient Rental Overlay District (TROD) may have been different; however, the current reality is that nightly rentals are a common issue in resort communities and are not going away. The current process has limitations and an alternate mechanism is desired by the community.
3. **Principles:**
 - a. Adequate opportunity to express opinions and provide input must be available to all community members, and community members should feel like their input was heard and considered (with the recognition that not every individual will "get what they want").
 - b. We will develop consensus and agreement to the best of our ability, and a sense that the decision is made in the best interests of the community as a whole. There is recognition and understanding that 100% agreement is unrealistic, but we will strive for something most people "can live with."
 - c. Community involvement, engagement, and participation is critical, and we will seek to achieve as much as we can.
 - d. Finality and certainty is needed – finality in that a decision will be made and we do not need to continue revisiting this conversation regularly, and certainty for homeowners about the status of nightly rentals for their property.

INTEGRATION OF SUPERVISOR JOHNSTON'S PROPOSAL

Supervisor Johnston's proposal essentially contains three components:

1. Map "neighborhoods" in the June Lake area. Staff initially identifies the neighborhoods, then the community provides comment.
2. Identify neighborhoods where nightly rentals are viable and acceptable, and neighborhoods where they aren't. Staff initially determines which neighborhoods are not viable based on technical issues, then the community provides comment.
3. Take these neighborhood proposals to a vote of the community. An 80% approval rating is proposed. Amend the General Plan with a new Land Use Designation that allows for nightly rentals for those neighborhoods with voter approval.

These components are integrated into the work plan that follows. Based on the principles identified by the CAC and community, community-based planning is relied upon to develop consensus about defining neighborhoods and acceptable locations for nightly rentals. The final decision mechanism – whether a vote or some other mechanism is used – is undetermined at this point. However, since the outcome will be reflected in the June Lake Area Plan, the ultimate decision will be based on recommendations of the JLCAC and Planning Commission, with the final decision by the BOS. As the conversation, direction, and areas of agreement evolve, the most appropriate or preferred decision method will become clearer.

WORK PLAN

1. DETERMINE PROCESS, METHODOLOGY, AND CALENDAR – Dec. 6, 2016 CAC workshop

2. DEVELOP NEIGHBORHOOD MAPS

- Are maps needed? Is there another method that should be considered? These questions must be asked...
- Who draws the lines? CAC vet first?
- Suggestion: boundaries can overlap, subareas can be identified within neighborhoods, and entire areas do not need to be treated the same.
- Initial maps are for outreach purposes, and further refined though public discussion and meetings.

3. IMPLEMENT OUTREACH CAMPAIGN

- Options for advertising & notification
 - Tax base mailing
 - PO Box mailing
 - Email to County subscription list
 - Personal email distribution
 - Phone calls (from CAC/community members)
 - Radio/newspaper announcements, calendars, publications, PSAs
 - Flyers: distribution by community members, post in community location and County website
 - Spanish translation
 - Word-of-mouth
 - Other?
- Options for engagement and input
 - Community-wide meetings
 - Neighborhood meetings
 - Who is allowed to participate?
 - Survey (see "Collect Data" section)
 - Phone calls
 - Door to door
 - Anonymous suggestion box
 - Formal Public Hearings by the Planning Commission and Board of Supervisors
 - Other?
- Timing: establish calendar

4. COLLECT DATA

- **Survey?:** The housing survey is going to occur regardless, and the June Lake community has an opportunity to include questions specific to nightly rentals (or not). A specific question for/against nightly rentals has the problems of bias and education that have already been discussed. Here are some other options:
 - Ask about the types of housing units that are needed, and include the whole spectrum: long-term rentals, short-term rentals, multi-family units, affordable housing, nightly rentals, single-family units, etc.
 - Ask about the biggest problems/concerns with housing in your neighborhood, such as dilapidated properties, noise, infrastructure, too far from work, no non-motorized way to get to work, etc.
 - Ask about the best features of your neighborhood that make it a desirable place to live, such as quiet, no traffic, etc.

- Include a demographics section (needed for the last two questions), which can include neighborhood and residential status (full time, seasonal, renter, second homeowner, etc.).
- Other?
- Timing: Jan/Feb 2017
- **Technical information:** Physical mapping, such as road grades, surface, pothole locations, snow removal circumstances, flood areas, avalanche locations, land ownership (INF permittee cabins), etc.
- **Community and Neighborhood Meetings:** This general meeting structure/agenda can be used for both community-wide and neighborhood meetings.
 1. Purpose and Need
 2. Background/Education
 - a. JL Vision
 - b. TROD history and context
 - c. Current land use maps to identify "single-family" neighborhoods and where nightly rentals are currently permitted
 3. Constraints: policy outcome must be legal and enforceable
 4. Concerns/fears/negatives about nightly rentals in the neighborhood
 5. Opportunities/benefits/positives of nightly rentals
 6. Discuss neighborhood maps:
 - a. Are the maps drawn/defined correctly?
 - b. Technical characteristics for nightly rentals
 - c. Social/neighborhood considerations for nightly rentals
 7. What can people live with? Is there some degree of perceived consensus on where nightly rentals should and shouldn't be allowed in this neighborhood area?

5. ANALYSIS – PHASE I

- Compile all public input, retain verbatim documentation when possible
- Provide analysis of data to identify areas of agreement and controversy by community and neighborhood, identify ownership status (full time resident, second homeowner, renter, etc.) when possible
- Provide analysis of potential solutions
- Explore and determine policy tools: GP/AP policies, ordinance, etc.
- Determine direction of policy development, consider initiating a vote, consider other decision making tools

6. ANALYSIS – PHASE II

- Write up a draft document for feedback and review by the June Lake CAC/community. Multiple drafts may be needed, and how we proceed from here depends on the discussion at this point in time.

7. FINAL DECISION

- The ultimate decision will be based on recommendations of the JLCAC and Planning Commission, with the final decision by the BOS.