

June Lake Citizens Advisory Committee

December 6, 2016

Vacation Home Rental Subcommittee Workshop

A group of citizens met at 6 pm to begin to address the process of revising the June Lake Area Plan to address the growing concerns about short-term vacation rentals in June Lake. Present were Dorothy Burdette, Bob Gardner, Wendy Sugimura, Scott Burns, Lynda and Ross Biederman, Ann Tozier, Jeff Ronci and Nick Criss. Wendy presented a document titled "June Lake Nightly Rental Issue" as a foundation for the work plan [**find document content inserted at the end of these minutes**]. The group reviewed this document. It was agreed to meet again before the next CAC meeting.

Regular Meeting Minutes

Jeff called the meeting to order at 7:08 pm. Committee member attendees included Jeff Ronci, Ann Tozier, Julie Brown, Jora Fogg (new member), and Bob Gardner. BOS Tim Alpers was absent, but Larry Johnston was in attendance.

Public Comment:

Bob Gardner mentioned another bear break-in occurred in the Williams tract at a second homeowner's house. He wanted to pass along that the homeowner thinks that the county is not doing enough to prevent these.

Dorothy Burdette expressed appreciation for the quality of Ann Tozier's CAC minutes. [Thank you, Dorothy]

Review of November minutes: Ann made a motion to approve them, Bob seconded it, and the vote was unanimous to adopt them.

BOS (Board of Supervisors) Report:

Larry Johnston gave a report on behalf of Tim Alpers. The BOS looked at, and approved, the treasury report. Bob Musil, Mono County Registrar, has resigned and they are looking to replace him. The recent election results were not certified; there is a recount being conducted for June Lake's PUD officers next Monday. [The full minutes can be viewed online at the Mono County website.]

Agenda Items:

Eastern Sierra Transit Authority – Summer shuttle service review (John Helm):

There was no formal survey of the service performed, but ESTA talked to the drivers, people in the campgrounds and some locals. Bob Gardner suggested that we might include this service in the upcoming housing survey to gather more information (directed to Wendy Sugimura). John Helm stated that ESTA did not get the funds this year that they used for the shuttle in June Lake last

summer, so there has been no decision yet as to whether the shuttle will happen next summer. In March he will have to present his plan for the coming summer months to the ESTA staff. The cost of the service was approximately \$28,000. They like to get 10% of this back from the service, but it only made \$525. He could recommend the service be repeated if the community subsidized the needed amount. **He would like community and CAC input on this prior to March.** Ann Tozier recommended to the CAC that they request the service again for next year, Julie Brown seconded, and the CAC voted unanimously in favor of the motion. Jeff Ronci volunteered to talk to the businesses in town. It was brought up by several people that you cannot judge the success on one year, and that it may take several seasons to establish ridership. **[Please see ESTA Staff Report, as handed out at the CAC meeting by John Helm, among the additional documents at the end of these minutes.]**

Vacation Home Rentals – Review/approve subcommittee proposed work program:

Jeff Ronci read the following letter from Patti Heinrich.

“Hi Jeff

I will not be able to attend the meeting tonight. I have been sick all last night and today. Don't want to infect anyone.

However, I would like to express once again my concerns and opinion regarding TROD in the Clark Track. Under no circumstances do I want any part of the Clark Track included in TROD zoning. I am holding Vikki Bauer our Supervisor at the time, accountable, for the statement she made in public form during the discussions to the homeowners in the Clark Track that they would be excluded from TROD. I am also tired of the County trying to shove their opinion down our throats. I am very concerned that over the last 10 years or so, my neighborhood and our way of life has had to be defended because the county wants to make a change. I just do not understand why the county is not getting this message. If this badgering continues, my neighbors will have to seek resolution of this issue by other means. The CAC voted to have the June Lake Area Plan as our guidelines for TROD. When the JLAP is revised in the near future I want to see the Clark Track Excluded from TROD. Please feel free to read my concerns tonight. I have copied Larry Johnston and Tim Alpers on this email.

Patti Heinrich

June Lake CAC “

A workshop was held, prior the this regular CAC meeting, to begin the process of reaching out to the community and home owners in order to revise the JL Area Plan to address short term rentals in June Lake. The process is just beginning, and will continue in another workshop prior to the next CAC meeting. There was nothing concrete to report.

Report of Planning Activities in June Lake (Wendy Sugimura):

There was a final US Fish and Wildlife ruling on the Sierra Nevada Yellow-Legged Frog that excludes the front country lakes and some high country lakes. They will be able to continue stocking those with fish. [I, Ann, believe that I found the applicable document of the ruling at the website below.]

<https://www.gpo.gov/fdsys/pkg/FR-2016-08-26/pdf/2016-20352.pdf>

In regards to CAC membership, Scott Burns noted that Bob Gardner would be leaving in order to take on his position as our supervisor. John Logue and Rob Morgan are no longer coming, so we

are in need of members. Please spread the word in the community about these vacancies. Ann Tozier's membership is expiring and needs renewal as an agenda item.

The Planning Commission is meeting next week and will be discussing their recommended (to the BOS) changes to the transient rental process. *

An environmental document is in process for the proposed Tioga Mobile Home Park.

Next regular meeting of the CAC will be on January 3rd. ** It was decided to again start with a prior workshop at 6 pm to continue discussing the Transient Rental update to the JL Area Plan. Anyone can come to this meeting. The regular CAC meeting will follow at 7 pm, as usual.

The meeting was adjourned at 8:09 pm.

CAC Minutes were taken and submitted by Ann Tozier.

* Note: The Planning Commission voted to ask the BOS to exclude June Lake from the transient rental process until the community can update their area plan. Those in attendance had a hard time hearing them, as they weren't using their microphones, but what we got out of it was that they recommended to approve the Type I and Type II rental classifications, and also to exclude June Lake for now.

** Note: The January meeting was later canceled.

Additional Documents:

June Lake Nightly Rental Issue

(Wendy Sugimura)

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 through 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.

STAFF REPORT

Subject: June Lake Summer Shuttle Recap

Initiated by: John Helm, Executive Director

ROUTE DESCRIPTION

The June Lake Summer Shuttle began service this past summer operating from the last weekend in June through Labor Day. The route was funded with excess state Local Transportation Fund revenue received the prior year. The route provided hourly frequency service between June Lake Beach and Silverlake Campground with multiple stops in between, including three stops in June Lake Village.

RIDERSHIP

A total of 405 trips were provided over the course of the 72 day operating season. This works out to an average of 5.63 trips per day, or 0.7 passenger trips per run. Two days had zero passenger trips for the entire day. The largest ridership day was July 10th, when the route provided 21 passenger trips. The season's ridership is detailed on the following page.

MARKETING

The route was publicized in local media (radio and television) as well as on ESTA's website. Informative posters were made for each of the bus stops which detailed the route map and stop times. A 3" by 8" route information card was produced and had delivered to businesses along the route on two different occasions during the summer. Despite these marketing efforts, the service was not well utilized and ESTA staff heard comments to the effect that "you should do more to make sure that people are aware of the route".



**JUNE LAKE SHUTTLE 2016
RIDERSHIP STATISTICS**

RTE_DATE	TOTAL PASSENGER TRIPS		RTE_DATE	TOTAL PASSENGER TRIPS
6/25/2016	2		8/1/2016	4
6/26/2016	0		8/2/2016	10
6/27/2016	5		8/3/2016	2
6/28/2016	18		8/4/2016	5
6/29/2016	0		8/5/2016	8
6/30/2016	3		8/6/2016	9
7/1/2016	7		8/7/2016	2
7/2/2016	4		8/8/2016	3
7/3/2016	13		8/9/2016	7
7/4/2016	1		8/10/2016	2
7/5/2016	2		8/11/2016	5
7/6/2016	11		8/12/2016	6
7/7/2016	1		8/13/2016	10
7/8/2016	12		8/14/2016	5
7/9/2016	9		8/15/2016	2
7/10/2016	21		8/16/2016	1
7/11/2016	4		8/17/2016	3
7/12/2016	2		8/18/2016	9
7/13/2016	8		8/19/2016	1
7/14/2016	17		8/20/2016	2
7/15/2016	6		8/21/2016	3
7/16/2016	3		8/22/2016	4
7/17/2016	2		8/23/2016	4
7/18/2016	9		8/24/2016	2
7/19/2016	1		8/25/2016	1
7/20/2016	1		8/26/2016	1
7/21/2016	9		8/27/2016	7
7/22/2016	8		8/28/2016	5
7/23/2016	3		8/29/2016	14
7/24/2016	1		8/30/2016	5
7/25/2016	10		8/31/2016	4
7/26/2016	2		9/1/2016	4
7/27/2016	1		9/3/2016	18
7/28/2016	12		9/4/2016	13
7/29/2016	7		9/5/2016	1
7/30/2016	3			
7/31/2016	5			
JUN/JULY TOTAL	223		AUG/SEPT TOTAL	182
AVG./DAY	6.03		AVG./DAY	5.2
			SEASON TOTAL	405
			AVG./DAY	5.63