

**Inyo County Short Term Vacation Rental
Public Outreach Workshop
American Legion Hall
June 29, 2017, 6:00 p.m., Independence**

Summary of Public Comments

Note on Form: Comments in Black were from the Public. Notes in Red were responses or other comments by County Staff

- Short term vacation rentals should be allowed. Collect TOT. Parking needs to be required in such a way as to not affect the neighbors.
- I have mixed feelings about short term vacation rentals. There is one 15 feet from my house. No noise problems, but there is a high turnover of people and so I don't ever know the people next door. Did not know it was a short term vacation rental when I purchased the home.
- A problem is the availability of housing if short term vacation rentals are allowed.
- My neighbors were bad neighbors, so I purchased the home next to me to do short term vacation rentals and have control of who was in that house. I see the pros and cons of both sides. I am willing to pay the taxes but not willing to be fined for a zoning violation.
- What is the cost of a Conditional Use Permit?
Initial deposit of approximately \$1,500. But could be a bit more or less depending on how complicated.
- 2 people expressed that they are for short term vacation rentals.
- Las Vegas just passed an ordinance on short term vacation rentals. You need to post something visible to let people know it is a short term vacation rental. There is a problem when there is a lack of accountability. And how do these affect property values and requirements at sale of the property.
- Can these houses be categorized as short term vacation rentals (so that the use carries over at sale)?
- Short term vacation rentals must be TOT
- Bed and Breakfasts should be restricted to commercial zones.
- There needs to be a cap on the number of people allowed. Maybe the pillows on the beds or permanent set up sleep spaces.
- Requirements for insurance are not currently enforced. Requiring insurance needs to be enforced and it needs to be comparable to the requirements for hotels.
- Parking as a problem varies with availability

- Short term vacation rentals may cause issues with traffic.
- There needs to be signage with a phone number on who to contact with problems.
- A short term vacation rental needs to have adequate lighting so that the address is clearly visible.
- Signs can be removed. So this takes us back to an on site manager.
- Require some sort of business license.
- A property manager should be available 24 hours a day.
- Require the posting of rules and regulations (hours for noise).
- The new allowance of cannabis might cause more issues with fire.
- Unenforced rules are a problem
- Do not over regulate.
- Educate tenants so they respect the neighbors and neighborhood.
- The fire marshal needs to be involved and fire regulations need to be a high priority.
- It might be a choice between vacation homes and vacant homes. Both have their pros and cons. But a bunch of vacant homes results in a dying town. Short term vacation rentals bring in income.