

# BCPOA 2023 Short Term Rental Survey Results

The latest STR survey results were marred by a number of obvious "sock puppets" submitting nearly-identical responses purporting to be from different parts of the canyon. This makes the numerical results not worth reporting. Apologies for the wasted time to everyone who submitted in good faith; it is sad that this is the level of civility that now passes for normal.

However, a few of the questions preserve some directional validity despite the additional "contributions" and the written responses to the survey are an interesting read, so I've shared them below.

## What benefits shape your view on short term rentals?



none

Less regulation the better

no benefits

I see only downsides on short term rentals. They would increase development pressure in many ways, some of which we have seen in lower Bridger already.

Property Rights

Airbnb or VRBO is a better alternative than a big hotel or resort in the canyon

No benefit to me, as I don't want them. Too many people, cars, use of water, etc

None

none

I am concerned that too many short term rentals would negatively affect my property value

There are no large scale benefits. Only economic benefits to individuals

Short term rentals have a much lighter footprint on both the canyon and homeowners property. Only one vehicle comes with str families where long term rentals come with all vehicles and daily travel up and down the canyon.

I don't think there are benefits to the community with short term rentals

None

No benefits other than to persons renting the property

supporting local prospective employees

## I SEE NO BENEFITS

STR rental income helps native residents afford taxes, maintenance and improvements on property increasing curb appeal and property values in the neighborhood

none

short term rental traffic and congestion in the ca

none

We receive no benefits from neighbors renting sort term, only negatives.

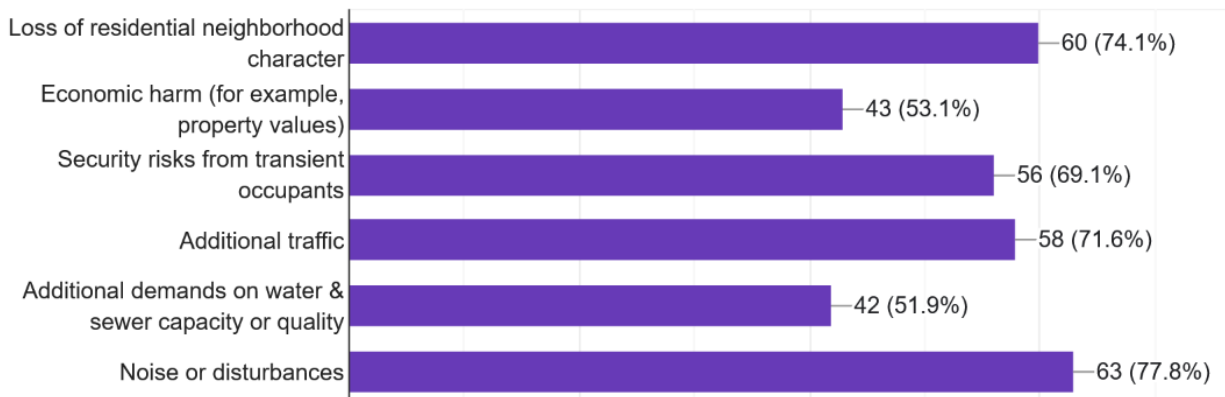
None. It's a neighborhood not a business.

I think that an ADU designation for owner-occupied properties only would be beneficial for many owners

Temporary life changes like needing to leave to care for elderly parents and want someone in my home

No benefits

## What concerns shape your view on short term rentals?



increased fire risk

There are lot of small lots that can be developed in the canyon. If short term rentals are OK, they will be developed.

All of the above could be negatives, but should not overshadow property rights

I have no concerns

Additional wear & tear on a private road

None of the above

STR allow residential lots to show income, which increases and exacerbates property values.

Because STR are highly based on reviews, renters are very likely not going to be destructive, have parties and become a nuisance to people around them. That's another story for long term rentals. Nightmare long term renters are very hard to monitor. Don't care if they make neighbors mad or follow neighborhood rules such as posted speed limits. Short term renters visit, spend lots of money in our community AND then they go home. Nightmare long term renters are hard to evict, feel entitled and don't care if they follow the rules of the canyon. Short term renters want to be able to return to their "home away from home" rules

I think communities are best served by owner occupied housing. There are already too many part time residents in the canyon. We need more people who this is their primary home, not more short term occupants who aren't invested in the community.

The additional fire risk by noninvested renters

None

not concerned

No way to control or regulate activity

I am concerned about "loss of neighborhood character" and "economic harm" but not in the way implied in this question. Neighborhood Character is changed significantly when local "working" owners are replaced by wealthier out-of-state owners who are often absent most or part of the year. Restricting or banning rental property rights decreases local owner's ability to make a living and therefore, increases the probability of property turnover which will negatively impact the "character of our community." Absent owners do not contribute in the local economy or community. Whereas, occupied properties (renting tourists, owners, or hired caretakers) are residents who spend significantly in the local economy which helps long time owners afford to keep their Bridger Canyon property and preserves the community against the inevitable increase in taxes and cost of living. I would argue that updating the BC zoning regulations to preserve rental land use property rights will keep economic options available to preserve local ownership, neighborhood character and land values.

visual pollution and fire risk

Additional HWY concerns... see comments in "other" section

none

renters not adhering to posted speed limits

I have no concerns

No problem with str

We've experienced disturbance and had to spend over \$10k on a gate because our neighbors rent out their house all year to often unruly people.

Damages by short term renters, additional impacts on emergency services, owner or manager of STR's tend to be irresponsible in enforcing rules or responding to complaints

None

I don't see any harm.

Individuals in area that don't understand fire risks and other rural considerations

N/A

NA

None

I see no issue with short term rentals and have experienced no negative effects associated with them in Bridger canyon.

No concerns with short term rentals. We have experienced no issues since they have been operating, which has been for many years.

Not concerned about any of the issues mentioned in this section.

Reducing availability of workforce housing

## Should short term rentals (under 30 days) be permitted in Bridger Canyon? Comments on short term rentals:

not appropriate for Bridger Canyon

With a proper contract with liabilities spelled out and the homeowner having \$1 million dollars minimum umbrella policy.

Short term rentals on property with enough acreage to protect neighbors from impacts should be defined.

Support the proposed text amendment

Our neighborhood, mile 8.5, just went through this. A developer bought the land, developed 5 lots, and then tried to do short term rentals until we called him on it. There are lots of other small lots grandfathered under the zoning, and there will be increasing pressure to develop those properties. If short term is approved, it will lead to the development of these small properties, more fences will go up, Elk habitat will vanish, and dang, we may as well live in Belgrade.

Property rights are a very important part of freedom.

I have had short term rental property in upper Bridger Canyon since 1987. I believe that it has enhanced the experience that guests have had skiing, hiking and biking.

NO, please. We like the canyon as is.

I can see short term rentals becoming a problem in Bridger Canyon if not managed properly. I am not sure I want to see them never allowed. Need to have more information on this topic.

If there are strict limits on the number of properties that can be utilized as short terms rentals at any given time.

Bridger bowl during ski season only

Clear definition of occupancy (number of people vs bedrooms, sq footage, parking, roads), and impact on neighborhood ( noise etc).

A positive economic impact on our canyon with a much lighter footprint (density) than longer term rentals.

short term rentals are not in keeping with the canyon's characteristics

STRs help individuals but harm the community. Every realtor justifies high home prices by citing STR rental potential. So, anyone looking to buy a home that is not interested or able to utilize the asset as an STR is disadvantaged from buying. BAD for the community.

Why is this just a survey on STR? Short term and Long term rentals are NOT prohibited in the BCPOA by-laws. Your language in the introduction of your very biased survey states "Implicitly short term rentals are not permitted..." Does this mean long term rentals are also not permitted? That seems to me to be a battle you will not win over with the people you supposedly represent in this Canyon. In my eyes, a rental is a rental is a rental. This same survey from 2016 showed 51% were in favor of STRs. I am curious as to why you are not supporting the majority your property owners and how much of BCPOA's money has been spent in your efforts to prohibit STRs? If you are successful in your efforts, are you going to be ready for a major legal battle? Because you will also need to shut down all RENTALS in the canyon (long term, horse boarding, quid pro quo stays at property owners homes...don't let your friend buy your dinner for letting them stay at your home). And then this can of worms that you have opened becomes neighbors turning in neighbors for every single visitor coming to their property. You will not win the battle of "a rental is a rental is a rental". Maybe it is time to quit spending money and time on the rental issues and try to figure out how to get the center line rumble strips put back into Bridger Canyon Road. That would be something that actually keeps your residents safe.

*Host note: BCPOA has spent exactly \$0 trying to ban STRs. In fact BCPOA endorsed the Zoning Advisory Committee's draft legalizing STRs, and spent a lot of money promoting such an amendment.*

Short term rentals should be limited to a minimum of 30 days

I do not believe STRs will fit into Bridger Canyon. They will serve to further the regular rental shortages and degrade the agricultural tenor of the canyon.

If there are explicit terms to define what is expected and what are the consequences for violating the terms for owners and occupants.

perhaps near Bridger Bowl but nowhere else further away than say a couple of miles

If someone wants to rent all or a portion of their property long term or short term they should be able to.. for whatever reason. It appears those that don't want rentals in Bridger Canyon are the "I

have it all" outsiders who moved here from somewhere else and are trying to change the canyon to fit their idealistic views.

"These kinds of decisions are often made with the idea that we know our neighbors to be well intentioned and nothing will ever change. However there are less well-intentioned companies and individuals who will turn it into a business or not control or regulate behaviors ....Many already short term rentals are already causing difficulties in other neighborhoods.. the city of Bozeman has revised laws to try to control short term rentals. Be careful what you wish for...it may be a nightmare rather than a dream.

Short term rentals add nothing to the desirability of a neighborhood. Short term rentals should be allowed only in certain areas, they are nothing more than big hotels and should be treated as such. Yes, I believe in private property rights and use is up to the owner, until it interferes with those in the neighborhood. Let's be kind to our neighbors and put short term rentals in specific areas and not in our community neighborhoods.

"As a long time STR Bridger Canyon property owner and native Montanan, I am obviously passionate about preserving property rights for rental income so my husband and I can continue to afford our little piece of paradise in Bridger Canyon.

But self-interest does not make me wrong about the benefits of Short Term Rental rights to our Bridger Canyon community.

For anyone whose first reaction to rentals is negative, I would encourage you to look at the bigger picture and consider your own property rights. Even if you do not plan to ever rent your property short term or otherwise, the right to do so is still extremely important to your property value and economic flexibility as circumstances in life change. Unexpected hardships happen all the time and flexibility to create income to maintain property may be key to keeping your valuable Bridger Canyon land or passing it down to family.

Also, the freedom to determine land use on your own property (within reason) is near sacred for Montanans. No Montanan hates it more than when "outsiders" tell us what we can and can not do on our own land, especially when it has little or no effect on them. As a rural community, most Bridger Canyon homes are separated if not isolated from neighbors so that any impact of who occupies a home (tourist or owner) is significantly less than in town. In those few areas of the canyon where homes are closer together, it may make sense to draw zoning sub-zones with specific rental regulations to accommodate a specific neighborhood consensus on land use, like the current areas delineated near Bridger bowl. But it seems extremely unfair for property rights land use to be restricted throughout Bridger Canyon where impact on other owners miles away is near zero.

On the positive side, STRs can benefit Bridger Canyon residents by providing options for visiting family and friends to rent an STR in the canyon rather than a hotel in town requiring more driving up and down canyon roads. Bridger Canyon STRs arguably decrease traffic because tourists stay nearer recreation hot spots like hiking trails, Crosscut and Bridger Bowl Ski Area rather than driving back and forth from rentals and hotels Bozeman. Best of all, STRs increase tourist dollars and tax

revenue that support local businesses and help decrease resident taxes as well as help pay for much needed infrastructure development.

Most importantly, STRs promote quality tourists (families and couples) who come to enjoy the great outdoors, spend lots of money in the local economy and then GO HOME.

limits should be in place such as minimum stay (a week?), number of people; number of vehicles. One should either be occupying the house on the property, or renting, but not both. Otherwise the rental would be increasing the density of housing.

somehow address possibility of disruptiveness triggered/caused by STR guests; need one week minimum required...new constructed units in the cyn not permitted to have STR...Existing residents can be grandfathered...but with conditions.

It is our/their property. Be a good human and be respectful. Having rules and rule enforcers make neighborhoods icky. We are a rural neighborhood and have unique qualities to share. I'm a PT farmer that lives next to a ski hill! I live next my friends and family. How cool is that?!

"We feel STRs should be allowed in Bridger Canyon and that BCOPA should work with the county to have this specified

Home Owners should not lose a property right to rent either short or long term"

significantly changes the character of the community and creates many issues for neighbors

In favor of protecting my property rights and don't appreciate limitations or restrictions

Keep them

NO!

Bozeman is having so many issues with this and trying to manage an out of control str issue. I prefer that Bridger Canyon stay residential and avoid all of it.

Grow up

I'm not a proponent of STR's, but IF they were allowed, my major concern is highway safety. I own one of the properties across from the stallion station. This happens to be where a passing lane begins and the speed limit increases to 70. So we have cars regularly passing others in the oncoming traffic lane doing 75-85 MPH in front of the driveways of these homes. Near accidents are not uncommon. As homeowners, we've become aware that turning right out of our driveway, there's likely to be someone doing 90 in the oncoming lane because they're trying to pass someone else. My concern is that short term renters won't have this same level of experience/caution with that stretch of highway. IF we allow STR's, I (and many others in our neighborhood) believe it needs to come with a lower speed limit and/or removing the passing lane in front of these homes. STR's will also increase the amount of people driving the highway at night who aren't familiar with it, and since they're on vacation, a much higher likelihood that they'll be drinking.

I strongly feel this isn't an area for BCPOA to be heavy handed with. This is a matter best left to the county zoning and within covenants so that each "neighborhood" within Bridger Canyon can craft language that is best suited to their particular area within the canyon. I appreciate your

recommendation to the county to allow STR's in Bridger Canyon. We chose Bridger Canyon 20+ years ago and have not rented out any portion of our home or guest house, however, as property taxes and other expenses increase, we may need to consider additional sources of income in order to stay in our home. I'd like to retain that property right.

*Host note: BCPOA isn't the regulator here; we're simply trying to get a read on what people would like to see happen, so we can facilitate that.*

never under 30 days as these tourists are transient and do not respect the area

Should not be allowed in Bridger canyon, ever.

To me, short term rentals will help many people! Less traffic of people traveling through the canyon from Bozeman, as they're already staying in the canyon. Short term rentals provide a major business opportunity for many different people (small "managing business, local electricians, plumbers, etc.)

neutral on STR opinion

As long as noise and disturbances are kept to a reasonable level

STRs would be limited to Single property ownership to avoid large scale corporate ownership of properties solely for the purpose of STR income

If a sub-divisions covenants preclude STRs then they should not be allowed. Property owners that are not in a sub-division should be able to rent their property to ST renters as long as they don't live on the property at the same time. That would constitute a bed and breakfast and should be licensed as such. Any STR must be licensed.

they should be allowor with proper regulation"

Good for economy

Please end them. The home above us and behind us are full time rentals. We've lived here almost 8 years and have never even met the owners and are ourselves full time residents. We would like to have neighbors not weekly renters living next to us.

STR's with stringent requirements (official registration and tax liabilities; registered and licensed, with responsibility belonging to property owner, and only for a set period of 2 years; enforceable with consequences of fines and/or removal of licensing; sale of property not including the transfer of the license) should be a part of the Zoning for Bridger Canyon.

Property owners should be allowed to rent out their property considering increased property taxes and insurance costs.

Nothing wrong with them

Should follow clearly defined zoning rules



I think short term rentals do bring economic benefits to the Bozeman area. Guests are going to dinner, shopping, renting cars and have usually flown to the area and that supports our airport. The money they spend helps our local businesses. They aren't ordering from Amazon but are shopping and dining locally.

I think they should be allowed

I believe renting is a basic property right whether it's short term or long term.

I have personally stayed in short term rentals, during work trips but also with my family. It's a great additional source of income for property owners. Short term helps bring in tourism dollars that support local businesses such as restaurants, shops, and activity providers. They also create jobs for cleaning crews, property managers, and other service providers in the area.

It encourages people to visit the area and people should be able to do what they want with their property.

As long as the property was not purchased with the express intent to rent it out. People should live in and enjoy Bridger Canyon and short term rentals are in some cases the only way that people are able to do this.

Short term rentals should be allowed to operate if the owner lives and maintains the property full time. An all out ban is not the answer to this inevitable "problem." Limitations should be put in place to protect our community from people buying property for the express purpose of renting it out. I see no issue with short term rentals where the host lives in the home or if the host is renting a guesthouse on the property that they also occupy for the majority of the year. If people are using short term rentals as a way to supplement their income and not be pushed out of Bozeman, I support their rights as Montana landowners to make that decision for themselves.

Property owners who live on their property will run their operations, in a manner that does not endanger themselves, their neighbors, and does not diminish the beauty and value of this beautiful place we are privileged to live. It is in the interest of the property owner, the neighborhood, and the businesses in the area (Bridger Bowl-Crosscut-Guest Ranches-Bozeman) to encourage the improvement of their properties. ,make things nice, so they can be successful, generate as much revenue as they can, encourage repeat business with preferred clientele, and successfully compete in the marketplace. People that use STR's come, outfit every member of their group, entertain, recreate, eat out, and enjoy themselves, and tell their friends and family what a great place this is. Guests spend their money and leave, so the next guest, can do the same. Long term residents don't reoutfit themselves every week . STR's are good for business, property values, and the community. And having STR's in Bridger Canyon, opens up the area and allows people the opportunity to live and enjoy this place. This opportunity would be nearly impossible for them if all there are here are locked gates and mansions, and exclusive access for only the wealthy.

Strongly opposed to short term rentals

Short term rentals in the base area development zone would be acceptable to me, but understand the potential negative impacts in other areas of the Canyon.

# Are short term or vacation rentals of a principal residence similar to and compatible with long term residency?

## Comments ...

With proper liability conditions and umbrella policies on the part of the homeowner.

NO NO NO

I am concerned the BCPOA is overstepping its authority. BCPOA is a property owners association. Zoning is handled by the county. I may be wrong - if so please address this.

*Host note: Again, BCPOA isn't the regulator here; we're simply trying to get a read on what people would like to see happen, so we can facilitate that.*

By definition, long term residency is inconsistent with someone who rents their property for less than 30 days.

Short term are generally vacation/tourist focused and therefore renters are not concerned about neighborhood or (unfortunately) the property (damage deposits). Short term renters (under 30 days) are transient ....

STR is a commercial business. STR service tourist travelers. LTR provide locals with housing. Very different.

STRs have a much smaller footprint on the canyon and the homeowners property.

I think we need look no further than the residents of Bozeman proper for a perspective on this issue. If it is a compatible residential use then the neighbors would be cheering it on. Thus is not the case.

Short term rentals are explicitly different than the original zoning. That should be abundantly clear when reading the original BC Zoning.

I am fine with both accessory buildings and primary houses are rented out. People need to be free to do whatever they have to with their properties as long as it doesn't cause harm to others. Short term rentals don't cause harm or lower properties values. In some cases it increases property values. And if you have not noticed. property values in Bridger Canyon are doing just fine!

There is no pride of ownership .....neighbors depend a lot on each other, a trait that is broken when you don't know who lives where.

Short term rentals should be classified with hotels.

"I would certify that renting one's home (short term or long term) is an inherent right and permitted land use for all property owners in Bridger Canyon.

However, updated zoning text is urgently needed state these rights clearly and eliminate ambiguity and alternate interpretations.

I would argue that the density question is not fundamentally changed by renting at all. When someone is away and decides to rent their home while they are absent, it is still one family per dwelling creating the same density as when owner's family is in residence. One family per home and any one time.

It is true that when the original zoning was adopted in 1973, the intent was "one residence (family) per 40 acres" with "caretaker" and "guest houses" granted as "condition use - CUP" meant for working agricultural and tourist businesses. However, as time passed and outdated zoning regulations were interpreted for a changing community, "caretaker residences" were granted for most land owners who applied for them through the CUP process. Successful approval (by the 90s) no longer depended on business needs (agricultural or tourism) but mostly depended on the size of the property (close to 40 acres or more), persuasiveness of the land owner and the whim of the particular P and Z board, effectively doubling the residences possible (and population density) for most of Bridger Canyon without actually changing the text.

This haphazard inconsistent application clearly favored larger wealthier land owners to effectively double occupancy to two residences per 40 acres, resulting (without size restrictions) for some "caretaker homes" to exceed the size of original primary residences.

This created a problem of fundamental fairness since existing smaller parcels (less than 40 acres) "grandfathered" into the original zoning were supposed to enjoy the same property rights as any 40 acre parcel in perpetuity, but in reality could not get approval for similar 2nd residences through the CUP process. My understanding after talking with county planning employees is that this inequity was fixed by zoning updates in 2021 and streamlining over all Gallatin County rules to change the housing term to "accessory dwelling" with size restrictions and other rules so that any original "grandfathered" parcel, no matter the size, has the same "potential" for "accessory dwelling" property rights through the CUP process.

So, with this clarification of "accessory dwelling" property rights for every original parcel in Bridger Canyon, the allowed density of residential dwellings is already doubled by right."

existing units grandfathered but with restrictions

As long as everyone pays their taxes, demands respect. I don't see why STR would be an issue.

"Another issue that hasn't been brought up is that many homes in BC use shared easements for access. It is reasonable for homeowners to share easements with a neighbor, their family, and their occasional guests. It is not reasonable to share an easement on my property with new guests every three nights.

long term rentals make sense - short term in the valley do not

short term rentals are merely for financial gain for part time owners.

STRs have to be licensed and pay lodging tax. Long term rentals or residency do not. One is commercial and one is not.

the responsibility of property care is usually less in STR

See above please.

No problem with str

"Once a residence is purchased and the owner is paying taxes on that residence the owner should be able to rent it unless when it was purchased zoning laws that were previously in effect prohibited that function. No one should be denied use of their property to enhance their income if they are not causing danger or damage to their neighbors. There are property owners on fixed incomes that have had their property taxes raised consistently and it becomes necessary for them to supplement their income to keep their residence.

Short term rentals have been going on in Bridger Canyon for years. The traffic from skiers on powder days seems to be more of a hazard than rentals."

When I bought my primary home, I specifically looked for neighborhoods that permitted short term rentals as life throws changes at you and I wanted the option to have my investment produce income should the need arise. I would like the option to rent my house to produce additional income to cover ever increasing expenses like taxes. I would like the option to rent it for a week or more every so often if the need arises. I have never rented my place but I want to option for my asset to produce income if I needed it. I'm retired and on a fixed income.

As long as the owners are living on their properties and renting out part of it, the definition of short term rental is not commercial in nature and rather an accessory use of the principal residence, as the owners are still using the space as a long term residence.

As long as the primary owner of the rental lives and occupies the property for a majority of the year, the choice to rent-no matter the length of stay-is the property owners to make and no own else.

sometimes the only way to keep property in the family and sustain long term residency here, is to find creative, adaptive, revenue generating activities that will enable the owner to maintain their ownership and residency on the property. In the circumstance that the revenue from a short term rental is the primary source of revenue for that property owner, removing that source of revenue means forcing the property owner to sell, losing their family home, their heritage, and thereby predisposing the area to be populated by people of wealth. It would seem necessary to the success of the POA's goals and objectives to enable and encourage these farms, ranches, and long term family homes. It would seem to be in the POA's interest to protect and enable this demographic, it benefits the whole community.

## Comments on the current draft ...

I believe further language identifying a "natural person" is needed to prohibit companies from receiving CUPs. Also non paying occupants should be covered such as distant relatives, friends from in or out of state, eviction policies and the like.

no short term rentals in BC!

Similar to many of these types of regulations, this does nothing to prevent bad outcomes from short terms rentals. Rather, it simply creates a structure to punish for violations. It's a bad idea.

Who is going to be the enforcer of these rules? It ends up becoming the surrounding neighbors who end up having to be bad guys, not only do the neighbors have to deal with it then they have to go through the board which then decides ? Who would want to pay millions of dollars for a place and then have to deal with that? The wildlife also becomes affected

BCPOA should just go with how the County regulates short term rentals. Quit reinventing the wheel and making more work.

*Host note: The county's current stance is that STRs are forbidden, except in the Bridger Bowl Base Area.*

I don't think we should allow any short term rentals outside of the base area.

It needs to specify the short term rentals must have a minimum of 30 days rental

I had hoped that the canyon would move in a more restrictive direction.

No short term rentals

Is the county willing to be the enforcer for this regulation? Or does it stand on hollow legs? I believe after leaving here for 30 years that the flavor of the canyon will not be changed anymore than the previous changes that have taking place simply by the abundance of population that has moved or visiting Gallatin County and surrounding areas. Change is inevitable, the goal is to manage that change in a reasonable way so all parties involved have a say in the regulation; that way the zoning can have the flexibility to be current to societal changes and not be pigeon-holed into the future and drastic changes happen all at once. Small changes in the status quo are easier to deal with and enforce than drastic changes that bring out the insurrection in all of us.

Section 15.16 the phrase "occasionally utilize" is too vague. A specific limit should be stated.

The "rural residential community" is already full of Tourists. Those non-native part time residents from out-of-state or the wealthy retired couple from some other state that moved here (for a few years) are the "Tourists". The real long time residents are being forced out by the zoning and demand for paradise. What is happening is preventing anyone who is not wealthy from living in Bridger Canyon.

Do not allow under any circumstances.

No short term rentals in the canyon area unless a specific area is set aside for just that. Treat them like hotels, which is what they are.

"Comment on Purpose 15.16.1: The upper canyon is has always been a "tourist area" near both Cross-cut and Bridger Bowl without detriment to the long term residents.

Comment on Restrictions 15.16.2a – renting separate dwelling units:

Why not? As long as only 1 of 2 possible single family homes on a property are rented at any one time I don't see why it matters if it is the primary dwelling or the accessory dwelling occupied by "unrelated parties". Also very hard to enforce, and creates more conflict than it solves. Most rural

homes are far enough apart so that rental activity has little or no impact on residents in the rest of Bridger Canyon with the possible exception of immediate neighbors. However, unnecessary conflict is created between otherwise happy neighbors when people naturally become resentful of rule breaker and “rats someone out” who may be a good property owner who genuinely needs rental income to maintain or keep their property to community standards.

Comment on Restrictions 15.16.2b – renting individual rooms: Again what is the point of this? Micromanaging who sleeps in every bedroom in every home is an invasion of privacy, unenforceable and ridiculous. If my grandma has two unused bedrooms, wants to supplement her golden years with a little extra income on AirBnB, so she can keep living in her home, so be it. Bridger Canyon Zoning has no business regulating normal sized personal residences or what people do in them.

Zoning Regulations need to define the difference between personal business (one rental single family home - no CUP) and commercial business (multiple homes, bed and breakfast “boutique hotel). A “commercial” Bed and Breakfast or “Boutique Hotel” business requiring a CUP should be defined by how many bedrooms rentable by separate “unrelated parties.” I would suggest at least 5+ rentable bedrooms.

Comment on Restrictions 15.16.2c – CUP requirement for Short Term renting:

In my opinion, requiring CUP for every resident who wants to rent their single family house as an STR is over regulation of personal land use property rights and requires far too many man hours and expense for county employees and zoning board as well as residents. If someone wants to rent their property for large groups like weddings and corporate parties of 30+ people or a person or corporation has multiple properties for rent or a property large enough to qualify as a Bed and Breakfast Boutique Hotel with commercial business generating income well above a normal family income, then a CUP makes more sense regulating rentals that are an obvious “commercial” enterprise or land use is unique and falls outside the “standard definition then, instead of being automatically “not allowed”, unique use should be allowed to apply for a CUP. There is no way to anticipate every new scenario and too difficult to keep re-writing the zoning code, so the “catch-all rule” should default to the CUP process rather than outright restrictions.

But if individual home owners who lives locally (or has local property management) chooses to rent their single family residence or part of their single family home or a legally built accessory dwelling next to their primary residence to another family or small group of people (3 per bedroom for example), they should be able to do so as a normal individual land use property right that does not need a CUP.

Comment on STR Restrictions 15.16.2i – short term rental CUP application requirements

--- most of items listed are unnecessary micro-management that any responsible owner will do automatically to maintain the quality of their property and keep renters and neighbors happy. Owners and renters are regularly reviewed online and no one wants a bad review

– number of guests, parking spaces, contact information etc. is self-regulating by property owners and local property managers who know how many people and cars their specific property can accommodate – no one wants their property damaged by over use or problems with neighbors.

Comment on STR Restrictions 15.16.2ii - Only natural persons should be able to have residential short term rentals. Corporations and other non-individual natural persons should be required to get a CUP as commercial land owner

Comment on STR Regulations 15.16.2v – I agree 100% that all state and local taxes must be paid, and all health, fire and other applicable regulations met at all times.

Comment on STR Regulations 15.16.2 vi thru x - The rest of regulation listed is common sense management that I agree is good business practice and should be no problem for responsible owners to meet.

Comment on STR Regulations 15.16.2 xi – STR property rights, once granted should not have a fixed term as long as owner continues to follow laws and regulation, re-application for well run STRs is a waste of time and money

Comment on STR Regulations 15.16.2 xii – 24 month residency requirement before property can be rented as STR is ridiculous and serves no purpose other than to create a burden for less wealthy owners. The intent should be to have local person who manages nearby (owner, relative or hired caretaker) to manage property regardless of owner residency.

Comment on STR Regulations 15.16.2 d - In my opinion, STR CUP renewal is unnecessarily burdensome so the rest of this section is moot.

Bottom line:

In my opinion, an individual Bridger Canyon property owner with a single family home or accessory dwelling should be allowed as a land use property right to rent one unit per parcel without a CUP. Any zoning rules granting, revoking or controlling rental property rights (STR or long term) should be common sense with a clear goals and purpose that benefit owners, renters and the community, such as, requiring consistent compliance with all state and local laws for permits and taxation. Any other zoning rules should be vetted by both rental property owners and neighbors to ensure rules are not overly burdensome for the average owner to achieve.

My suggestion is that a “single family home - individual owner” standard for property in Bridger Canyon should be clearly defined to accommodate the most common short term and long term rental situations as a permitted land use property right for all existing parcels as defined by original Bridger Canyon Zoning. Any owners, property type or unique land use that falls outside the defined Standard should be treated as special and require more scrutiny through CUP process as noted in my other comments.

If zoning advisory board decides a permit of some kind should be issued for Standard Residence to help with enforcement so they have a clear legal path to revoke rental rights for non-compliance, I would suggest creating a streamlined Rental Permit that is easy and inexpensive to obtain with only

basic requirements and assumed compliance with zoning rules that would be much less burdensome than the CUP process. Then as is currently done, problems with compliance can be processed by the "compliance officer" currently employed by the county to revoke a rental permit on a case by case basis with due process."

Short term rental should be restricted to the ski base area

I am without opinion on proposed language other than thoughts contained in others responses to survey

"Current zoning restricts housing which maintains the quality of Bridger Canyon

Approved housing should be able to be rented long or short term"

Not in favor of of it

The only place in Bridger Canyon that I think short term rentals might be appropriate is the Bridger Bowl base area.

**NO SHORT TERM RENTALS!**

I agree with use for long term rentals to help with our current housing situation. Short term renters in our experience in other areas in Gallatin County tend to misuse and abuse properties, resources and regulations with an attitude of "it's just a rental."

I don't support short-term rentals.

It's a fine attempt, but the enforcability is the issue. Inevitably there will be some who follow the guidelines and their neighbors barely know that they're even renting their property, but others won't manage it well, and it will get out of control. Also, this language doesn't do anything about the traffic & safety concerns.

I do not think it should be a requirement that an ADU/guest house "shall not be rented such that they are concurrently occupied by unrelated parties for any period". I am specifically thinking about renting our guest house a few times per winter. We would need to be home to deal with extreme winter events. For example, plowing, pipes freezing, ice dams, power outages, etc. The only way I would feel comfortable renting is if I were on property most of the duration of their stay.

looks good

My concern is focused on what long range planning will have when there is so much short term developement. The best example is the developement on the northeast corner of Bridger Road and Stroy Mill. Currently there is little guidance to the impact that any future planning and developement has and will have on the community and culture. The obvious concerns center around environment. A great deal to be considered. This part of the valley does not need to follow the state of the Gallatin Canyon.

No short term rentals under 90 days, Under any circumstances. PERIOD!

Restrictions: 15.16.2a Separate & 2b Individual should NOT be a part; 15.16.2c Conditional can't be evaluated without review of the language of Section 18.3 thus should NOT be a part



I like it. Well written and I think the grace period is important. We shouldn't be taking a use away from a property owner who has a history of STR of their property while adhering to these guide lines. It's also important for neighbors of STRs to have an avenue to level complaints against bad actor STRs or those who are not in compliance.

Property owners should have more input composing regulations concerning their rights.

Needs language about enforcement so that the Commission understands its duties, responsibilities, and limits on decisions

"We believe that section 15.6.2.a pertaining to restrictions on short rental of accessory dwelling units is far too restrictive, i.e. not permitted at all. In light of the fact that long time residents of Bridger Canyon have experienced dramatic increases in the cost of living/owning property in the Canyon (property taxes/homeowners insurance), especially in the last 5 years, this prohibition on the rental of ADU's should be reconsidered. For example, by allowing the short term rental of an existing guest house, the revenue generated could certainly help offset the ever increasing tax bill.

As residents of the Canyon for over 36 years, we are sensitive to the aesthetic rural qualities of life in the Canyon, but we would support a concept of allowing short term rentals of an existing ADU. We believe this could be done with clear restrictions so as to minimize impacts on density and use, such as limits on how many rental days per year are permitted. Furthermore, it's been our experience in watching Bridger Canyon become more developed and populated, that just because someone has a primary and accessory dwelling(s) which they don't rent, doesn't mean there is not more population density, traffic, and over use of the Canyon.

In summation, the existing rules pertaining to the short term rental of accessory dwellings in Bridger Canyon fail to recognize those of us who may have an ADU and wish to use it financially to help us remain in our homes.

I am disabled and on fixed income. I have considered renting a room in my home to produce additional income to cover ever increasing costs and also to have someone to assist me with physical tasks like snow removal, groceries, dog care. This language would prohibit my ability to do this and seems to restrictive to me. I don't think this would harm or bother my neighbors and I can't be the only older person in the canyon that could benefit from an arrangement like this.

It violates my property rights.

Violation of property rights

15.16.2a is too restrictive and bans most rentals. This appears to mean that someone cannot live on the property and rent out part of it, which helps maintain the residential character. This language encourages the purchase of property with the express intent to rent it out, which goes against the residential nature in the canyon by turning large portions of land into entirely tourism-focused plots. To my knowledge there are no giant apartment-style condos in the canyon, so the only people who

are hurt by this language are those who are seeking to generate revenue to allow themselves to continue living in such a beautiful place.

I think that 15.16.2 a&b should be amended. As they stand they create unnecessary restrictions and limitations on reasonable property owners looking to rent out their property for supplementary income. The way these two sections are written, they inhibit current lower-income residents from retaining their family homes. In turn, it incentivizes people to buy these generational properties with the intent to turn them into entirely commercial plots. I believe the best way to protect the rural character of our Bridger Canyon community is to support our neighbors and their right to choose how they manage their property. This is a beautiful place and we are all very fortunate that we can call it our home.

As written, these stipulations unreasonably encroach upon a property owner's right to determine what they can do with their own property. Individual property rights are important to protect as the current trend is to severely limit and extinguish individual property rights. POA goals and objectives can be achieved without relieving property owners of their rights or forcing those of lesser economic means to lose their property. As written these stipulations and restrictions predispose an inevitable homogeneity of just the wealthiest property owners, effectively exterminating property owners of less economic means from the opportunity live in homes that have been in their family for generations. That seems discriminative and wrong and overly burdensome for the people of lesser means. Again, sometimes the only mechanism of maintaining ownership for those people that are not wealthy is to find and utilize adaptive, creative, and practical revenue generating strategies that will enable the property owner to continue owning property in Bridger Canyon. As written, these stipulations, would result in long term, generational property owners losing their property. Suggest rewriting these stipulations with that serious concern in mind. POA activities should represent, protect and champion the rights of all the people that live here, and have lived here, regardless of their economic means. If renting out, appropriate habitations on the property is the means of maintaining ownership, the property owner should have the support of the POA to successfully keep their property in their family and the POA should be active in making it possible for people not to lose their homes. Bridger Canyon is not just for the wealthy and the POA should represent and govern in a manner that supports all demographics living in this beautiful and special place.