

# Survey - Short Term Rentals in Bridger Canyon

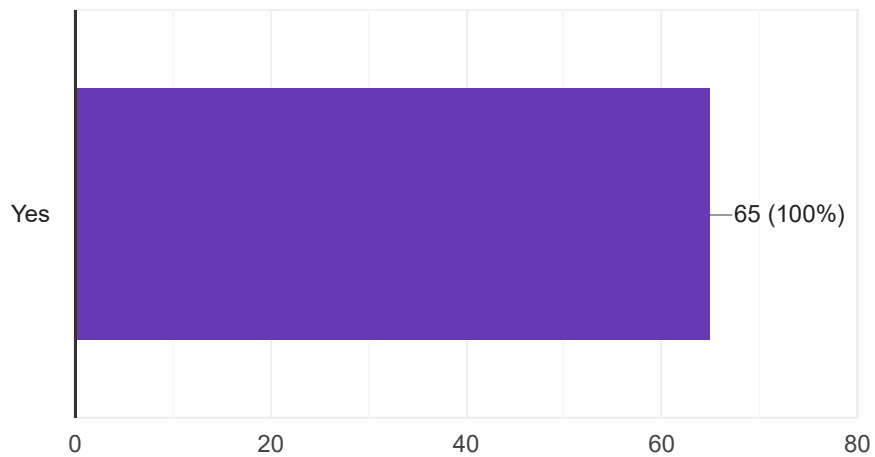
101 responses

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Add me to the Bridger Canyon email list ...

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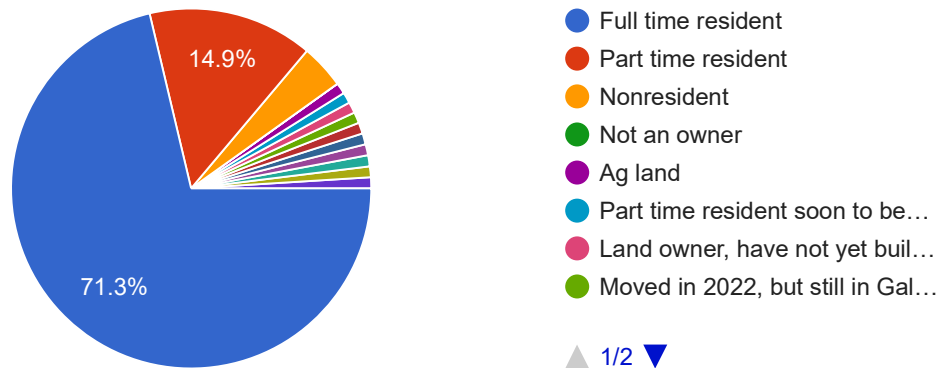
65 responses



Are you a Bridger Canyon property owner?

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101 responses



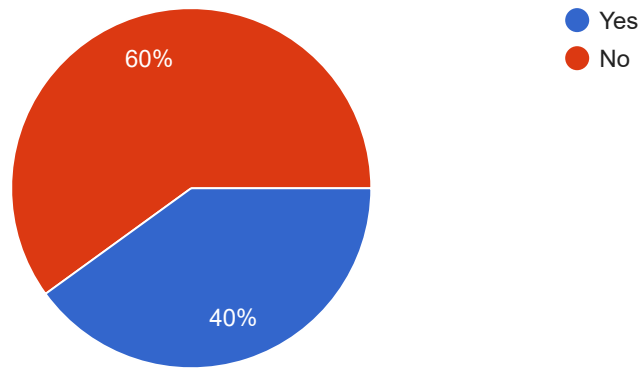
**Short Term Rental Regulation**



# Should short term rentals be permitted in Bridger Canyon?

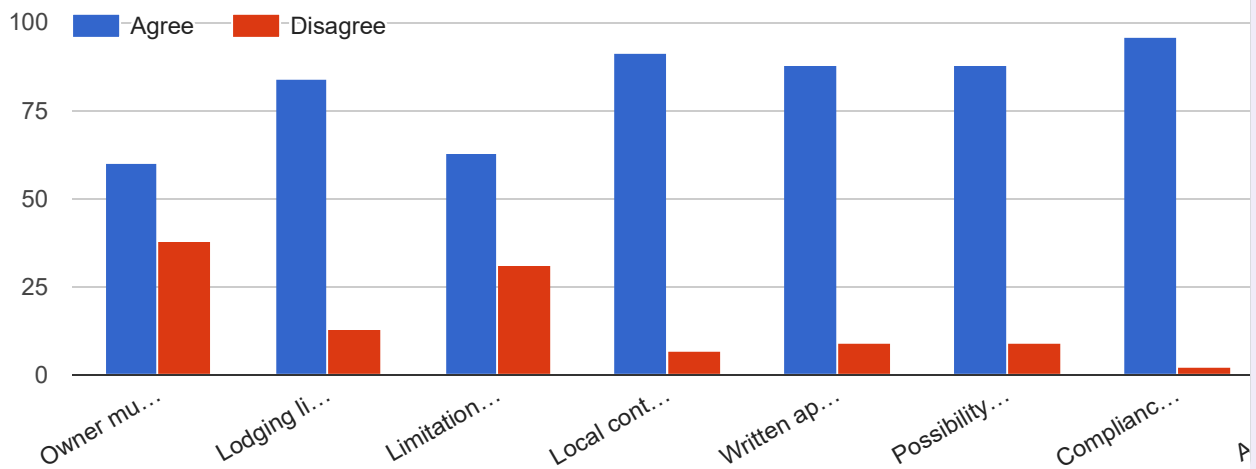
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100 responses



## If short term rentals were allowed, please select whether you agree or disagree with the following standards:

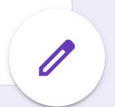
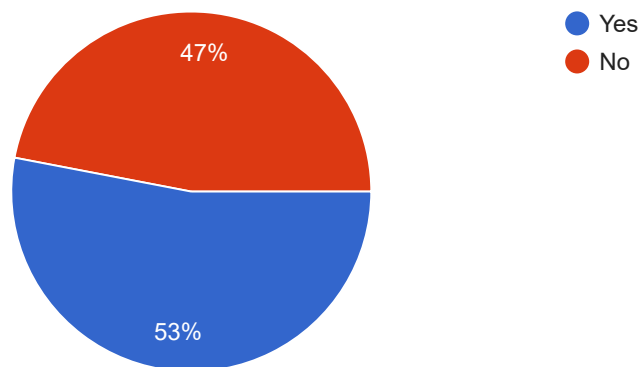
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## Would you agree to a compromise permitting STRs, subject to the standards above?

[Copy](#)

100 responses



## If short term rentals were allowed, what do you think are the most important characteristics of a standard?

72 responses

accountability

1. Fairness, 2. Constitutional legality, 3. Consideration of property rights, 4. The protection rights of those who purchased a property under usually written understandings at the time of purchase, etc..

permits, taxes and licensing

accountability and easy enforcement not revoke if needed

Any STR standard should discourage widespread commercialization by outside investors who don't live in Bridger Canyon but want to make money by buying properties and turning them into high-frequency, year-round short-term rental hubs for visitors who may or may not respect the Bridger Canyon community, its environment and way of life. Ideally, STRs outside the base area should be limited to residents who want to occasionally rent a room to visitors they screen and oversee. Anything more than that should be strictly permitted with legal accountability for misuse by renters and negligence by owners. Even this, however, presents significant risk to the Canyon with the burgeoning popularity of STRs and investor-owned transformation of that business. Lots of unfortunate examples of what this has done to communities and where we don't want to go. Needs to be managed closely with strict standards to avoid worse case, which could dramatically increase density, traffic and negative impacts on the Canyon from a much more transient population..What's tolerable for the base area should not become common practice for the rest of the Canyon.

Owner must be on site. This would limit STR rentals to a room in one's house only, for which the owner is present.

limited days for the rental, one STR per property

at least 1 month duration

Should not be allowed, if they are strict limits on number of days rented

1/parcel

Owner occupied

This is Bridger Canyon. This is the last place where STR's should be allowed.



Ability to remove occupant within 24 hours

Only Owner Occupied STR. NO rental of any ADU. NO Non Owner Occupied STR.

owner occupation, fire risk mitigation

a way to enforce the standard so that rules and regulations are obeyed.

Accountability, limitation on number of people and days, no helicopters, compliance with strict fire regulations,

owner occupancy, limitation of one STR per property and fire mitigation

Owner-occupied. NO investment, vacation home, second home use. Must be legal, fulltime resident of Canyon

Owner on site.

STR's are not appropriate as per original zoning regulations for Bridger Canyon

Not allowing the property to become a full time short term rental (aka an Airbnb all year long with no long term use by the owner)

being fully licensed and permitted and accountable

Noise, party limitations and persons per rental limits

not too many standards so that financial freedom is preserved

one str per property with limit on size.

All above. Contact personnel specified in 12.14d2e must be local (e.g within 30 minutes drive). NOT some national call center or remote owner.

Health permits, pay taxes, owner accountability

Limitation on days per year of occupancy

Manager contact available.

STR owners must be Montana residents and live in Bridger Canyon year round. Light pollution regulation and noise ordinances should be applied and regulated. STR owners who are "bad" neighbors should lose privilege to operate STR in Bridger Canyon.



- (1) Local contact must be available (or, ideally, on site)
- (2) Adherence to tax and accommodation codes
- (3) Owner accountability or liability for STR occupants

1. In zone around Bridger Bowl, 2. Owner is fully responsible and accountable for STR occupants, 3. Permit is revokable without extraordinary measures, 4. Owner must be on site.

Clear rules that will allow for revocation of permit after three complaints!

Clear measurable and enforceable consequences if violations occur

respect for other owners and for the land/dwelling

Limit the number of renters to the amount of bedrooms (2 per room) available.

It's fair

I hope it's not allowed, I'd rather have neighbors than motels

The requirement that the owner must be onsite.

Owner on site

The size of your property and distance to neighbor.

Limit on days per year of occupancy

annual permitting, policing and enforcement, full-time residency of ownership

Owner accountability for renters behavior

Time limit of six months to be allowed

Owner present on the property

I would rather they are not allowed

local responsibility for renter behavior. Ideally owner is on-site to provide oversight of renters - neighbors should not be required to keep renters in line.

Property must be owners primary residence as defined by MT and US tax laws.

No year-round rentals. Owner must be a resident for a certain period, ideally more than half



time.

Privacy; Neighboring properties are not negatively impacted by renters

Defining the type and length as has been done in the draft. Providing guidelines to tenants regarding neighborhood rules and safety practices.

Owner lives on site full time or str allowed only when owner is staying on site.

Limited number of rental properties permitted within BC Zoning district. STR of adjacent properties prohibited. ADUs not permitted for STR. Owner must be in residence and accountable for any and all actions by renters.

owner living on site

security and Health maintenance items

Can't be part of a commercial business. Can't be out of state owners.

Someone local to call if renters go wild

Owner must be onsite

STRs not allowed.

no amendment to Bridger canyon zoning should be allowed

Being permitted, remaining compliant with the permit process, and having a local owner or manager available.

One STR per property

Enforcement

Having my mom short term rent her property, is helping keep the property well manicured and providing income to make it possible to keep the property in our family so when my dream of moving back to Montana and own ranch property is going to be possible.

Fire prevention, security, code enforcement, moderation

Short term rentals (and all other names associated like tourist home, agritourism, vacation rentals etc) allow for owners to keep their property in great condition since this type of renting is a light footprint on the property and the resources. It provides a source of income to farmers and ranchers (my parents actually are ranchers with large acreage unlike many of the out of



state complainers on this topic) to help offset the skyrocketing property taxes and hopefully be able to keep their property in our family so my siblings and I can continue the legacy of our family property.

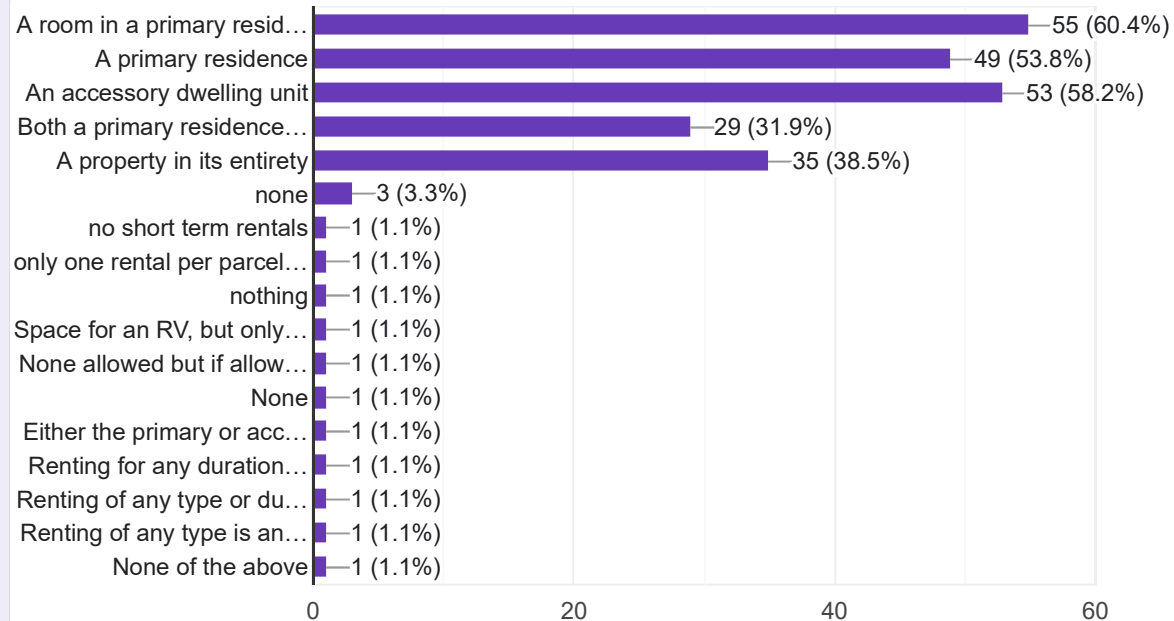
Promoting agritourism, making it possible for my ranch property to stay in my family for years to come (if I can't make a living utilizing my property, I will need to sell and my adult kids will loss the opportunity to be owners of Montana acreage). Also strsr are boosting our local economy, providing homes for visitors seeking rural setting and experiencing farm and ranch cultures, providing homes to parents visiting MSU students, or skiing our local ski areas. My recent research on 3/22/2024 of STRs listed on VRBO and Airbnb in Bridger Canyon showed 18 STRs outside of the Bridger Bowl area and 12 within the Bridger Bowl area. The total number of reviews that all of these STRs had were 1,340. How do these numbers compare to complaints? I don't see any negative drastic changes to the characteristics of our canyon because 1,340 visiting families stayed in our canyon over the years. As a matter of fact, I see owners of STRs keeping their properties extra well kept. The only awful characteristic I see happening right now is neighbors filing complaints against other neighbors. I truly hope BCPOA decides to represent all of their Canyon residents and immediately ask the county to stop enforcement of these complaints while helping create a clear path for STRs/Tourist Homes/AgriTourism to be Permitted Uses with some guardrail language. I am a female military veteran who suffers from wartime PTSD and I have support on Federal and State levels to succeed as a rancher/farmer. I am saddened and frustrated that I don't have the support of my county or so called neighbors.

Do not allow them.

What should be usable as short term rental? Check all that apply:

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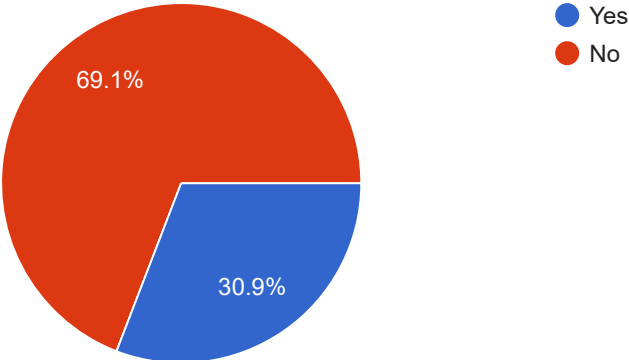
91 responses



Should multiple dwellings on a property be occupied by separate parties, simultaneously?

 Copy

94 responses





## Other comments on short term rentals and accessory dwellings:

45 responses

ADU's should not be rentable under zoning, except if licensed and permitted as in standards

Need to be careful not to encourage lucrative mini-motels from spreading across the Canyon. That's what our zoning rules are supposed to protect us from.

Bridger Canyon is a 'neighborhood'. Rentals and accessory dwellings are not in keeping with the reason most of us bought acreage and a house.

Allowing STR will destroy Bridger Canyon attractiveness and reduce property values. ADUs should not be allowed to be rented..

We moved to Bridger Canyon from western Montana which was bring overdeveloped specifically for the residential and agricultural character of BC. The STRs will ruin this. We had a STR in our neighborhood before those owners sold. The renters rented ATVs for their children who drove all over neighboring private properties.

This is Bridger Canyon. This is the last place where STR's should be allowed.

NO ADU rentals of any kind.

I think it is very important that we are weighing potential benefit of STRs and ADUs vs risks

do not support an idea that could become easily misused due to lack of enforcement of regulations

It is a bad idea in general -

STRs should be limited to the primary house and must be owner occupied a majority of the year.

not allowed

STR status should be revocable if all standards not adhered to

Allowing short term rentals will open a host of regulatory problems

Previous question is not clear whether you are referring to separate parties that are both renters long or short term. A dwelling could easily be occupied by the owner the other a renting family long or short term or not even renting. Not sure the point of the question.



After listening to some of my neighbors in the upper canyon I agree that STR's in the neighborhood surrounding BB and CC have historical context. One idea is to not allow STR's to be owned/operated by a company. They must be owned by an individual.

We do not have a strong opinion on the matter. However, we would like to limit the number of short term rentals in our subdivision and would like to ensure that there is a local contact always available for issues that arise.

The issues with renters typically falls on the abutters which is unfair. If an owner has an ADU, he/she could rent his house if he/she wants to stay in the ADU. BUT the owner must be on site to manage the renter.

Absolutely 1 STR per property! No multiple families per property, create too much noise and traffic. It's been proven to be an issue already.

It doesn't seem to damage anything, environmentally or otherwise that I can see. We already have less density than we should in the Canyon, some recent houses were sold on 20 acres instead of 40, so that ordinance has already been broken, as has the view shed ordinance. So let's get it straight and have everything enforced equally.

accessory dwellings like caretaker units can be occupied by separate parties but not short-term.

I'm not worried about property values rising or falling due to STR .

We current have a STR on our road. It degrades the character of our neighborhood and negatively impacts the full time residents who live here. Thank you for the opportunity to comment.

When accessory dwellings are used for long term rentals, the renters become part of the community. Short term renters have no connection to the neighborhood or the land. Long term rentals still provide income to the owners while not squeezing every last penny at the expense of neighbors.

I live on Bull Wheel Drive and the neighboring property (wall of house) are withing 20 feet

STRs are bad for Bridger Canyon and will change its character

I don't have a problem with short term rentals as long as the renters respect neighbors, wildlife, private property etc. I myself love staying in STR s when I travel so I understand the appeal. I do know that some STRs have had a negative impact on full time residents quality of life which is the most important impact that needs to be controlled.

Water use



Water use

I am in favor of helping relieve the housing crisis. I could rent out my home or ADU while gone for the winter to house seasonal ski staff, for instance.

Property owners should be free to use their property however they wish.

I am not sure I understand from the draft whether both short and long term rentals require an application/approval through the county. It seems as though people should be free to long term rent their property without communicating that to the county at all. I prefer less government regulation and more guidelines at this point in addition to defining and permitting the types of rentals permitted in zoning. Maybe instead of an application for short term, there is just a notification that people plan to do it. Again, I feel strongly that people should be able to long term rent their home as they see fit and not have to notify anyone or apply for any permit to do that. I have done long term rentals of my home in other locations and never had to contact any government entity to do that.

Accessory dwellings were never intended to be income producers, rather they are for caretakers or mother-in-law type uses. If you can afford to buy in Bridger Canyon you don't need str income from the property to be able to afford to stay here.

STR will destroy the desirability of BC. It will destroy property values for those who actually live in BC. Great for those who want to rent out any portion of their property but BC becomes a commercial district, no longer Ag or residential.

limit to 1 STR per property owner

Property Caretakers can be lodged on the property

The rental application should show financial need. ie rental income is needed to help them afford to live in the area.

6-month minimum rental should be defined as "short term"

Allowing STRs would change the character of the Canyon which we have diligently preserved for the past 50 years.

Bridger Canyon zoning should not be amended to allow for short term rentals

Either the primary or accessory, but not both at the same time, unless the owner is one of the tenants.



I am hopefully going to be a future owner of property in Bridger Canyon and feel strongly that my voice is heard on this topic. I am 29 years old and look forward to moving back to Montana where all of my family lives.

Understanding this can be a much needed economic boost for some residents, it can also be a nightmare for neighbors. Short term renters have different expectations than LT renters because they have no "skin in the game". Vetting of renters helps a bit, but they also need to be informed of behavioral standards, MT and Forestry laws, etc. By expanding the opportunities for STRs, it also expands the opportunity for problems. Another fear is overuse of the opportunity.

Why didn't BCPOA start working on a text amendment immediately after the hearing in February? The large gap in radio silence allowed another group to work on a text amendment that I assume you don't approve of.

Please stop with the surveys regarding STRs (which sadly show which way the author of the survey is leaning). Your 2016 survey was 51% in favor of STRs. The last survey results were not shared. It is overdue for BCPOA to petition the County to stop enforcement actions the were filed by a member of the BCPOA board yet Tom Fiddaman is on record at the February hearing saying as Chairman and representative of BCPOA that there were no plans to file compliance complaints against STR owners renting their primary residences yet an influx of complaints were filed. This kind of nonsense is destroying the character of our canyon. I prefer STR guests to a so called neighbor that does this to other neighbors. This is the source of loss of neighborhood character.

The zoning committee studied this and talked about it for years. Why can someone move in and pass a regulation?

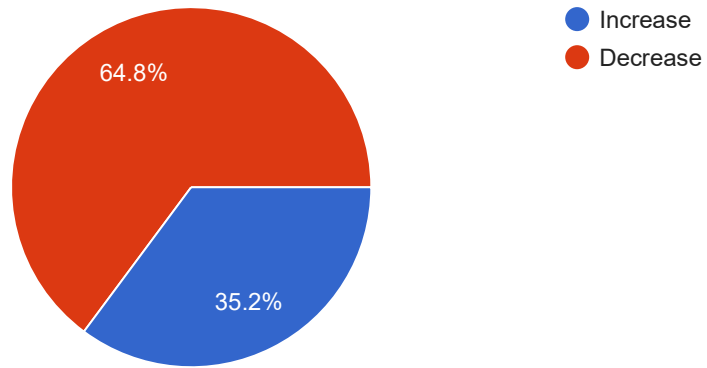
## **Background**



If short term rentals were allowed, how do you think that would affect your property value?

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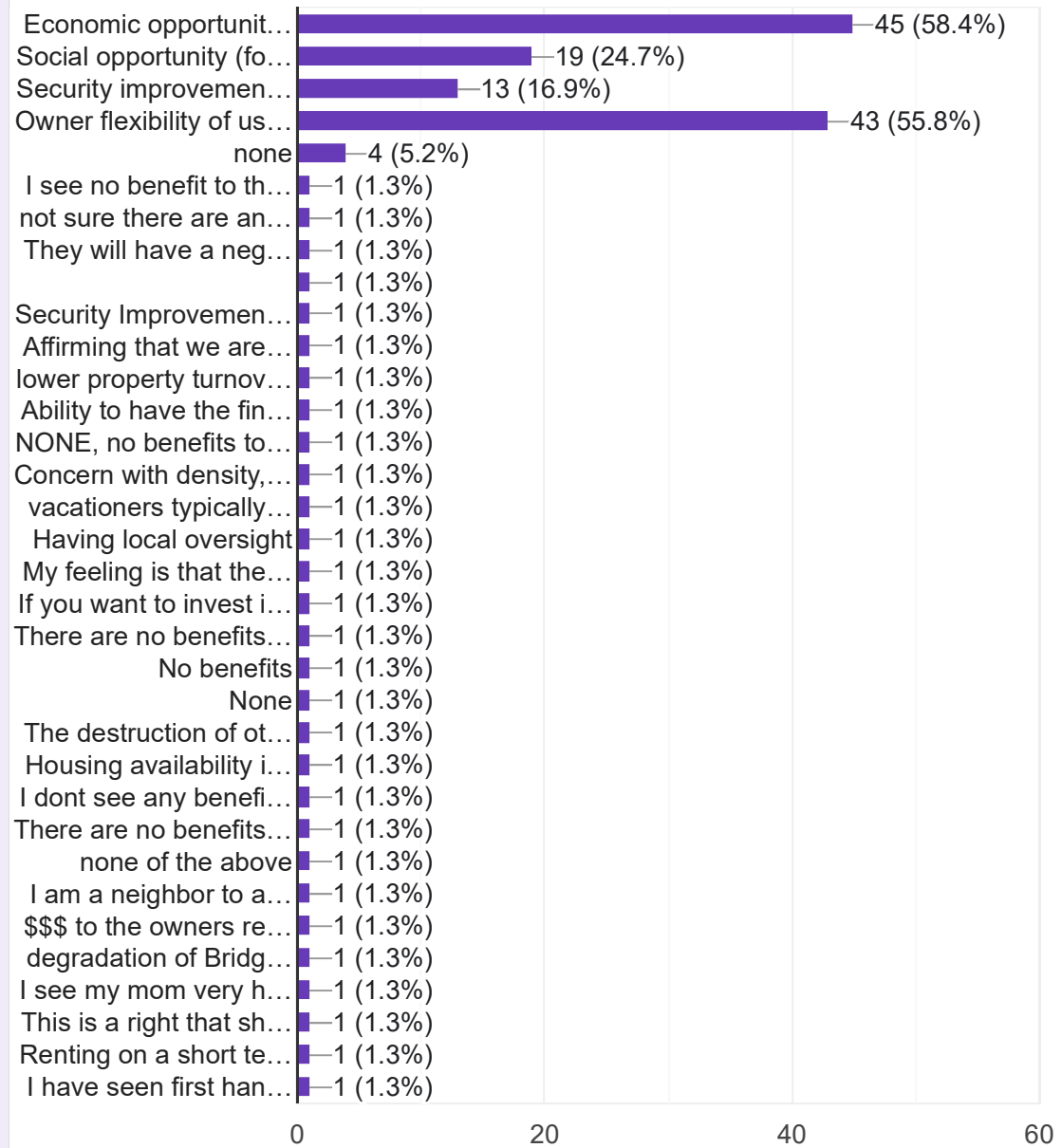
91 responses



# What benefits shape your view on short term rentals?

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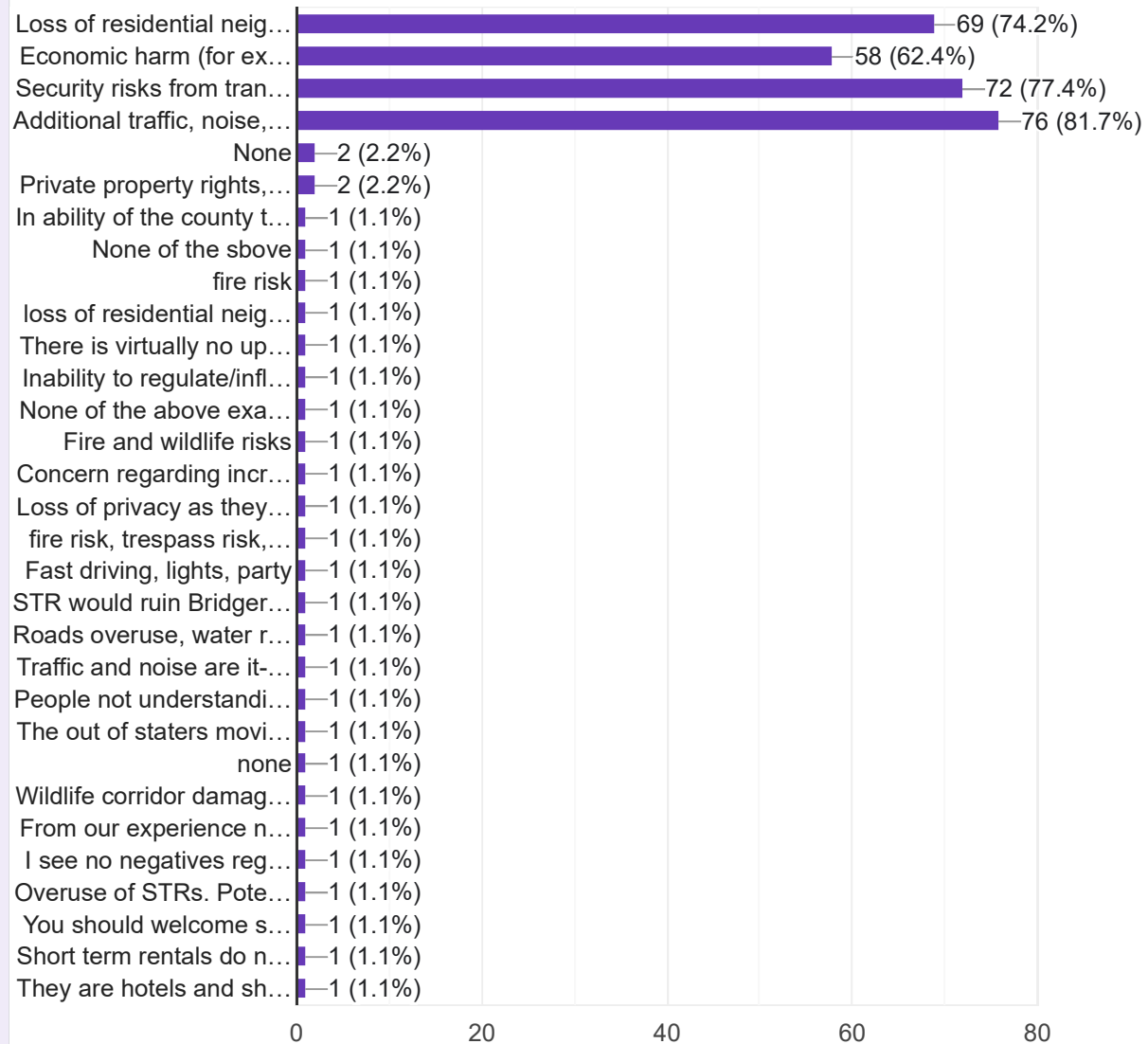
77 responses



# What concerns shape your view on short term rentals?

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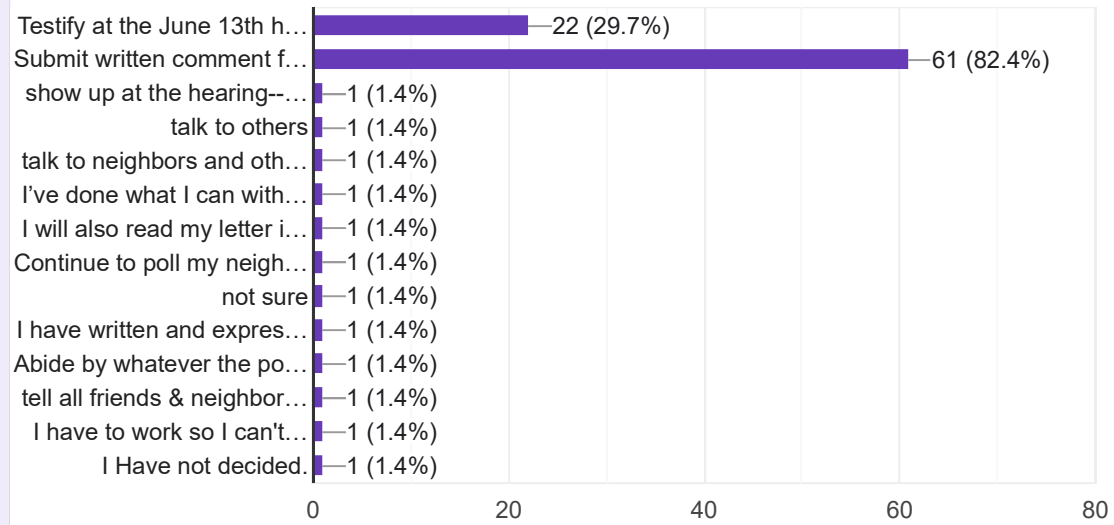
93 responses



# What will you do to express your opinion?

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74 responses





## Do you have any questions for BCPOA?

40 responses

No

no

1. I must have missed any room &/or remedy for property with special or uncommon circumstances (ie: year around car or truck access for owners/guests). 2. The question "What concerns shape your views" appears fairly biased toward the negative view of STR ownership &/or occupancy of properties. 3. I do agree "quiet enjoyment" issues need addressing due to occasional inappropriate/unneighborly use. "quiet enjoyment" can cut two or more ways. 4. An attitude of "I'm now here and I don't want anyone else in the Canyon" has reared its head and has to be considered in sound policy development.

Thank you for staying on top of this issue. Is BCPOA planning to put it front and center at the annual meeting this year?

WHy would we propose rules that are LESS strict than Bozeman?

Thank you for your work and thoughtful process in addressing this issue. How does one submit written comments for the hearing?

Please do not allow STRs!!

If STR allowed, how will violations be handled?

Will BCPOA promote the use of short video statements in lieu of personal appearance or written comment and if so, will BCPOA provide guidance for those wishing to use this new method?

I completely agree with Bruce Jodar's comments of April 14, 2024

After years of saying BCPOA would be submitting a ZTA to regulate short term rentals, why is BCPOA not the organization submitting the current ZTA?

No Questions. So appreciate your diligence on this matter. If more \$\$ is needed to fight this battle let all of us know. Thanks

No, thank you for soliciting our feedback!

When we purchased our house 9 years ago, we were led to believe that the zoning was 40 ac and there were no short term rentals. Our HOA rewrote its bylaws to specify that 6 mos was



the shortest rental period, and the vote was 12 to 0 approving it.

I would hope the NIMBY's can handle the idea, this is the way folks should be able to manage their property. Otherwise, what about leasing out pasture, are they against that too? This could be the tip of the iceberg.

No, thank you. Thank you for asking for my opinion

I am in support of long term rentals.

Thank you for your even tone and measured response to this.

Why is the size of your property that you want to do STR on not taken in to consideration?

I already filled out what I think is this exact same survey, last week. Hope it got to you. But for the record, this is the second one I've filled out.

Clarify whether long term rentals require any approval or notification.

The only reason people want STRs is to put money in their pocket. They do not care about their neighbors or BC. All the other excuses are no sense. If taxes are making it difficult to afford living in BC then petition for a sales tax to reduce property tax burdens. Don't foist your personal financial issues onto your neighbors and expect them to suffer for your problems. Montana always had a saying, "take care of your own damn self." Dont expect your neighbors to bail you out.

what is BCPOA doing?

Don't you agree STR property improves it's value and tax base, and makes economic sense?

How many of you on the board grew up here and understand how it feels to being priced out of your home town?

Thank you for your advocacy

It's urgent that we submit our own zoning amendment denying the right to have an STR in Bridger Canyon, to protect and preserve the Canyon.

Economic interests are looking to capitalize on Bridger Canyon character. BCPOA should take a position of no amendment to the zoning regulations.

We would add that through the permit process there is not an abuse of power and that property rights remain intact.



Why are you so against short term rentals? They benefit the community, support my Alma mater by providing a home away from home for parents wanting to cook and spoil their kids attending MSU...Go Cats!

The attempts to manipulate the last survey results is extremely discouraging and concerning. How are the votes counted, and is it majority vote, 2/3, or ? Who will be overseeing all the STRs if it does pass? If this should pass, it's hard to say if it will affect our property value, because it depends on the regulations.

Why has BCPOA become an enforcement association and not the advisory association it is supposed to be? Many of the local farmers, ranchers and long time residents had no idea about this situation regarding short term rentals until it got out of hand with complaints being filed. Your following seems to be mainly out of state people that have not been here for decades and aren't very neighborly. Snail mail still works best for the older generations that are the heart and soul of Bridger Canyon and they should not be over looked. Your job is to get them information to ALL residents that you represent.

When will you send out a survey on how BCPOA is doing representing its residents? I was sadly never advised of any of the issues regarding STRs. I signed up to get emails but still don't get them. Bylaws say Section 3. Purpose. • to disseminate information regarding zoning requirements and local issues, and...If you did a survey on BCPOA's performance, you would find out that you failed this category in a big way.

This is very hurtful to the long time property owners of Bridger Canyon.

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