

City Clerk Staff

From: Robin Abeshaus <robinabeshaus@gmail.com>
Sent: Friday, July 29, 2022 1:39 PM
To: Grp. City Council and City Web Site
Subject: Housing and short term rentals

I listened with interest to the council's recent discussion on short term rentals, and the results of the study commissioned by the city. I am grateful that there is discussion around the impact of short term rentals on Missoula's housing market, and appreciate council's thoughtfulness in addressing this issue.

As many of you noted during the meeting, there is no way of knowing for certain that regulating short term rentals in a different way will result in more affordable housing for Missoulians. One statistic did jump out at me, and that is the 25% growth in short term rental listings since early 2020. While many questions remain that cannot be answered, this seems to me to indicate not only that short term rentals are increasing, but also that owning a short term rental is probably a lucrative investment.

I would ask that council and other city & county officials consider new development as carefully as they can. When a housing project (or development project that includes some housing) is granted TIF funds, or given an easement, or in any other way aided by the city, will that project lead to more housing for Missoulians or might it result in an investment opportunity as a short term rental? With Missoula's current housing crisis, I would argue that we need to make sure as much as we can that we are building housing rather than creating investment opportunities. As new projects come before council, is there a way to consider building agreements to prevent a unit from being used primarily as a short term rental? Perhaps a maximum number of days for a unit to be rented out could be considered? I don't pretend to know answers to these questions, or to Missoula's housing crisis. When I hear about projects like the Sleepy Inn being developed as a gateway project, I worry that it could become a destination for tourists rather than housing for Missoulians.

I am excited about some of the projects with affordable housing components I've read about recently, and thank everyone involved for their work on these. As we move forward with housing policy and projects, I hope we will ask ourselves 'will this provide more housing for Missoulians?' Thank you for your work in addressing this question.

Sincerely,
Robin Abeshaus

3331 Hollis St. 59801

City Clerk Staff

From: HighlandWindsLLC Miller <highlandwinds@gmail.com>
Sent: Friday, July 29, 2022 10:30 AM
To: Jordan Hess
Cc: Grp. City Council and City Web Site; John Engen
Subject: Re: a thanks, Jordan Hess ! and thoughts on organics!

Thanks for note Jordan Hess - maybe two approaches possible approaches?

1) A credit on Missoula water bill since organics really improves water - both supply and quality - by proof of purchase of organic potting soil and organic lawn care products; videos of organic methods?

2) work with county/state on statewide program? With statewide tax credit?

Organics is needed statewide! Very important for water, wildlife and food animal health along with our health!

Sincerely,

PeggyMMiller

1520 S 7th St West

Missoula. 59801

On Thu, Jul 28, 2022 at 10:13 PM Jordan Hess <HessJ@ci.missoula.mt.us> wrote:

Hi Peggy,

It's always nice to hear from you. I'm glad you like the organic lawn care guide (I also learned a lot from it!) and I appreciate the idea about incentivizing organic lawn and yard care. I've been trying to think of ways to incentivize pollinator gardens that help attract bees and butterflies, too. We don't have the ability to provide tax credits locally (the state ties our hands on that) but we may be able to brainstorm some other sort of incentive.

I hope you are well. Thanks again for the note.

All the best,

Jordan

Jordan Hess | he/him | Alderman

Missoula City Council, Ward 2

406-552-6225 | hessj@ci.missoula.mt.us

From: HighlandWindsLLC Miller <highlandwinds@gmail.com>

Sent: Thursday, July 28, 2022 11:24:59 AM

To: John Engen <EngenJ@ci.missoula.mt.us>; Grp. City Council and City Web Site <Council@ci.missoula.mt.us>

Cc: Peggy Miller <winderwall222@yahoo.com>; HighlandWindsLLC Miller <highlandwinds@gmail.com>

Subject: a thanks, and thoughts on organics!

Mayor John Engen and City Council:

- **Thanks** for Sheep grazing of weeds, and
- work you have done with Fort Missoula and its Sustainability workAND awards! ,
- and your training program in organic lawn care!

Idea --Maybe the **Organic Lawn Care Program** could possibly take on a ... **tax credits for organic care?** Even a small tax credit might encourage more Missoulians to shift to organics which would keep our drinking water cleaner and help preserve water supply- saving the town and county money. No testing required. Voluntary survey response.

Keep up the good work

Peggy M Miller
[1520 S 7th St W](#)
[Missoula](#)

--

Miss Peggy Miller, owner: Highland Winds, LLC (Medicinal Herbs and Art)
website: peggymiller.wix.com/highlandwindsllc [facebook link](#)

--

Miss Peggy Miller, owner: Highland Winds, LLC (Medicinal Herbs and Art)
website: peggymiller.wix.com/highlandwindsllc [facebook link](#)
Medical Herbal Practice & shop: 1520 S. 7th St. W. Missoula, Mt. Phone: 406-541-7577
Medical Herbal Consults and shop items: By appointment Tuesday - Friday, 9-5..
(General Reminder: many herbs shouldn't be used by those who are pregnant; ask about herbs & blends.) (If you no longer want emails from Highland WindsLLC click reply and ask for emails to stop.)

City Clerk Staff

From: [REDACTED]
Sent: Friday, July 29, 2022 10:17 AM
To: Grp. City Council and City Web Site
Subject: Tourist homes

I sent this to Mr. Carlino this morning.

I just finished reading your opinion article in the July 29th Missoulian. Purchasing homes and using them as rentals not only takes away housing supply but it can be a lucrative business yet they aren't even classified as businesses. Residents, non-residents and corporations using residential homes as investments have gained traction. From Real Estate Investment Trusts to vacation money, there is a broad spectrum of uses.

I have first hand experience when it comes to tourist rentals such as AirBNB and VRBO's. My wife and I are retired and live in a quiet Missoula residential neighborhood where the closest retail business is 2 miles away. Recently, our next door neighbor decided to do the AirBNB experiment. For 6 days over the 4th of July Holiday, we counted 4 vehicles, all from different states parked not only in the driveway but in front of our house. Having 10 to 12 adults visiting on the patio next to your own with nothing else to do but vacation is gut wrenching.

Homeowners associations are powerless because existing homeowners are grandfathered in according to the Montana legislature. The study that was done saying there was no evidence that vacation rentals are affecting the housing market is absurd. The home in our neighborhood isn't even registered with the city. For various reasons, we can't even file a complaint.

I could go on and on but I am pretty sure 99 percent of our neighborhood residents understand and are against tourist homes. I am also sure that 100 percent of our neighbors and every member of the city council would be treating this as a priority if their next door neighbor jumped on the tourist home bandwagon. They talk about tourist homes fracturing neighborhoods. I concur 100 percent.

Thank you for speaking out about this issue. The timing for us was spot on. For various reasons, my name needs to remain confidential.

Best regards

City Clerk Staff

From: Jim Nugent
Sent: Friday, July 29, 2022 9:30 AM
To: Dept. Mayors Office; Grp. City Council and City Web Site; Jaeson White; Scott Hoffman; Laurie Clark; Dept. City Clerk; Leigh Griffing
Cc: Dept. Attorney
Subject: FW: Bozeman

From: Susan Aaberg <AabergS@ci.missoula.mt.us>
Sent: Friday, July 29, 2022 9:14 AM
To: Jim Nugent <NugentJ@ci.missoula.mt.us>; Ryan Sudbury <SudburyR@ci.missoula.mt.us>
Subject: Bozeman

<https://www.kpax.com/news/crime-and-courts/man-arrested-after-allegedly-making-social-media-threats-against-bozeman-officials>

Susan A. Aaberg
Chief Civil/Administrative Attorney
City of Missoula
406-552-6029
aabergs@ci.missoula.mt.us

City Clerk Staff

From: JAKE GERSTENBER <+14063605803>
Sent: Friday, July 29, 2022 9:02 AM
To: Council VM
Subject: Voice Mail (1 minute)
Attachments: audio.mp3

Hello, my name is Jake. My phone number is four. Oh, six, three, six, zero, five, eight, zero, three. I just had a couple of questions My wife and I just bought a home in the Franklin, the Ford area. And the way that it's zoned, we are not able to put a driveway in our front yard and everyone else on our on our block has an existing driveway, and they said that we weren't able to because we have alley access there. But every single pretty much person in the alley has built a two, three or four Plex. So the parking in the alley is just completely overloaded. And between that and the garbage truck, probably it's really, it's really hard to get out of the alley. And we were just thinking that by putting a parking spot in front, we could maybe alleviate some of that and give us some parking on our own property But I'm just kind of wondering if I could maybe talk over that zoning and just see what your thoughts are. I really appreciate your time. Thank you so much.

You received a voice mail from [JAKE GERSTENBER](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)