

Clerk

From: Rebecca Garrett <rebgroups@gmail.com>
Sent: Wednesday, October 18, 2023 3:29 PM
To: Clerk
Subject: NO to the Moratorium on STR permits

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[EXTERNAL EMAIL]

Dear members of the ML Town Council,

I would like to strongly voice my objection to any kind of moratorium on STR permits. This is not the way to help locals with finding housing. I applaud the Town for the developments and purchases of properties to turn into workforce housing. This is the best way to address the lack of housing for locals.

Thank you.

Sincerely,
Rebecca

[Visit my website to search all current listings.](#)

Rebecca Garrett
Mammoth Realty Group
310.795.9161
DRE #01202867

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Clerk

From: Alisa Mokler Harper <amokler@hotmail.com>
Sent: Wednesday, October 18, 2023 4:12 PM
To: Clerk
Subject: Public Comment Agenda Item 10.2 Short-term rental program review...

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[EXTERNAL EMAIL]

The housing crisis in this town continues to snowball. We would like to thank the Town Council for considering a moratorium on short term rental licenses and provide some words as to why we believe it is important to enact a moratorium at this time.

This community is everything. There are very few places in the world where you can live amongst a community such as this. It's important, and it's time to put us first.

There are little to no affordable rentals in town at this moment, and the cost of purchasing property in this town is prohibitive to most locals and prohibitive to monthly renting. A single-family home currently available for purchase at 1893 Old Mammoth Rd is listed at \$1,099,000. The estimated monthly mortgage payment on this 2,200 square foot home is \$7,757.

Our current market is affordable only to investors who intend to rent out their homes nightly at resort town prices. We have personally watched out-of-town friends over the last ten years purchase homes in Mammoth to rent out nightly because that is the only way they could afford them. This has caused our real estate inventory to dwindle and therefore the price of property to skyrocket.

We have also watched many of our local friends and employees be displaced from their homes in favor of owners turning the property into a nightly rental or cashing in on the sellers' market. A beloved teacher in town, recently displaced, told us that they may have to move out of town because they are unable to afford a rental property, much less purchase a home.

The hotels in this town rarely run at full occupancy—there is room to pare down the condominium nightly rental market and move those potential guests to hotel rooms, where the Town of Mammoth Lakes would still be able to collect TOT dollars. We also have room in the shoulder seasons for guests who may not be able to rent at peak pricing should the inventory of nightly rentals become less available.

We recognize that projects such as the Parcel will be great for placing low-income members of our workforce. The hope is that will then free up other inventory for community members who may not qualify for the Parcel. But what happens if the only people who can afford to buy that inventory are investors who will then turn it into more nightly rentals?

The housing crisis is tearing our beloved community apart. We are losing workforce members, families, and business owners—none who can afford to rent or buy in the current market.

We encourage the Town to vote yes on enacting a nightly rental moratorium. It's time to take back our town from out-of-town investors so that we may grow stronger and more successful together.

Thank you for your time,

Alisa & Paul Harper
The Warming Hut Mammoth

Alisa Mokler Harper

The Warming Hut Restaurant

343 Old Mammoth Rd.
PO Box 8433
C: 970.581.8856

Jamie Gray

From: Terry Moser <terrymoser0@gmail.com>
Sent: Thursday, October 19, 2023 6:24 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Cc: Brian Robinett; Stephanie Cook
Subject: STR Question

Some people who received this message don't often get email from terrymoser0@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Good Morning,

We would like a little clarification in regards to our specific situation as we fall a little outside of what was discussed last night on the call/meeting/vote:

1. We executed our contract to buy a condo on 10/12/2023.
2. Found out about the moratorium on 10/14/2023
3. Agreed with the seller to pause escrow until we had clarification regarding new STRs.
4. Scheduled physical inspection 10/16/2023 (scheduled for 10/21/2023)
5. Submitted our TOT application 10/17/2023.

Question for the board:

Since we have not officially opened escrow and hit the pause button specifically for the meeting last night. Would we be "grandfathered" under our current situation?

Time is of the essence as we do not want to hold up the seller any longer than needed and this is a make or break issue in regards to us purchasing the property.

CC'd here is Brian partner with me in the purchase and Stephanie Cook the listing agent.

Thanks in advance for your help.

Terry Moser

Jamie Gray

From: Carol Kesten-Selhay <ckestenselhay@gmail.com>
Sent: Wednesday, October 18, 2023 3:47 PM
To: Jamie Gray
Subject: Fwd: Proposed STR's Restrictions and Hockey Rink

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[EXTERNAL EMAIL]

Sent from my iPhone

Begin forwarded message:

From: Carol Kesten-Selhay <ckestenselhay@gmail.com>
Date: October 18, 2023 at 3:44:27 PM PDT
To: Ron Selhay <rselhay@gmail.com>
Subject: Proposed STR's Restrictions and Hockey Rink

Dear Members of the Town Counsel,

I am reaching out with significant concern regarding the proposed moratorium on short term rentals (STR's) as a second homeowner at La Vista Blanc in Mammoth Lakes. My husband and I have been coming up to Mammoth Lakes for over 50 years and we were fortunate enough to buy a Condominium in 2018 at La Vista Blanc with the intent of being at our Condominium part time with our children and grandchildren. In order to be able to do so are plan was to do short term rental to cover some of the expense which is what we're doing. We have no plan to do long term rental. In addition, we are very sad to say that the Town Hockey Rink/Community Recreation Center has continued to change from the original plan for usage as well as structure and design which has NEGATIVELY impacted us by the prolonged construction, noise and dust/dirt. This structure has impacted our STR and lifestyle. Our gorgeous views of the mountains, trees that were cut down and sunsets that have been taken away being blocked by the most hideous structure in Mammoth Lakes; The Tensile Structure which was not the original structure proposed. The Tensile Structure was NOT the original plan presented to the community. The roof of the Tensile Structure shines so brightly in our living room slider and kitchen that we have to keep curtains and blinds closed not to mention the heat that radiates in during the warmer months. Our Condominium is in essence now in a Commercial Zone. We would greatly appreciate the City Council not passing the STR proposal. It will further negatively impact our family along with many others.

Sincerely,
Carol and Ron Selhay

Sent from my iPhone