

BADERTSCHER, SHERRIE

From: Glen Douglas <pastorglenbo@gmail.com>
Sent: Saturday, October 29, 2022 10:52 AM
To: PlanningDiv
Subject: Short Term Rentals

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Greetings Kelley and the Planning Department

Thank you for this opportunity to respond regarding STR's in our Community.

I have followed this issue and attended the workshop on Monday October 24th in the Library Community room.

Much was shared there and I would like to share my comments with you and the commission.

Background;

We (My wife and special needs daughter) and I live in the city of CDA at 3404 E Fernan Hill Rd. so I speak as a resident of our fine community and an owner of two Short Term Rentals. They are both licensed one in the Fort Grounds neighborhood and the other is the lower level of our home on Fernan Hill Rd.

Some facts to know about both of our rental properties;

They are well maintained and are a part of the community that they are located in.

Both have five star reviews and both provide a family experience for guests to our community.

We have never had a complaint from our neighbors.

We do not allow party groups to use our rentals

Concerns;

We in good faith purchased these properties with the intent to use as a STR and they supplement our income as we head towards retirement and support our special needs daughter. Some of the proposed amendments would, if enacted, deny our ability to use them as intended. Causing us to reevaluate our ability to remain in CDA, remember we are residents and our current home has an STR on the lower level.

Recommendations;

We have a good policy in effect let's work together to enforce it, I believe that bringing in a 3rd party to administer our policy is unwise and will be a waste of our money and resources, lets work together to solve this as a Community.

Invoke some penalties for offenders with the goal of compliance not simply penalize the offender with a huge fine on the first offence, but it should escalate with multiple offences.

Let's get the facts as to how many STR's there are before we limit the number in a neighborhood. If we feel that too many STR's exist in a neighborhood to degrade it, let's establish what that degradation looks like before we start to blindly limit them.

If in the future we agree that the density of STR's is too great then and only then establish the limit and don't issue any new permits but do not exclude current owners who came in under the existing policy.

Multiple units owned by the same owner should be allowed as long as they meet our city's policy, if you limit to one it would rule me out as a resident as I own two, it would prevent me and my family from living in our great community.

Last but not least let us solve this as a community, I recognize that our city government has the authority to establish laws and procedures to protect and develop our community. I fully believe that we can solve this together without a third party involvement.

Respectfully Submitted

Glen Douglas

BADERTSCHER, SHERRIE

From: David Schlactus <nwdshack@gmail.com>
Sent: Saturday, October 29, 2022 4:08 PM
To: HAMMOND, JIM; GOOKIN, DAN; MILLER, KIKI; wmcervers@cdaid.org; WOOD, CHRISTIE; ENGLISH, DAN; EVANS, AMY; PATTERSON, HILARY
Subject: STR - Follow up to Oct 24 Meeting

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October 29, 2022

Mayor Hammond, City Council Members, Ms. Anderson and the Planning Commission:

I want to thank all of you for tackling the difficult issue of Short Term Rentals (STR's) in our community. Tourism is vitally important to Coeur d' Alene – but so are the rights of homeowners and unfortunately STR owners are so intent on not having anything impact their cash flow that many of them have either forgotten about what it's like to live in neighborhoods with 25 – 50% of the homes functioning as STR's or they simply don't care. Frankly some only care about money and not the livability of our neighborhoods.

I live in the Sanders Beach area where 40% of the homes on my block are now STR.s

As one of the speakers said Monday, STR's function as unmanned hotels. Patrons come in to stay but no one is watching to make sure they follow the rules of noise, parking, garbage and human etiquette.

When I spoke Monday I stated that the issues we face are nuanced. There are not loud parties until 3 am – but there are patrons talking loudly and laughing outside until 1, 2 and once 4 am – all when I have to get up the next day to go to work. That's not fair. This past weekend the patrons in the Airbnb behind us did not pull the trash can out to the alley so now their overflowing trash is starting to smell and no one is going to pick it up unless someone comes to take it out – which we all know is not going to happen.

In short – those of us that live next door to Airbnb's have become the defacto Police of our neighborhood STR's – unfunded police I might add. It is us, the neighbors and not the owners that deal with late night noise, too many cars and boats, unsightly garbage and public urination or vomiting.

After giving it a lot of thought I have a suggestion that might align all of our interests; those of the STR owners, the city and the neighborhoods.

When I go to a hotel I get charged a refundable "Security Deposit" against me using the mini bar or trashing the room. If I am a good patron I get 100% of my deposit back. Why don't we do the same thing. We could charge patrons a \$400 "Community Security Deposit" fully refundable under the following conditions:

- - No loud noises after 10 pm Sunday – Thursday and 11 pm on weekends
- - STR patrons have to use the off site parking and are limited to 2 spaces in front – a car and a truck with a boat counts as 3 spaces.
- - Garbage put in the appropriate trash can
- - Appropriate public etiquette – meaning no vomiting outside, no loud cursing and no public urination.

Good patrons – of which there are many, have nothing to worry about – they will get all of their money back.

All neighbors are to be give the name and number of either the property management company or the owners. If I have to call an owner at 2 am due to noise or parking issues – they need to pick up their phone, get in their car and come verify that what I am saying is accurate AND deal with the issue. If I am accurate and truthful, I get the \$400 – after all it's me who is being woken up at 2 am – NOT the property management company and not the owners.

If the patrons are polite and follow the rules we all get what we want – nice and quiet neighborhoods, adequate housing for tourists and profitable STR's. WIN – WIN – WIN.

If I were never to collect on the \$400 I would be delighted as it would mean that the STR renters were quiet and respectful. On the other hand if I am collecting \$400 once a month not only am I getting paid for policing my neighbor's STR but we also have a record of management negligence.

Even with such a system, we still need you to set a cap on the maximum number of STRs by neighborhood. The livability of our neighborhoods will deteriorate should we climb above 35% STR's in any given area. I'm sorry if a lottery has to be put in place but that's how all businesses work. If I want to open a gas station on a corner where all the corners are occupied I either have to find a different corner or wait until someone will sell to me. STR's should not be a free for all just because people perceive it as a money making opportunity. All industries have rules and regulations and the STR industry should be no different.

Should you decide to go the route of implementing an STR commission, I am volunteering to participate as a member of the non-STR owner community. I have many years of community service including serving on the Newberg, Oregon School Board, being President of my national professional association and serving as the CEO of three separate Medical clinics over the past 28 years.

Thank you and good luck,

David Schlactus

STR

BADERTSCHER, SHERRIE

From: Diana Nottage <diana@vacation-retreats.com>
Sent: Monday, October 24, 2022 5:22 PM
To: HAMMOND, JIM
Subject: Thank you

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I really appreciate the open hearing you had today on the STR situation I thought it was organized well, thoughtful and provoking for some new ideas you ask for members of the audience to volunteer for the citizens group form and provide input, to look at ideas and suggestions for the direction the city is taking I would be honored to be part of that council if I could be considered. Thank you again for the hearing today and allowing me to speak.

Diana Nottage
Vacation Retreats, LLC

208 699 0401

Sent from my iPhone

Good afternoon City Council.

I own a vacation rental company in CDA - Vacation Retreats. I have managed Vacation rentals since I started in 2005.

I am here to address what I believe are your concerns:

Neighborhood preservation

Lack of low income housing in CDA

Lack of compliance for city Permits in CDA.

1. CDA is a city with hospitality for a main revenue generation for the city and it's businesses. I was a part of the downtown association as an owner of the Northwest Artists coop for many years and worked closely with Sandi Bloem when she was Mayor and involved in the association. Revenue for small business is vital for business. Our first years downtown were so tight. Revenue had to be made in the summer to carry you over for the whole year - because there was almost no business in the off season. Today due to tourism it is much better.

2. We have Hotels, Motels, short term stay apartments and condos and vacation rentals all doing short term stays. They should all be treated the same - we all have the same goals and issues. I would like to see regulations address this body as a whole - not divide us. We sell the experience of Coeur d'Alene when we book guests. All accomodations for housing for tourists impact the city with revenue - on the bright side - and neighbors and neighboring businesses on the down side. We should work together for a common goal rather than be pitted against each other. We are all lodging hosting guests. Each guest should have a choice as to what kind of experience they wish to have - Free Market - but our core goals and issues are the same.

3. I agree with the permitting process. I heard that less than a third of rentals are permitted. We should not punish those in compliance because we don't have a solution to non-compliance. I do have ideas for compliance as my career for 32 years was working for Idaho State Tax. I was a manager for the CDA and Lewiston office and I also did compliance all of these years - educating and enforcing Idaho laws for tax. I also worked with the city of CDA during implementation of the resort tax - and compliance with that law. Something Idaho did to gain compliance with vacation rentals was to meet and contract with all the major booking sites, vrbo, airbnb, BOOKING.COM, travelocity, etc - those sites now collect and remit Sales and travel and Convention tax for all users to the State of Idaho - which funds trickle down and impact Kootenai County and the City of CDA. I would recommend an impact group of citizens concerned to allow a sharing of ideas to present to City Council - and without going into all my ideas for improvement - I would volunteer to be a part of that impact group. Compliance is absolutely attainable.

4. Revenue from vacation rentals impact the city of cda both in property taxes paid because it is a business and not entitled to homeowner exemptions - and from sales and Travel/convention tax.

5. Parties and disturbances happen in both hotels and vacation rentals. I would highly suggest most homeowners and property management companies screen their guests better than hotels

can. I believe when we renew our permits we should again notify all neighbors impacted with who to call with any disturbance. We have a 60 minute response requirement - we need to partner with our neighbors.

10. Suggesting that less vacation rentals will ease the issue we have with low income housing is not valid. These are high cost homes in a valuable area. My owners suggest they will sell the investment rather than do long term rentals and price is an issue. I have also had research done on other cities that have stopped vacation rental. It failed. Florida - In hopes of making long term rentals available they ended vacation rentals - most owners of the vacation rentals could afford to keep the home unoccupied. it was called "dark streets" Homes sat vacant and owners rented to friends, family and used it for personal use, thus putting the vacation rental market "underground" It failed after two years. Owners sued and prevailed at the supreme court level for their ability impacting their ability to generate revenue. The state actually took over and regulated all vacation rentals in the state. This has happened in Austin, Texas and Colorado. I feel it is better to get the compliance you want and be able to enforce your own regulations - it should not be voluntary compliance.

11. There are many reasons an owner chooses to operate a vacation rental as an investment.

a. An owner may book a reservation at any time and visit their home and CDA according to their schedule

b. An owner is able to look at this home between every guest - making it possible to avoid damage and stay current with repairs and maintenance, unlike a long term rental. Long term rentals have a much higher incidence of damage to the property because you can't see inside very often

c. Many people come to CDA for business, friends and family - why not invest in the community.

12. Let's discuss the real issues honestly and find solutions to the city's concerns.

Denying vacation rentals in the city limits would have a severe economic hardship on the businesses, restaurants, recreation centers, boat rentals and other businesses that have joined our city to deliver services to our visitors. I personally have over 20 local vendors that would be impacted by a negative decision.

13. Spokane and the greater eastern Washington area, as well as Montana use CDA as a central meeting area for family reunions and business. We are finally a destination area - we have sought this status for many years - let's not damper the impact we have worked hard for.

I would highly suggest that instead of punishing behavior on both sides - that we seek to deal with the rentals that are a problem, get all to comply with the current laws, encourage property owners and property managers to reach out to their neighbors and hear their concerns and address them. We can't fix what we don't know. This should be dealt with neighbor to neighbor and then deal with the exceptions by code.

I sincerely hope you will start a group for input to the city council and seriously investigate all that is being done currently to cooperate with codes and laws before we increase these. Compliance is the issue - Please let us help with that

During the first round of meetings that resulted in the current regulations I heard several times that vacation rentals were not "fair" to hotels. I would like to explore this - what is not "fair? "

We all pay taxes on our revenue, we pay taxes on our properties. We are all subject to city code, noise regulations, etc. Each business has pros and cons - it should be a personal choice as to the nature of property use as long as current laws are met and there is compliance with the law enforced. Before we add new laws - we need to look at compliance.

Thank you for allowing my comments.


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Diana Nottage

Owner/Founder

Vacation Retreats, LLC

 [208-661-3663](tel:208-661-3663)

 diana@vacation-retreats.com

 [Come Stay with Us in CDA!](#)

BADERTSCHER, SHERRIE

From: lance berl <lberl@hotmail.com>
Sent: Sunday, October 23, 2022 6:01 PM
To: PlanningDiv
Subject: STR

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

October 22, 2022

Dear Planning Committee,

We just received an e-mail from Kelley Setters about the planning meeting on Monday. We disagree with the terminology of the oversaturation issue. STRs are very well maintained and add quality to CDA. In opposition are the dumpy, trash houses, with cars parked all over the yard comparison. Who determines there's oversaturation? Staff? There's oversaturation of the many dumpy houses all around CDA for years, and nothing has ever been done. The dumpy homes that are now nice are most likely STRs. You must have a nice house or you can't be a STR for long. You will get bad reviews and no bookings and then no longer a STR.

Who determines 300 feet is the magic number? Any why? This approach is not based on good rationale. If you deem it necessary to get the STRs number down, then ONLY allow the existing permits to exist. Grandfathered in. Problem solved.

How many existing STRs will be terminated by the 300 feet proposed rule in downtown CDA below Harrison? This changes someone's life if they are denied their permit.

One to 3 year permit does not make sense. So a homeowner does what with the property when the permit is pulled? A permit is valid as long as the permittee is in compliance.

Inspections are fine, as long as the rule is applied to ALL residential property in CDA. In all fairness and common sense, how can you only do inspections on STR's when there are dumpy homes in CDA who are also in need to an inspection? Remember, STR's are highly maintained as compared to some residences in CDA that are not.

What is an on-site manager? Where does the on-site manager staying while the STR is rented? A tent in the front yard? In the house with the STR guests?

Staff wants a 1 million dollar liability policy? A bit extreme as most insurance is maximum of 500,000. Will this be required for ALL residential properties in CDA?

Enforcement issue is too extreme! Misdemeanors for STR's? Again, will CDA impose same rules on ALL residential properties in CDA? Who determines there is a violation—it can become he said/she said and someone may not speak the truth?

Please consider grandfathering in as an option that the staff took off the table. Please up it back in.

Thank you for your time and consideration to our questions, suggestions, and concerns.

Sincerely yours

Lance and Stephanie Berl
507 S. 13th Street
715-462-4446

BADERTSCHER, SHERRIE

From: Angela Gutierrez <pnwacg@gmail.com>
Sent: Monday, October 24, 2022 11:15 AM
To: PlanningDiv
Subject: STR RESTRICTIONS - STR code

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Responding to the proposed changes to the existing STR codes, specifically addressing the omission to grandfather existing and COMPLIANT STR permit holder for renewal. A compliant permit holder should not be but into a lottery system!

The city has a large number of illegally operated and unlicensed STRs exist and therefore must enforce the existing codes instead of punishing compliant permit holders. In my case, I have dutifully renewed and obtained my yearly STR permit for the past 4 years. Paid the permit fee, posted the permit on the rental portal and in our home and have never had any complaints from our neighbors.

Just because the city and its code enforcement department are not competent or successful to enforce existing codes thru citations, or shutting shut down all unpermitted STRs, does not give them the right to revoke privileges to compliant permit holders and change permit regulations. This just deflects their lack of accountability to enforce existing codes, rules and restrictions.

Hiring an outside firm to enforce and data mine vacation rental portals is a waste of money. AirBnB and VRBO will gladly supply a list of all their hosts – all that is needed is a phone call.

The city council needs to take a neutral and fair approach by NOT update the ordinance for existing STR permit holders. All their attention should be directed to ferret out the illegally operated STRs, issue citations and impose fines as proposed – that I agree to. Just as every business must have a business license so must every STR have a permit to operate

Allowing a grandfathering process to all compliant STR permit holders is the civil and respectful thing to do.

Thank you for your time and consideration on this matter.

Angela C Gutierrez
Cell (714) 745-5285
VoIP (208) 771-6216

Coeur d Alene City Council

Re; Short Term Rentals –

October 24, 2022

I've read the issues cited
suggest the council / com
can have a reverse impa

Responsible / Licensed

- Licensed STR owners
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- Responsible STR
- Responsible STR
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bad review m
AirBNB.
- STRs do not drive-up property prices. These properties are available for anyone to purchase. Partially, At fault is we've had a significant increase in population due to the attractiveness of our area.
- Responsible STR owners respond quickly in the event of noise disturbance. I have had a STR for the past 3 years and have not had a single disturbance call from a neighbor. I've provided each neighbor my contact info to call me in the event of anything unusual or a disturbance of any kind.
- Responsible STR owners screen each rental request carefully to eliminate potential problems such as large parties, underage renters, etc.

Irresponsible / Unlicensed Owners:

- Irresponsible STR owners abuse the system by not being licensed with the city and subject to rules and regulations that keep problems from occurring.
- Irresponsible STR owners do not pay taxes to the state or the city, on rent collected.
- Irresponsible STR owners are less likely to screen their tenants carefully and can lead to loud or large groups and parties.

Solutions to Consider:

- Continue licensed responsible STR's.
- Meet off-street parking requirements
- Enforcement – Levy fines for 1st, 2nd violations of the code. 3 Strikes = Loss of Permit.
- Neighbors should be provided with a number to call direct to Enforcement.
- Unlicensed STR's - Levy fines against the 700-1,000. 1st Violation=\$500. 2nd Violation \$2,000.

To Council -

Unfortunatley, I Am
UNABLE to ATTEND TODAY'S
Session Re: STR.

I wish my thoughts
(see attached sheets) Be
SHARED with Council &
Committee for Consideration
Thank you, Rick Carr

Coeur d Alene City Council / STR Committee

Re; Short Term Rentals – For Consideration

October 24, 2022

I've read the issues cited with Short Term Rentals (STR) and the possible solutions to the matter. I suggest the council / committee consider a few important points before a rush to make changes that can have a reverse impact on the overall goals you seem to be wanting.

Responsible / Licensed STR Owners:

- Licensed STR owners pay a significant amount of taxes (hospitality tax) to the city for each night they have a renter occupying the property.
- Responsible STR owners are licensed with the city.
- Responsible STR owners take extreme pride in their property and keep it well maintained inside and out. They must, the property is reviewed and rated by each renter following their stay. A bad review may cost the owner any further opportunity to rent through the agency, such as AirBNB.
- STRs do not drive-up property prices. These properties were on an open market and available for anyone to purchase. Partially, At fault is we've had a significant increase in population due to the attractiveness of our area.
- Responsible STR owners respond quickly in the event of noise disturbance. I have had a STR for the past 3 years and have not had a single disturbance call from a neighbor. I've provided each neighbor my contact info to call me in the event of anything unusual or a disturbance of any kind.
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BADERTSCHER, SHERRIE

From: SETTERS, KELLEY
Sent: Monday, October 24, 2022 8:31 AM
To: HOLM, SEAN; PATTERSON, HILARY; ADAMS, RANDY
Cc: MCLEOD, RENATA
Subject: FW: Short Term Rental Code

FYI – I am just going to respondthat today is the workshop discussion and nothing has been decided.

Kelley Setters
City of Coeur d' Alene
Deputy City Clerk
710 E Mullan Avenue
Coeur d' Alene, ID 83814
ksetters@cdaid.org
(208) 769-2229



From: lance berl <lberl@hotmail.com>
Sent: Sunday, October 23, 2022 5:52 PM
To: SETTERS, KELLEY <KSETTERS@cdaid.org>
Subject: Re: Short Term Rental Code

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Kelley,

Thanks for sending us this information. I had a couple of questions.

1. Can you please help me to see if we, 507 S. 13th St., would be able to keep our STR for the 300 ft proposed rule. If it doesn't meet the 300 ft. rule, how many more feet would it need to be for our home to qualify?
- 2.
3. How many registered STR's could be denied the right to be a STR with the 300 ft. rule in downtown CDA below Harrison? How many STRs are now below Harrison? 300 feet is huge in a downtown area of small lots—but maybe I am not figuring it out correctly. That is why I am asking how many would lose their right to be a STR with the 300 ft. rule?. Thanks Kelley.
- 4.
5. Can you please tell me what building codes will be addressed for the on-site inspection? It is not specific—just building codes. Thanks again.
- 6.

7. What is meant for an On-Site Manager or Host? If it is a single family home that is the STR where is the on-sight manager suppose to be? In the house with guests? Our son lives 8 blocks away from our home and is our manager. Would that be okay?
- 8.
9. Our liability insurance on our home is \$500,000 and this is the limit the insurance offers, so we have an Umbrella Liability Insurance for two million. Would that be okay? or does it have to be on the homeowner's policy only?
- 10.
11. Who determines if a complaint is a legitimate complaint, or someone who does not like STRs or their neighbor and is not speaking the truth against the STR?
- 12.
13. Are you making every homeowner in CDA comply with the same set of rules as STRs?
- 14.
15. What is the reason for a limit of one STR per person? Would two be a better number?
- 16.
17. Can you please clarify (4) where it says increase taxes on STRs to "discourage younger—and rowdier—guests"? Is that a guest tax in addition to the 8% taxes that STRs have to pay? or is it increasing STRs real estate taxes?

Thanks Kelley for answering our questions. We appreciate you.

Lance and Stephanie
507 S. 13th St.
715.462.4446

From: SETTERS, KELLEY <KSETTERS@cdaid.org>
Sent: Friday, October 21, 2022 2:56 PM
Subject: Short Term Rental Code

Dear interested stakeholders –

The City Council and Planning Commission will be holding a joint workshop on Monday, October 24th at noon in the Library Community Room to continue discussions on possible amendments to the City's existing Short-Term Rental Ordinance. This workshop is intended to continue the conversation and no action items are listed on the agenda. There will be an opportunity for public comments – limited to 3 minutes per person. Please note: the meeting will not be recorded or broadcast live due to logistical challenges with the room setup for the workshop.

The workshop packet can be accessed at the following link: <https://www.cdaid.org/3155/departments/council/council-agenda-packets>

Correspondence that the City has received through October 17th has also been posted to the website. It can be viewed at this link: [https://www.cdaid.org/files/Planning/STR%20Email%20Correspondence-%20through%2010-17-22\(4\).pdf](https://www.cdaid.org/files/Planning/STR%20Email%20Correspondence-%20through%2010-17-22(4).pdf)

(NOTE: All correspondence received is considered to be a part of the public record.)

The City will continue to receive correspondence on this matter. Emails can be sent to planningdiv@cdaid.org. They will be compiled and shared with the Mayor, City Council Members and Planning Commission members.

Kelley Setters
City of Coeur d' Alene
Deputy City Clerk
710 E Mullan Avenue
Coeur d' Alene, ID 83814
ksetters@cdaid.org
(208) 769-2229



BADERTSCHER, SHERRIE

From: Ed Dordea <edordea@gmail.com>
Sent: Monday, October 24, 2022 10:54 AM
To: PlanningDiv
Subject: Short Term Rental Code Oct 24 Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I will not be able to attend the meeting today and want to share my thoughts via email.

Every housing unit that becomes a STR is a housing unit that cannot be used by long term renters. This is a major contributing factor to the skyrocketing rents we've seen here. Rents which are forcing long term residents to leave. Do we want Coeur D'Alene to turn into nothing more than a playground for wealthy tourists and vacation home owners? That is what will happen if STRs are left unregulated.

There are certain blocks of the city where there are as many, or more, STRs as there are long term residents. These are no longer neighborhoods. Long term residents have a right to live in a residential neighborhood surrounded by other long term residents. Long term residents have the right to live in a community and not be forced to live in a hotel district. They also have the right to enjoy their property in a peaceful and safe manner, undisturbed by STR tenants due to loud noise, safety concerns, or parking issues.

Some proposals

1. Restrictions on how many STRs can be in any one block, preferably no more than 1 per block
2. Limit on total number of STRs in the city; only way a new permit is given out is if an existing one is sold or transferred. We cannot have an infinite number of STRs.
3. Occupancy limits; no more than 2 persons per bed allowed
4. Parking restrictions; if there is no parking on the property, cars need to be parked in garages at a cost to the tenant and/or STR owner, not on the street blocking parking for residents
5. A mechanism for residents to file complaints and an enforcement mechanism. Part of the enforcement is fines for STR owners who violate the rules and/or whose tenants violate the rules. Repeat offenders lose their STR permit.

The key is enforcement. Without strict enforcement, none of the regulations will mean much. As it is there are hundreds of illegal, unpermitted STRs in the city. Enforcement needs to include inspections of STRs to make sure they conform to the regulations as well as meet safety and building codes. Inspections need to be done yearly at the time of permit renewals.

Enforcement will cost money. The money to pay for it all, can be generated by increasing the permit, adding city vacation residency taxes, etc. Every other resort town has these things. STR regulations are strictly enforced and the long term resident population is better for it.

In order to keep the character of Coeur D'Alene intact, these measures need to be implemented here.

Thank you for your attention to this matter.



Transmittal:
 October 25, 2022

Cda-STR-Input

Cda Planning Department:

I would like to offer a suggestion for a tiered approach to the Short Term Rental permit process in Coeur d' Alene.

I'm just throwing out suggestions and pricing with thoughts on how to make the process more agreeable for local homeowners looking for supplemental income vs. treating it as a business model.

I feel that enforcement could be the bridge between existing and new regulations. So the fees will need to be based on the costs to check on compliance and enforce the regulations.

TIER	PERMIT	COST	
Tier 1	7 day	\$50/permit	Good for 7 consecutive days (4) allowed per year- can run consecutive Would not count against (O/U) permit limit
Tier 2	Owner/Occupied (O/O)	\$250/year-annually	Would not count against (O/U) permit limit
Tier 3	Owner/Unoccupied (O/U)	\$1,000/year-annually	1 per individual/entity- must show proof of property ownership for 3 years.
Tier 4	Commercial	CAP fee?	Commercial Zone -outright use

I am currently against limiting the number of, or requiring buffer zones, or requiring a lottery for STRs.

I think all existing STRs should be grandfathered with the exception of 1 per (O/U)

I am against requiring liability insurance (I think that decision should be left to the owner)

I think on-site inspection could be a requirement of the original permit and perhaps verified every 3-5 years?

I agree with a 2 night minimum stay. (although I think owners could find ways around it if they chose)

I would favor more relaxed penalties initially such as:

Noise/Parking/Garbage:

1st Offense: Warning with suggestion for compliance- adding parking, advertising parking limits, providing additional garbage cans, etc.

2nd Offense: \$500

3rd Offense: \$1,000 or voluntary revocation of permit

4th Offense: Automatic revocation of permit without ability to reapply for additional calendar year.

Operating without permit:

1st Offense: \$3000 or (\$500 with opportunity to become compliant with permit)

2nd Offense: \$5000 (mandatory or misdemeanor penalties)

Violations for Owners/Property Managers

Must post permit number on all advertisements or be subject to fines.

Thanks for the opportunity for input- Todd O. Butler

BADERTSCHER, SHERRIE

From: nealbarnett@signonsystemsinc.com
Sent: Tuesday, October 25, 2022 2:01 PM
To: PlanningDiv
Cc: info@cdacondo.com
Subject: Short Term Rental Code comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Council Members –

I'm Neal Barnett and my wife Wendy and I own a Condo at Riverstone. We are part-timers in CDA, visit regularly, but also rent to guests.

First, we'd like to give a few comments from a host's point of view on why we think in the right circumstance, short-term renting can be beneficial.

1. It can help people out – for example, we have had people who've had to relocate temporarily during a remodel, and professors visiting the university for a short stint. Others, like visiting nurses working temporary contracts at the hospital who really want to be able to cook their own meals, appreciate having such a place to stay.
2. Better experience – rather than staying in what can be a sterile hotel room - condos, houses, apartments, etc., allow people to better get to know the neighborhood, the people and the surroundings.
3. Positive economic impact – guests here for a shorter time are more likely to visit shops and restaurants and thus help support the local economy.
4. Guests have been respectful – we tell our guests at the beginning of their stay what our rules and expectations are and also what the condo building's are. These include keeping noise down, especially at late hours, respecting neighbors and valuing the building and property. We have made sure that our neighbors have our phone number in case of any problem, and have local people that can come by quickly if necessary. Gladly, so far, we have not had any complaints. And some of the neighbors have enjoyed meeting our guests.
5. Renters benefit by keeping the property in very good shape – knock on wood, we have received nearly all 5-star ratings from our guests (please see some below). Part of the reason we feel is that we've put a big effort into making the condo a very attractive

place to stay – both the interior and exterior. Hopefully, this adds to the attractiveness of the building and the neighborhood in general.

6. It enables us to stay a part of the community – we love Coeur d’Alene, visit often, and wish to keep strong ties here. It would be unaffordable to leave our home empty when we’re not here, and thus we would have to give it up. Instead, we feel that we’re helping others enjoy our great area, giving them the best experience possible, and at the same time, allowing us to remain connected.
7. Tax Revenue – Rentals are taxed and bring important revenue to help Coeur d’Alene remain one of the finest places to visit in the U.S.

And here are some ideas regarding short-term renters and how we can make it better for all.

1. Guidance. Come up with some guidance and expectations on what to relay to guests when they arrive. This should be part of the permit process. We had to search the Internet and talk to others to come up with good guidelines. It would be nice to have samples for renters to go off of, and suggest that they have something to show to renters.
2. Renter email list. Have an email list of renters to immediately send concerns if any come up. Or for discussions on how to better resolve issues, converse with other owners, etc.
3. Encourage cooperation. It shouldn’t be an us vs. them situation. But hearing folks speak up at meetings, it seems like that. Some traditional owners seem very angry and reject the idea that anyone should rent, and some of the renters either don’t understand the complaints or become overly defensive. It will never be perfect, but if the two sides could see each other’s points of view, it might be helpful. Possibly even through a written statement, which expresses both sides.
4. Look at capping rentals. We feel that it is reasonable to look at some kind of cap on STRs. Some towns [have considered it](#) and some have rejected the idea. We do feel that those have played by the rules should not be penalized for doing so, and should not have their privileges retracted.
5. Encourage neighbor communication. We have met most of our immediate neighbors and given our contact information to them. We want them to know that we’re considerate of them and if any problems should occur, to contact us immediately.

Finally, as first-time second-home owners/renters, this has been a very positive experience for us, including meeting and speaking with a number of fellow-owners at Riverstone and also dealing with our guests, who have overwhelmingly had great experiences here.

Reviews

July 2022, AirBnb

Beautiful, clean, and modern space minutes from everything you'd want out of Coeur d'Alene. The deck/balcony is spacious and the host included yard games, nice bicycles with safety gear, as well as little extras to make your stay even more special. The host was great to work with and communication was excellent. We will definitely make this our first choice the next time we are coming to CDA.

September 2022, Vrbo

This was our 2nd stay here. The owners do a fantastic job keeping everything clean and updated...it still looks and feels like it's brand new. Inquiries were answered right away. The location is perfect and centrally located to anywhere you'd want to go. We will be back for a 3rd go round!

Thank you,

--

Neal & Wendy Barnett

STR.

BADERTSCHER, SHERRIE

From: Jan Marie <jan58marie@gmail.com>
Sent: Tuesday, October 25, 2022 6:18 PM
To: HAMMOND, JIM; GOOKIN, DAN; MILLER, KIKI; HOLM, SEAN; WOOD, CHRISTIE; wmcervers@cdaid.org; ENGLISH, DAN; EVANS, AMY; MCLEOD, RENATA
Subject: Points from 10/24 meeting from My perspective
Attachments: cda vacation alliance pie chart original.pdf; Pages from Packet102422WEB.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for the workshop yesterday, I appreciated the attendance from Residents, that they ARE concerned and were willing to state their side and experience.

Protect the integrity of our neighborhoods!!! PLEASE!

Here are my "talking points" from yesterday, I didnt get a chance to express it the way I wanted.

I don't buy that if STR's are shut down that will severely affect Cda tourism!! They will still come, have been since the 70's then BOOM in 1986. Cda Resort built! 2020 it EXPLODED, and investors are abusing our Lake City because we don't have the means to enforce rules, we are an easy target!!! Let's show them we aren't dis-engaged Idahoans... I especially like the part in the Cda Vacation alliance "mission statement" , 'Until we are informed" .see attached !

SIGNAGE:

I get the argument that was said about "targeting" those homes that are STR's ..Its obvious to neighbors that they are visiting~ small sign w/ permit attached.

I am attaching the flyer that was on the table as we signed in...were you aware of this? Where is the source of this information? Was it approved for them to put on table where we signed in, next to your agenda?, like it came from the City...that was the appearance

BUFFER: 25% per block Max, UN OWNER OCCUPIED but owner occupied is not counted, because they are part of the neighborhood!

CAP on Permits: 25% per block especially downtown

PERMITS : 1 year

SALE OF PROPERTY: PERMIT EXPIRES.Yes

LIABILITY INSURANCE: 1 mil

2 NIGHT STAY MINIMUM/ remove exemption...?

ON SITE INSPECTION; Yes, have a "VETTED" list for applicants to pick from. keep locals employed, just need to inspect that all is safe and legal, possible \$100 fee for that..negotiate with local inspectors to get on list, that they will charge a nominal fee to give cert./ safety (egress windows if they are advertising it as a bedroom!)

ONE PERMIT PER OWNER/BUSINESS/GROUP OF OWNERS: YES~!!

HIRE 3RD PARTY COMPLIANCE /code monitoring COMPANY: Yes, but they need to have a local person to take care of issues.

PENALTIES FOR VIOLATIONS: \$1000 1ST/ \$2000 2ND/ \$3000 3RD, revoked, AND A MISDEMEANOR. If they break the regulations for STR's they will break other laws, and their moral compass is off!

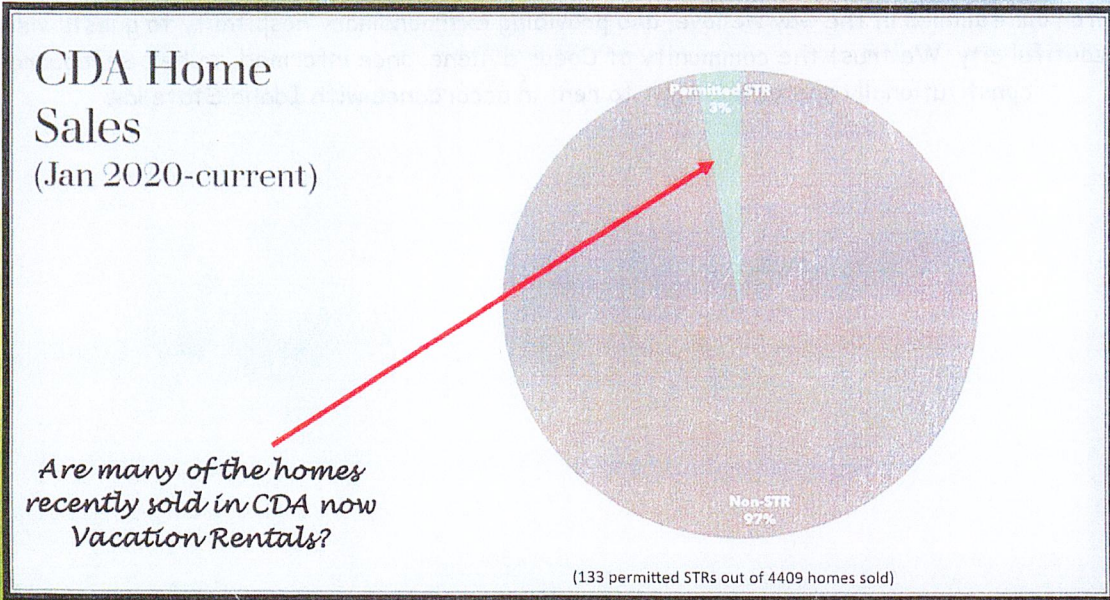
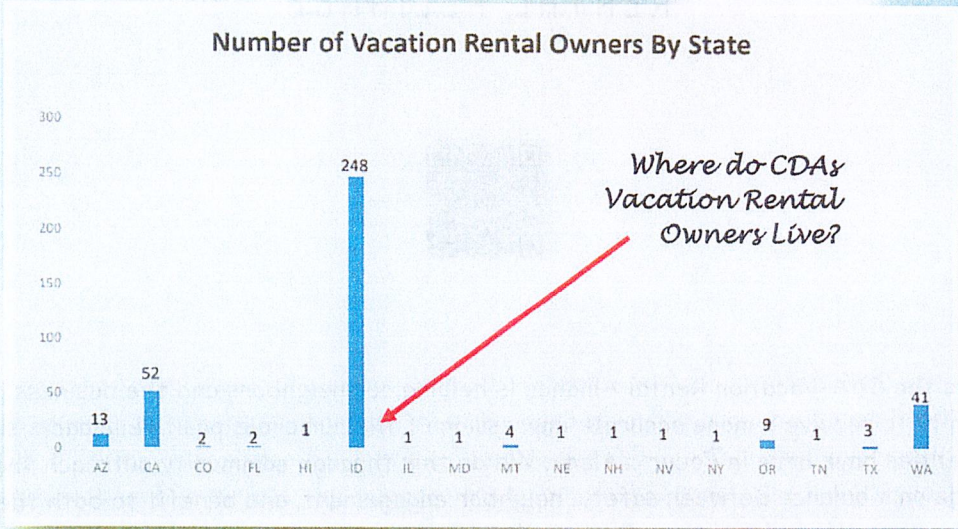
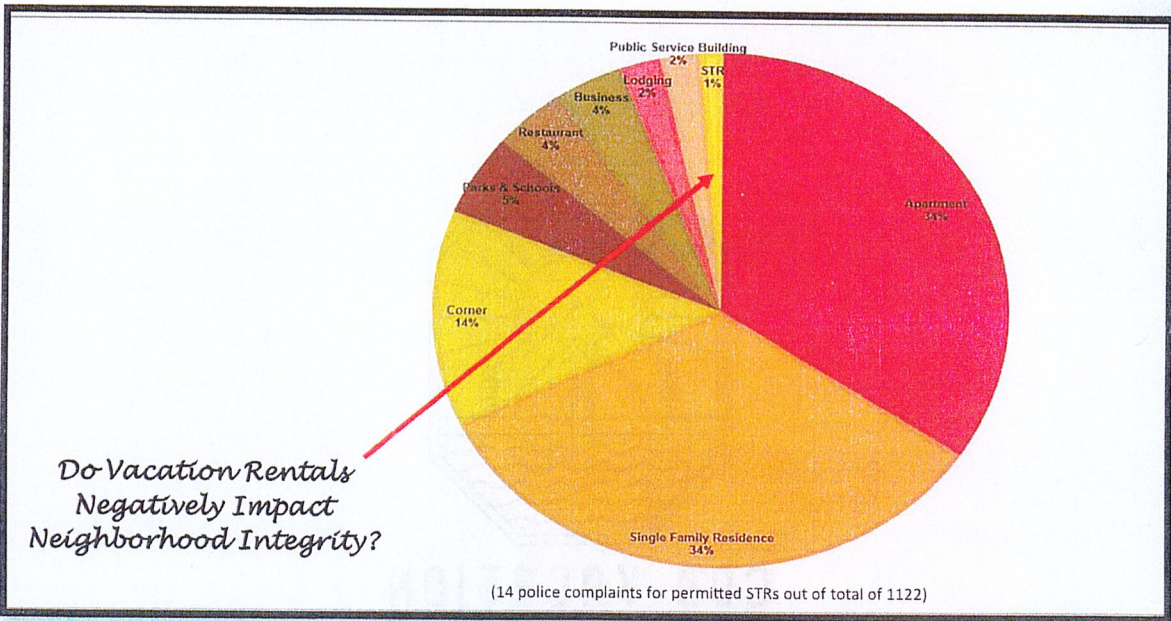
FEES: \$1000 1st year application/\$500 renewal. (also based on what 3rd party company charges for services.

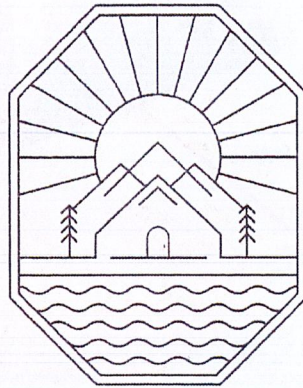
OFF STREET PARKING: YES, no more than 2 cars, one has to be off street.

Thank you for your time, I appreciate all you are doing for our City and please dont let these out of state and NEW to Cda, investors , Id. run us!!!

With Kind Regards,

Jan Marie





CDA VACATION RENTAL ALLIANCE



Our goal as the CDA-Vacation Rental Alliance is helping our neighbors and the business owners in our community to receive a more accurate impression of the numerous positive impacts short-term rental properties have here in Coeur d'Alene. We do this through community outreach that focuses our message on a balance between safety, neighbor engagement, and benefit to both the city and property owners. We will endeavor to show that we are pursuing our American Dream to earn a living for our families in the way we love, and providing extraordinary hospitality to guests visiting our beautiful city. We trust the community of Coeur d'Alene, once informed, to help safeguard our constitutionally protected right to rent in accordance with Idaho State law.

Financial

- Based on 864 units; 453 units are currently unpermitted = \$117,135 in fees not paid this year.
- Next year, fees would be higher to include any additional costs associated with a third-party compliance agency and inspections.



Staff Recommendations

- Consider a buffer zone/proximity restriction (possibly 300 feet) with a lottery system 25% per block
- Cap on total permits see below
- Permits run for one to three years (3 is the recommended max.) **1 Year**
- The sale of the property would result in the expiration of the permit **Yes.**
- Liability Insurance of \$1 Million **Yes.**
- 2 night stay minimum; remove 14 day exemption **Yes**
- Consider on-site inspection for fire safety, building code, and/or occupancy (#of bedroom verification), etc.
- One permit per owner/business/group of owners see below **Yes!**
- Hire compliance agency for code monitoring (violation documentation) Yes, raise fees to cover company
- Violation civil penalty increases; possible misdemeanor 1st \$1000 2nd \$2000 3rd \$3000. REVOKE. misdemeanor Shows there character if they are breaking the regulations 3X

NO CAP ON OWNER OCCUPIED, as then there is still a resident living on block

Home Inspector vetted by city, list given to applicant?(not a full inspection of course, making sure all is legal and safe, ie;egress windows if counted as bedroom

BADERTSCHER, SHERRIE

From: Jonathan Burns <burnsjh@gmail.com>
Sent: Wednesday, October 26, 2022 8:54 AM
To: PlanningDiv
Subject: STR code changes

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For all pertinent parties:

My name is Jonathan Burns- I live in the Fort Grounds neighborhood, and would like to submit an opinion for public record.

In general I support increased control of STR's in Coeur d'Alene. Maintaining a sense of community should be the focus of any new regulations; I find that having multiple empty houses on my block, with a rotating cast of occupants has not been beneficial to the "neighborhood" feel that my family loves about the Fort Grounds specifically, and CDA in general. Additionally, as a small business owner, I am very concerned that the lack of STR regulation has created a situation where the real estate market, especially downtown, has shifted to a point where folks who have houses that they would normally rent long-term are selling to investors who are willing to pay absurd prices due to the profits they can turn renting as an STR in an unregulated market. This effects small businesses, as our hourly workers can no longer afford to live close to work (as an example, one of our employees was evicted 3 times in the space of 18 months due to landlords either selling or converting to STR's). I read the statistic that roughly 4% of homes in the downtown area were thought to be STR's; I am curious what percentage of *rental stock* would be considered an STR (what percentage of downtown homes are rentals, and what percentage of those are STR's)?

Full disclosure: we rent an apartment on our property as a STR, and enjoy the benefits of that rental- both the income, and sharing our wonderful neighborhood with guests. There is a place for STR's in the community; just not at current levels. I support the idea of minimum distances between STR's, and a lottery system for houses that would otherwise be empty to be used as an STR. I do think that those that operate apartments or mother-in-law style rentals should be exempt from the lottery system, provided they offer off-street parking to their guests.

Best,
Jonathan

STR

BADERTSCHER, SHERRIE

From: MCLEOD, RENATA
Sent: Wednesday, October 26, 2022 9:33 AM
To: HOLM, SEAN; PATTERSON, HILARY; BADERTSCHER, SHERRIE
Subject: FW: Council Input

FYI

From: Barry Sellers <bsellers83814@twc.com>
Sent: Wednesday, October 26, 2022 6:54 AM
To: MCLEOD, RENATA <cityclerk@cdaid.org>
Subject: FW: Council Input

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Good morning Renata,

I'm forwarding this to you as I received an out of office alert from Mr. Tymesen. Can you please forward to council. Thank you

From: "Barry Sellers"
To: "troy@cdaid.org"
Cc:
Sent: Wednesday October 26 2022 6:31:52AM
Subject: Council Input

Good morning Mr. Tymesen,

Please forward this email onto all council members.

First, I'd like to make a suggestion for the City web page. It would be very useful if under the Council link there was a common email address that citizens could send to that would go to all council members at one time. The current design makes it very difficult to send to all members about a topic they are all involved in as you have to go to each one individually and for the Mayor there isn't even an email address listed.

Second, I'd like to briefly address the short term rental issue. I'm an owner and fulltime resident at the Village of Riverstone Condos. I would love to see the council take some very restrictive measures to reduce and restrict short term rentals. The current conversation seems to be evolving around single family housing but condos should absolutely be included in any action taken by council. It is so sad within our complex the number of STR we have. The Village at Riverstone is basically turning into nothing more than a private hotel. I'd estimate approximately one third of our condos are now being used in this manner. Our story is exactly the same, garbage, noise, security, complete lack of respect for the building and our private parking spaces, overall disruptive behavior in the common areas, illegal activities within the units, on and on. We have tried numerous ways to restrict the STR activity but always been told by our legal council that it isn't allowed under state law. We are basically out of options other than depending on you to make restrictive rules and take active and determined enforcement. I understand the push back you are getting from current

owners of STR because they are using them as a business but THEY ARE USING THEM FOR BUSINESS in residential areas that are disruptive all over the city. If they don't like the new rules they can convert to long term rentals or sell their properties, they aren't without options. Please take action and reduce and restrict this activity that is destroying so many nice, quiet neighborhoods around our beautiful city.

Thank you,

Barry Sellers
Village at Riverstone

BADERTSCHER, SHERRIE

From: jammun@roadrunner.com
Sent: Wednesday, October 26, 2022 1:07 PM
To: HAMMOND, JIM; MILLER, KIKI; HOLM, SEAN; 'wmcervers@cdaid.org'; ENGLISH, DAN; EVANS, AMY
Subject: STR's

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Check out what France is doing to control STR's, www.connectionfrance.com/Practical/Second-Homes/France-plans-measure-to-increase-taxes-on-many-empty-and-second-homes? France has a mature problem out of control.....what we/you are facing and a tough battle to correct with big money involved. But worth looking at to save some semblance of a neighborhood of old. James H. Mundy IV

BADERTSCHER, SHERRIE

From: impactlighting@roadrunner.com
Sent: Wednesday, October 26, 2022 4:02 PM
To: HAMMOND, JIM; GOOKIN, DAN; MILLER, KIKI; HOLM, SEAN; WOOD, CHRISTIE; 'wmcervers@cdaid.org'; ENGLISH, DAN; EVANS, AMY; MCLEOD, RENATA
Subject: STR revised code
Attachments: V2 STR REBUTTLE.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Esteemed City Council members,

First, I want to thank you all for your time and efforts on the STR topic. A real challenge to get this right.

I almost got my all my public comments out, got a little nervous, LOL.

I have attached my comments for the record.

I wanted to address some items the STR Alliance brought to the table.

The STR alliance painted with way to wide a brush when talking about LTR folks in our community. It was an insult to all the hard-working service industry, construction workers and young families that are making their way to the American dream of owning a home someday. A dream that is tough enough to fulfill without being labeled the worst possible neighbor in at least one comment from the alliance.

The fact the alliance somehow thinks that the stranger of the day staying in an STR is better than a LTR is non sensical. You can always find middle ground with a not-so-great neighbor as there is consistency with who you are dealing with. In the 22 years in our family home, we have had five owners of the home, owner number six turned our backyard neighbor home into a STR. Since the house, not a home, became an STR in June of 2021 we have had more problems and issues then the 20 plus previous years combined. Most of the issues are not call 911 issues. One exception that I almost did call the police was when I was threatened over the fence when I asked the occupants to not scream in the backyard at 10:47pm. I was told to shut the F up when they shook the fence. When I went through the procedure on the permit for problems, I had to call an Oregon number for Vacasa. Nothing on the phone menu that says, 'push 5 if you are having a problem with a VaCasa occupant' nothing. I text the property owner as they gave my wife a sticky note with their digits before they introduced themselves, I might add. I was contacted by the VaCasa local manager that let me know the owners did not want to be involved and what was the problem. I let them know what happened so the manager called the occupants to let them know to keep it down. What happens next? The next day there is garbage thrown over the fence during the night.

Not knowing these folks, I thought about packing heat in my own backyard for fear of retribution for my trying to go by the books. I never thought I would ever entertain having to carry a firearm in my own backyard. Sad. Usually it is drunk, cursing in the hot tub, parking with disregard for the neighborhood. Issues that I am not going to bother the police with. Probably not illegal just not neighborly and a total lack of integrity for the neighborhood.

I kept hearing economic impact, let's not fool ourselves here the main economic impact is lining STR owner's pockets. The local STR owners have skin in the game with out of state STR owners the monies made never see an Idaho bank. As well 9 out of 10 that stay in the STR house first thing is they pack all their groceries in from home. Not going on vacation to run to grocery stores to shop.

As one alliance member stated families can cook all their meals which translates to, they are not running to restaurants. How about the economic impact on local lodging properties during the shoulder seasons not being able to keep as many staff on as the STR drain the lodging properties during the lean times.

I also heard of some of the alliance local roots here, for sure locals and newbys alike there are good people involved with the business of STR. Our roots are deep here as well. All our children, now in their 30's were born and raised here. I came here from central Washington for work in 1982. My wife's born and raised in North Idaho and comes from 4 generations of hard rock miners. Her grandfather perished in the Sunshine mine disaster. Our production company has done in kind work here for decades, 3C's. Hospice of North Idaho, Kootenai Health Festival of Trees to name a few. My wife and I came up with the idea to do the Pandemic 2020 drive in style graduations for 7 area high schools partnering with Alexcia Jordan and the Kootenai County Fairgrounds as well as with Deana Nacarato. Bringing in regional production colleagues to make it happen. With our business down 90% in 2020 we wanted to give the kids a graduation to remember. We have skin in the game and will always give back to our community.

Lastly, for the moment, the alliance's idea to have their own commission to address problems, (see today's CDA Press). Sounds a little like the fox watching the hen house to me.

The third party neutral STR enforcement arm is the answer to keep things on the straight and narrow. If there is a commission of local residents the commission board needs to have folks from all sides of the issue as part of the board.

Again, thank you for hearing us all and for all that you do for our fine community!

Kind regards,

Jim Volke
Impact Lighting Systems, LLC

impactlightingsystems.com

STR REBUTTLE

OPENING: GOOD DAY AND THANK YOU FOR YOUR TIME IN TAKING PUBLIC COMMENT ON THE STR ISSUES THAT AFFECT OUR COMMUNITY NEIGHBORHOODS. I FEEL LIKE THIS IS OUR LAST, BEST CHANCE MOVING FORWARD TO PUT SOME COMMON-SENSE GUARDRAILS IN PLACE THAT PROTECT ALL OUR COLLECTIVE RIGHTS.

WITH EVERY PRO AND CON ISSUE, I ALWAYS FEEL LIKE THERE WILL ALWAYS BE A COMMON THREAD THAT WE CAN ALL AGREE ON. IN THIS CASE PROPERTY RIGHTS IS SOMETHING WE CAN AGREE UPON. THE GREAT STATE OF IDAHO AFFORDS US ALL PROPERTY RIGHT PROTECTION FROM UNDO GOVERNMENT OVERSIGHT. IDAHO STATE CODE CLEARLY STATES THAT IT PROHIBITS PROHIBITING STRs FROM OPERATING. SECONDLY, WE CAN ALSO AGREE ON THE FACT THAT STRs ARE NOT GOING ANYWHERE ANYTIME SOON.

THIS IS NO LONGER A ZONING/OWNER OCCUPIED ISSUE. THE ISSUE BEFORE US NOW IS REGULATION.

STATE CODE ALSO SAYS, ANY CITY AND/OR COUNTY CAN APPLY RESTRICTIONS ON STRs FOR NEIGHBORHOODS WITH REGARD TO PUBLIC HEALTH AND SAFETY, PROTECT THE GENERAL WELFARE OF COMMUNITIES, PROTECT THE INTEGRITY OF COMMUNITY NEIGHBORHOODS. THE INTEGRITY OF OUR COMMUNITY NEIGHBORHOODS IS PARAMOUNT AS THEY ARE WHAT MAKE UP THE FABRIC OF OUR FAIR CITY.

AFTER READING THE STAFF RECOMMENDATIONS I BELIEVE THAT THE RECOMMENDATIONS ARE SOUND AND PRACTICAL. I ALSO FIRMLY BELIEVE THAT NOT ONE OR TWO ITEMS OF THE RECOMMENDATIONS KEEP THE SAFETY, GENERAL WELFARE AND INTEGRITY OF NEIGHBORHOODS INTACT. COLLECTIVELY THEY ADDRESS MOST ALL CONCERNS FOR NEIGHBORS AND NEIGHBORHOODS.

HAVING A CAP ON HOW MANY STR PERMITS ARE AVAILABLE. MAKES SENSE ON HOW MANY STRs CAN OPERATE AND BE WELL MANAGED. WHEN THE NUMBER OF APPLICANTS IS MORE THEN THE ALLOWABLE PERMITS THE LOTTERY SYSTEM IS USED. ONLY SO MANY STRs PER BLOCK/NEIGHBORHOOD, THIS WILL HELP TO KEEP THE INTEGRITY OF ANY GIVEN NEIGHBORHOOD INTACT. HAVING A THIRD-PARTY COMPLIANCE COMPANY THAT MONITOR CODE VIOLATIONS, WITH A HOT LINE SO ALL COMMENTS/COMPLAINTS ARE ON FILE IN ONE CENTRAL DATA BASE. NO OTHER WAY TO GET THE BIG PICTURE ON HOW STRs ARE AFFECTING OUR CITY. ONE PERMIT PER OWNER, THIS WOULD HELP WITH THE HOUSING CRISIS. THE PROPERTY OWNERS HAVE THE OPPORTUNITY TO DO SOMETHING POSITIVE FOR OUR COMMUNITY BY HELPING TO EASE THE CRISIS BECOMING A LTR, LONG TERM RENTAL.

THE NEW CODE NEEDS TO HAVE TEETH TO KEEP PROBLEM STRs IN LINE OR OUT OF BUSINESS.

AS WITH ANY BUSINESS OR COMMERCIAL VENTURE IN IDAHO, AND MAKE NO MISTAKE STRs ARE A COMMERCIAL FOR-PROFIT BUSINESS ENTERPRISE, ONE HAS TO HAVE AN UMBRELLA GENERAL LIABILITY POLICY IN PLACE, WORK COMP FOR ANYONE WORKING ON AND MAINTAINING THE PROPERTY, THIRD PARTY SITE INSPECTION FOR FIRE SAFETY, BUILDING CODES ALONG WITH ALLOWABLE OCCUPANCY NUMBER BASED ON EACH PROPERTY BED/BEDROOM NUMBER. STRs SHOULD HAVE ALL THE ABOVE IN PLACE TO OPERATE AS THE BUSINESS THAT IT IS.

I WOULD ADD THAT WHILE CURRENT CODE STATES NO VISABLE SIGNAGE SAYING THE PROPERTY IS AN STR NEEDS TO CHANGE. I BELIEVE FOR THE SAFETY OF ALL NEIGHBORHOODS, THEY NEED TO KNOW WHERE THE STRs ARE LOCATED IN THEIR RESPECTIVE NEIGHBORHOODS. SIGNAGE COULD BE A SIMPLE, 'LAKE CITY STR'. WE HAVE THE RIGHT TO KNOW WHERE COMMERCIAL BUSINESS ENTERPRISES ARE LOCATED IN OUR RESIDENTIALLY ZONED NEIGHBORHOODS. THE PARKING ISSUE THAT ANYONE WHO HAS STRs IN PROXIMITY HAS HAD TO DEAL WITH. NO ON-STREET PARKING ALLOWED. THE 14 DAY EXEMPTION NEEDS TO BE OMITTED FROM THE NEW CODE AS IT IS AN EASY WAY TO SLIP THROUGH THE CRACKS IN THE PERMITTING PROCESS.

IN CLOSING WE LOOK TO YOU, OUR CITY COUNCIL, TO DO THE RIGHT THING FOR OUR COMMUNITY OF NEIGHBORS AND NEIGHBORHOODS. THANK YOU!!

BADERTSCHER, SHERRIE

From: Emily Pack <emlypck@gmail.com>
Sent: Friday, October 28, 2022 8:29 AM
To: PlanningDiv
Subject: Airbnb as Neighbors: Our Experience

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi there!

I wanted to reach out on behalf of our neighbors. We moved in last March and eventually learned that several of our neighbor homes were airbnbs, including the house directly next to us.

We were met with smiles and kindness from the owners, Tom and Linda Thompson. They immediately let us know if we ever had an issue, to please reach out immediately and they would remedy the situation to ensure we, as neighbors, felt safe and comfortable on our block.

Beyond that, Tom and Linda have become friends. They are at there properly every other day (doing their own cleaning — unless on a trip — and all their yard maintenance. Their property is beautiful!) They check in on specifics of our life and it's always a joy to see them. Though they don't directly live in the house next to us, we consider them our neighbors.

I wanted to reach out to share this perspective for the short term rental conversation that is currently happening in Coeur d'Alene. There are many airbnb owners who are courteous of neighbors, thoughtful in their care for their property and uphold the "small town integrity" of CDA. There are many airbnb owners who live in town (or just outside of town) who come to see their property multiple times a week and have a relationship with their neighbors.

I can't speak for all airbnb owners downtown, but for our neighbors Tom and Linda, they've taken all the steps to have a legal airbnb and ensure neighbors feel respected. I would honestly be very sad to see their income and hard work cease or decrease for something like a lottery system (where someone from out of state who knows no one on their block might keep their property instead of someone local and present). I feel owners in CDA who are present on their properties and in their community should definitely be taken into consideration (and prioritized) in this process.

Thank you for taking the time to read this email and wish you the best in this journey to come to a beneficial solution for our community.

All the best,

Emily Pack
emlypck@gmail.com

BADERTSCHER, SHERRIE

From: Barb Crumpacker <crummy1810@gmail.com>
Sent: Friday, October 28, 2022 10:02 AM
To: PATTERSON, HILARY
Subject: Fwd: My Turn submissions re STR's

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----- Forwarded message -----

From: Barb Crumpacker <crummy1810@gmail.com>
Date: Fri, Oct 28, 2022 at 9:45 AM
Subject: My Turn submissions re STR's
To: <letters@cdapress.com>
Cc: <handerson@cdeaid.org>

Since attending the joint planning commission/city council meeting on 10/24, I have been gathering information from other concerned citizens about the proliferation of short term rentals in Coeur D'Alene, and their impact on our neighborhoods cohesiveness.

It has been noted that owners of these units are operating a business and should be controlled as such. The issues that are concerning include noise & parking incursions & keep our neighborhoods less livable & safe, as well as limiting the availability of affordable housing for service workers. Do you know that there are 400 permitted units, & an estimated 700 unpermitted ones most condensed in the Garden & Sanders Beach areas? This is a shocking number and puts extra strain on law enforcement who must control inconsiderate renters.

Out in public, I have heard several groups saying "we come here to Idaho because there are no rules & we can do whatever we want". No wonder we have white supremacists groups & gang members coming!

One local person had the experience of a Yakima gang group next door, complete with weapons on display, partying all night. Calls from police were ineffective in stopping the offensive behaviors. Folks must tolerate visitors using their property as a bathroom & other obscene things.

Is this what we want our city to become? Would you like this going on next door to you?

The argument that the owners monitor the renters, when the owners are out of state, is laughable. As is the supposition that these short timers contribute to the economy. The folks I know who rent B&B's do so that they can cook for themselves & no one will be a neighbor(like a hotel)to complain about their noise.

Parking & lot size in the areas impacted by STR's are not designed for large groups with their boats & jet ski trailers, as well as multiple cars taking up spaces that locals need. South 11th street is a good example: with cars parked on both sides of the street, lots of boats & trailers, it's nearly impossible to drive through, especially in the summer

Many STR's are owned by folks living out of state so there can be no oversight or monitoring of their properties when renters abuse the neighborhood.

We may not like our permanent neighbors but we learn to live with them & respect our differences, & know how to avoid conflicts with them. When folks are moving in & out every few days, it provides a disconnect unlike having known relationships. We are small communities & should be protected from the upheavals that occur with large numbers of these short term rentals. I have 2 in my block out of 6 houses.

At least one property owner has been getting the homeowners exemption for several years, even though he hasn't lived there, it is a STR. How fair is this to us permanent owners & taxpayers?

The city says it hasn't got the resources to protect js. There is a reason why other tourist-based towns like Leavenworth, WA & Seaside, OR have put a moratorium on adding STR's

The proposals I have heard suggested include:

- Limiting the number of STR's & providing a buffer zone
- Unpermitted units being put on a waitlist with a large fine for not being permitted, to discourage owners from this use.
- Charging an annual fee to pay for inspectors & increased law enforcement calls.
- Moratorium on applications & sales of property to be used this way.

It is commendable that our city leaders are interested in hearing our concerns. Let's see if they are actually HEARD, considered & acted upon. Neither realtor/owners, nor longtime property owners will be 100% happy with any updated city codes. The expectation is that the outcome will be a "Do unto others" result.

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