

Susan Koerner  
914 Mullan Ave  
Coeur d'Alene, ID  
208-818-6488

Short Term Rental Committee:

I live next to a vacation rental and I would like you to take into consideration my experiences I have had living next to one.

1. The cleaning crew, & the people who have rented this place park in the bike lane for hours or overnight. There is a garage for renters to use but they prefer to use the street. They also park their boats & trailers in front of the rental in the bike lane.
2. There is limited street parking where I am located & often there is no parking during the times it is rented.
3. My garbage cans & recycle is filled up with the trash from the renters where I can't throw away my trash.
4. Adults have tried jumping my fence to get into my yard to get their balls which have gone over the fence. I had a large dog at that time and he didn't allow them to enter my yard.
5. It has been rented out to underage partygoers who have in excess of 50 people being loud, pissing in the street, throwing & braking liquor bottles in the street, climbing on the roof of the garage in the alley yelling & jumping off the roof until 3:00 am or later. Girls coming over & yelling their phones were stolen and that underage kids were there drinking & using drugs. I had to call the CDAPD twice that night.
6. Bridesmaids start drinking & have fun until about midnight then the fighting begins inside & outside the house until 3:00-4:00 am.
7. I spoke to the rental agent and have not seen a change. She told me the house was going to be renovated. Spoke to the owners it was because of the damage done to the rental.
8. I spoke with the owners when they were in town & were not aware of these issues. They have now limited the times it can be rented & gave me their home number to call with issues.

Thanks, Susan Koerner

## **BADERTSCHER, SHERRIE**

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**From:** Anne Patterson <annerpatterson@gmail.com>  
**Sent:** Wednesday, October 19, 2022 4:49 PM  
**To:** GOOKIN, DAN; EVANS, AMY; WOOD, CHRISTIE; MILLER, KIKI; ENGLISH, DAN; MCEVERS, WOODY; HAMMOND, JIM  
**Subject:** my comments on regulations being considered on STR

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The city council has failed to provide evidence that;

1. the integrity of neighborhoods in Cd'A has been negatively affected by STR.
2. that STR are responsible for the lack of affordable housing.
3. that "blue collar workers" are being hurt by STR

Instead, visitors are going to be most affected by these proposed changes. Our main industry here is tourism. Why would you want to limit this industry in our town?

Not all STR owners are out of state. Many are residents of modest means, whose retirement consists solely of their real estate investments.

STRs are needed to supply furnished housing for traveling professionals; wild-fire crews, nurses and teachers among others.

The most overlooked **fact** regarding affordable housing; high density apartments do NOT bring the cost of housing down. These landlords permanently "fix" rents and are not affected by vacancy rates. The goal is to elevate rents & eliminate competition. Why would I rent my 4 plex out for \$900.00 per month, when the going rate is \$1500.00? Smart landlords follow suit.

Where are the developments filled with very small single family homes? The downtown is historically populated with small houses built many years ago. I've been told that the permitting fees now are the same no matter the size of the house being built. Could this be a reason why little houses are not popular with builders? A family of 4 can rent an apartment, or they can buy a small house. Owning a small home is by all measures preferable to renting an apartment. What is being done to encourage builders to build small, more affordable houses?

Where are the new neighborhoods filled with duplexes? Two families could share the purchase, and each have their own home with a yard. Are we creating an environment where the only choice available to young families and newcomers is an apartment? Is it poor planning, done by people who lack common sense? Or have you been influenced by big money and big developers?

We look to our elected officials to not just "study" the problem, but to be CREATIVE in solving it. Communities like Oak Crest have been an affordable, safe, alternative for families and seniors to "own" a home. Wouldn't MORE of these types of communities help our growing population? What about "Golden Spike" in Rathdrum? Another example of "own your home, not the land".

This crisis has been coming for years. To my knowledge, Dan Gookin is the only official to publicly state the obvious: "The focus of our city council has largely been to provide waterfront dwellings for a bunch of rich people." I respectfully ask the city council to refrain from enacting policies that limit or restrict short term rentals. Instead, I urge you to focus on creative ways to ensure that elderly, young families and newcomers can own a home of their own. Let's not be the community that has nothing to offer these groups except apartment dwelling. Thank you for reading my comments  
Anne Patterson, Coeur d'Alene Resident, 208 661 8663





**From:** [Dan Hummer](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** CDA - Short-Term Rental Ordinance.  
**Date:** Monday, September 19, 2022 4:01:25 PM

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Hi, My name is Daniel Hummer and I am a stakeholder in the discussion of the City of Coeur d'Alene Short-Term Rental Ordinance because I personally own short-term rentals and daily help investors buy and sell property that is used as Short Term rentals. Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I Dan Hummer do not support any change to the current City of CDA Short Term Rental Ordinance.

I am happy to discuss this further, my contact information is below.

**Dan Hummer** / Realtor, License #SP55114



**WINDERMERE COEUR D'ALENE REALTY**

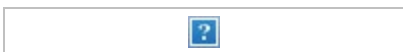
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[DanHummer@windermere.com](mailto:DanHummer@windermere.com)

MOBILE [\(208\) 818-9371](tel:(208)818-9371) [Schedule a Call](#)

1000 Northwest Blvd / Coeur d'Alene, ID 83814

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**From:** [Jeremy and Melissa Radford](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** CDA STR Proposals  
**Date:** Sunday, August 28, 2022 10:27:42 AM  
**Attachments:** [Council Letter 2022.docx](#)

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Dear Council Members,

My name is Melissa Radford, my husband Jeremy and I have been residents and property owners in Coeur d'Alene since the beginning of 2021. We originally bought our 1911 major fixer upper on Government Way as a vacation home. Once we began working on it, we started meeting neighbors, and experiencing the amazing lifestyle here and decided we wanted to live in CDA full time. We bought a second house nearby that we could live in during the remodel and also use as a vacation rental. Jeremy is a General Contractor, and I am a Neonatal Nurse Practitioner. Both jobs are extremely physically demanding, so we saw an opportunity to use our gifts with home improvement and hospitality as a retirement plan with the short-term rental market here in CDA.

We want to let you know how some of the proposals before you on the regulation of the STR market in CDA will negatively affect us. Specifically, the owner-occupied requirement and the 2-night minimum. For the home we are remodeling, we are planning to build an ADU and will live on the property. However, our other home has no ability to create an ADU, and obviously we can only live in one place, so requiring owner-occupancy completely removes our ability to own more than one property as a short-term rental and have a viable retirement income in this way. While there are certainly absentee and/or disengaged STR owners, we are local, available at all times to our guests and neighbors, and keenly aware of maintaining the integrity of our neighborhood. We have hosted short-term renters for just over a year and we have not had a single neighbor complaint, nuisance complaint, or citation.

Our second concern is the 2-night minimum. Initially we shared some of the concerns with one-night rentals that I'm sure many of you have. However, we have found that offering one-night stays is hugely popular in our area for people passing through town that need a comfortable place to stay. They often share their plans with us and are doing things like taking a family trip to Glacier National Park, or an Alaska cruise, or meeting a new baby in the family. These guests frequently eat out for both dinner and breakfast, supporting our local economy. Our neighbors are all aware that our home is an STR, they can easily contact us with concerns, and we have not had a single complaint with either our one night, or longer stay guests causing problems. If STRs are no longer allowed to host one-night stays, the only true beneficiaries are the resort, hotels, and motels in the area. These are obviously very limited in the downtown area, so please don't take this opportunity for a quick visit from the guests to our lovely city, or those of us that provide hospitality to these visitors.

We were able to attend the council meeting on August 22nd and our take-away from the meeting is that the true problem is the significant number of non-permitted STRs in the area. However, the rules that have been proposed don't seem to address this issue at all. Instead, the rules penalize law-abiding owners who are contributing to the economy through taxes, vibrant options for guests to our vacation-destination city, and providing those guests with walkable access to the downtown amenities and the lake. These STRs also support hundreds of local jobs such as cleaning services, laundry, maintenance, property management, patronage at local restaurants and businesses, etc. We believe efforts would be most effective at supporting community and neighborhood integrity if they are focused on bringing non-permitted STRs into compliance with the current STR rules.

We are committed to continuing an open dialogue with the Coeur d'Alene councils and community

members about local STRs. Please don't hesitate to reach out if we can provide and information, insights, or resources on behalf of the STR community.

Thank You~

Jeremy and Melissa Radford

[jandmradford@gmail.com](mailto:jandmradford@gmail.com)



**From:** [Jeremy and Melissa Radford](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** CDA-Vacation Rental Alliance  
**Date:** Tuesday, September 13, 2022 12:56:28 PM  
**Attachments:** [Council Letter 2022 \(2\).docx](#)  
[Public Record Data.docx](#)  
[New report examines the economic impact of short-term rentals in Colorado.pdf](#)  
[Short Term Rentals California.pdf](#)  
[Research Restricting Airbnb Rentals Reduces Development.pdf](#)  
[Census confirmation Our county is booming Coeur d'Alene Press.pdf](#)

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Dear City Council Members,

My name is Melissa Radford, my husband Jeremy and I have been residents and property owners in Coeur d'Alene since the beginning of 2021. We were able to attend the council meeting on August 22<sup>nd</sup> and our take-away from the meeting was that the true problem that needs to be addressed is non-permitted STRs in the area. Jeremy and I started a Facebook group called CDA-Vacation Rental Alliance in response to the concerns we had after the first meeting. Our group has been up for just over 2 weeks, and we already have 156 members. Many of us attended the meeting on September 12<sup>th</sup>, and the tone was completely different from the previous meeting. The STR community has been reaching out to let you know how the proposed changes to the current ordinance will decimate our ability to make a living and infringe on our constitutional right to rent. We are starting to feel heard.

Vacation rentals in our community are contributing significantly to the local economy through taxes, offering vibrant options for guests to our vacation-destination city, and providing those guests with walkable access to the downtown amenities and the lake. Short term rentals also support hundreds of local jobs such as cleaning services, laundry, maintenance, property management, patronage at local restaurants and businesses, etc. There have been several detailed studies on the benefits of STRs to the communities they are part of. I have attached a few to this email. I hope you will take the time to read them, and that you will consider that this type of in-depth study is needed in our area for the city council to support targeted and effective ordinances for the vacation rental market, embracing the symbiotic relationship between STRs and the local economy here in CDA.

It is more than clear that the city planning committee has a major and blatant bias against STRs, and we reject ANY of their proposed changes to the current ordinance until they can substantiate their slanderous accusations towards our legally permitted STR community and its impact on our neighbors. They have ZERO facts about impacts. They have ZERO facts about how their proposals will improve the lives of the people of CDA. And they are failing to do their job in our community with their inability to manage enforcement of the current ordinance. No data has been presented to prove that vacation rentals which are following the current ordinances and permitting requirements negatively affect the public health and welfare in a way that allows changes to the current ordinance that will attempt to circumvent the Chapter 18, Title 63 Idaho Code protecting short-term rental owners from regulations hampering the free market of these rentals in Idaho.

We do have facts. We obtained a list of noise/disturbance complaints to CDAPD from May of 2020 to August 2022 as well as a list of the permitted short-term rental properties in CDA. Out of 1122 total complaints, only 14 were associated with a legally permitted vacation rental. That is ~ 1 % of the total. Those advocating for the new rules have presented no proof of damage to the health, safety, and welfare of the city, only anecdotal stories and vague blame for the "housing crisis". The current issues with housing in the area are multifactorial and can be attributed to things like the desirability of Idaho as a place to live, multi-million-dollar high rises, and growth outpacing building. Only 3% of the homes sold in Coeur d'Alene since January 2020 are currently permitted vacation rentals (133 permitted STRs out of 4409 homes sold).

We believe efforts would be most effective at supporting community and neighborhood integrity if they are focused on bringing non-permitted STRs into compliance with the current STR rules. And while the moratorium on new permits seems like it would be a good temporary solution to prevent over-saturation prior to these decisions being made, it will effectively keep the STRs that are currently in non-compliance in the shadows. If they cannot obtain a permit now, and they see that the current ordinances are not able to be enforced, why would they just stop operating at this point?

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 positive impacts short-term rental properties have here in

Coeur d'Alene. We know from experience that the current ordinances and permitting process provide an excellent balance between safety, neighbor engagement, and benefit to both the city and property owners. We also know that there are potentially several hundred properties that do not comply with the law, and that these properties reflect badly on properly permitted and well-managed homes. If non-compliant properties are truly the problem, how do increased restrictions on the law-abiding improve quality of life for those living in Coeur d'Alene?

We are committed to continuing an open dialogue with the State entities, Coeur d'Alene councils, and community members about local vacation rentals. Members of our group would love to participate in the STR Steering Committee that was recommended by the City Council members at yesterday's meeting. Please don't hesitate to reach out if we can provide any information, insights, or resources on behalf of the Vacation Rental Community.

Thank You~

Jeremy and Melissa Radford

[jandmradford@gmail.com](mailto:jandmradford@gmail.com)

**From:** Kara Beidler  
**To:** [PlanningDiv](#)  
**Subject:** City Council Short Term Rental  
**Date:** Friday, October 21, 2022 10:42:49 AM

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Dear Mayor and City Council Members,

My name is Kara Beidler and I am a stay-at-home mom with two kids, ages 13 and 10. My family has been residents in Coeur d'Alene since 2014. We were able to purchase a second home in the Riverstone area to use as short-term rental as a second source of income for our family. This has allowed me to stay involved with my kids on a daily basis and continue to be involved in my community as a high school volleyball coach at Coeur d'Alene High School. My family relies on this income and I work hard to maintain a five-star rating for our STR.

The reason that I chose a short-term rental, rather than a long-term rental was to keep our property in pristine condition and allow me to closely manage the renters staying at our property. The majority of STR property owners are playing by the rules and not part of the problem. Every time I rent my property, I evaluate the renter, do they adhere to house and community rules, are they clean and do I want to rent to them again. This process encourages renters to act appropriately and owners to maintain their properties tastefully and functionally. The majority of my renters are repeat customers who enjoy a quiet neighborhood in CDA.

My recommendation is to focus on bringing non-permitted STRs into compliance and increasing fines for violators. I also support: the 2-night minimum stay requirement as it limits the amount of turnover, limiting the number of non-resident owners as many of us who are residents and own STR's are putting the income back into the city, also as part of that, limiting the number of STR's owned by one owner or group. Lastly, I do think there should be a policy to grandfather in legally owned and registered STR's. I do not support having a requirement for owner-occupied STR's, for some of us, this is a health and safety issue. I also do not support the idea of a lottery system, I do think the city should first exhaust the method of disbanding current illegally run or non-compliant STR's. The City Council is overstepping when it tries to restrict the ability of small business owners to manage short term rentals, and force visitors into big hotels and resorts. Do not punish locals who have done their part and are simply providing a great service for tourism in this city.

I urge you all not to pass these expensive and detrimental changes to the current City of CDA Short Term Rental Ordinance.

Thank you for your time and consideration.

Kara Beidler



**From:** [Neal Scholey](#)  
**To:** [HAMMOND, JIM](#); [EVANS, AMY](#); [WOOD, CHRISTIE](#); [MILLER, KIKI](#); [denglisg@cdaid.org](mailto:denglisg@cdaid.org); [MCEVERS, WOODY](#); [GOOKIN, DAN](#)  
**Subject:** Comments Regarding Proposed Vacation Rental Restrictions  
**Date:** Monday, September 12, 2022 9:09:51 AM  
**Attachments:** [Comments Regarding Proposed Vacation Rental Restrictions.docx](#)

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Dear Mayor and City Council Members,

Please find attached my comments regarding the reasons cited for proposing changes to the current vacation rental ordinance. Hard copies were dropped off for you as well at City Hall.

Thank you in advance for taking the time to review my comments.

Regards,  
Neal Scholey  
Coeur d'Alene Resident

Sent from my iPad

**From:** [Nikki Leathers](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevens@cdaid.org](mailto:aevens@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Courdalene Council Members  
**Date:** Tuesday, September 20, 2022 6:00:42 PM

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Dear Council members,

This is regarding the Short-Term Rental topic the city has begun discussing. We believe restricting the STR market in our city is going to damage the local economy. My husband and I purchased a home in The Garden District in 2016. We lived in the home for years and then when not able to stay as my husband was forced into early retirement due to COVID-19 we have vacation rented it and upgraded the home in addition to parking. We had a long term renter in the home and they do not take as great of care as short term renters and it was harder to keep the property as pristine and managed with people in the home the entire time. We rely on the income at certain times of the year and we believe that if this is changed it will be very hard on us as well as how hard we work to provide five star ratings. We have only upgraded our property since we began short term renting it. Please think of all of the avenues as this has been a lifesaver for us since COVID. Thank you!

The Wilson family

**From:** [Emily Howie](mailto:Emily.Howie)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Cc:** [emyhowie@protonmail.com](mailto:emyhowie@protonmail.com)  
**Subject:** Feedback on potential changes to STR ordinance  
**Date:** Tuesday, September 13, 2022 11:54:02 AM

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Hello Council members - after hearing the discussion on potential changes to the STR ordinance, my thoughts are that the City should simply focus on enforcing the existing regulations before it makes any drastic changes to the ordinance. Often times, government tries to find the answer to it's problems through more regulations, when all it really needs is to focus on the rules already on the books. The majority of STR property owner's are playing by the rules and not part of the problem. In fact, I live next to an STR and I can honestly say that I'm glad it's an STR! The home is well kept, the occupants have been extremely quiet, friendly, and respectful all summer long. It's a lot nicer to live next this property compared to some of the other neighbors on the block that are long term rental properties or home owners who do not take care of their property. It seems to be worth spending the money to hire a 3rd party to help bring the non-permitted STRs into compliance and tighten up enforcement, perhaps increasing fines for violators and adding inspections would add some additional teeth. However, the minute you add a moratorium or a lottery system, you will force many to go under the radar and they will still continue to operate. This would make the situation even worse, exactly the opposite of what you are trying to achieve. Also, expect to be tied up in litigation as the restrictions you discussed (owner occupied, lottery system) would likely be against the spirit of the state's legislation prohibiting limitations.

Thanks for your consideration.  
Emy Howie  
506 S 15th St

Sent with [Proton Mail](#) secure email.

**From:** [SETTERS, KELLEY](#)  
**To:** [PlanningDiv](#)  
**Subject:** FW: Short term rentals  
**Date:** Thursday, October 20, 2022 3:32:54 PM  
**Attachments:** [image001.jpg](#)

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Comments

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



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**From:** Debi Melkonian <[sunnydays104@hotmail.com](mailto:sunnydays104@hotmail.com)>  
**Sent:** Thursday, October 20, 2022 3:05 PM  
**To:** SETTERS, KELLEY <[Ksetters@cdaid.org](mailto:Ksetters@cdaid.org)>  
**Subject:** Short term rentals

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Hello

I am expressing my concern of the new code. Just because I don't live in my short term rental, does not mean that I don't care about being a good short term landlord. I have lived here 34 years. I purchased the one vacation rental I have in 2015 because it was a short term rental and now as a 65 year old senior, I love having a little extra income. The home I am speaking of is on 6<sup>th</sup> street and I live on 2<sup>nd</sup> street. I often will walk over there, it is so close. I completely maintain and manage this small livelihood on my own, and love doing do. I hope that the baby doesn't get thrown out with the bathwater, so to speak. This home will not make a good long term rental, for one, it was remodeled in such a way that it is appealing to the eyes however there is no storage for anything. No garage, no pantry, it really is for someone (not staying long) my concern is that if I am forced to make it a long time rental, it will be trashed. I hope that somehow, the conscientious people will not get punished along with the money hungry.

Sincerely,  
Debi Melkonian

Sent from [Mail](#) for Windows





**From:** [MCLEOD, RENATA](#)  
**To:** [PATTERSON, HILARY](#); [HOLM, SEAN](#); [BADERTSCHER, SHERRIE](#)  
**Subject:** FW: Short term rentals  
**Date:** Thursday, October 20, 2022 3:51:46 PM

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Here is another one to add to the file

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**From:** Debi Melkonian <sunnydays104@hotmail.com>  
**Sent:** Thursday, October 20, 2022 3:05 PM  
**To:** MCLEOD, RENATA <Renata@cdaid.org>  
**Subject:** Short term rentals

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Hello

I write with concern over the new code for vacation rentals. My concern is just the one vacation rental I have had since 2015. I also have attended meetings held in response to the growth of the airbnb's. I have lived here 34 years and in 2015 bought this home on 6<sup>th</sup> street as a vacation rental. It had been remodeled to accommodate short stays, and that is why I purchased it. It has no storage places and will be trashed if someone has to live their long term.

It has been a

Vacation home since 2008 when It was remodeled.. I live currently on 2<sup>nd</sup> st, not a vacation rental, however I did pay the fee.

As a senior, I walk to and maintain the short term rental on 6<sup>th</sup> street. It helps me to make a living as a retired person. I am a super host and have no major complaints. Please don't take my small livelihood away because of the negligence of others. As a reference, Randy Adams knows of me. I have lived here 34 years. You may view my reviews on vrbo put in 725360.

This comes to you in hopes that those who are trying to do right won't get punished with the negligent ones.

Sincerely,  
Debi

Sent from [Mail](#) for Windows

**From:** [Tom Gumprecht](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Fwd: Short term rentals  
**Date:** Saturday, September 24, 2022 10:50:10 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Tom Gumprecht <[tgumprecht@gmail.com](mailto:tgumprecht@gmail.com)>  
**Date:** September 24, 2022 at 11:06:30 AM PDT  
**To:** Donald Gumpecht <[dgumprecht@yahoo.com](mailto:dgumprecht@yahoo.com)>, [jhammond@cdaid.org](mailto:jhammond@cdaid.org),  
[dgookin@cda.org](mailto:dgookin@cda.org), [denglish@cdaid.org](mailto:denglish@cdaid.org), [cwood@cdaid.org](mailto:cwood@cdaid.org), [aevans@cdaid.org](mailto:aevans@cdaid.org),  
[wmcevers@cdaid.org](mailto:wmcevers@cdaid.org), [kmiller@cda.org](mailto:kmiller@cda.org)  
**Subject:** Short term rentals

My brother, Don Gumprecht, and I both own houses in the Fort Grounds. I own the house that I was raised in starting in 1951. We both set aside time at our houses for personal use, but have made our houses available for short term rental for more than a decade. We rarely if ever have complaints from neighbors or the neighborhood. In fact, one of my renters enjoyed the stay so much that he bought the house next door so he could be a CdA resident.

I do not know the impetus for further STR restrictions. STRs are competition to commercial motel and hotel housing. But it is a healthy competition offering people a broad range of options and prices for accommodations. The free market should sort out that competition.

I think the City should realize that the major rental portals (AirBnB, VRBO) make affirmative efforts to minimize negative impacts on neighborhoods. They have policies to prevent loud, raucous gatherings and all renters are made aware of that. Further, there is an ongoing evaluation process for all renters and owners on these portals. Every rental episode evaluates the renter: do they adhere to house and community rules, are they clean, would you rent to them again. And yes renters evaluate the property and the owners. This process encourages renters to act appropriately, and owners to maintain their properties tastefully and functionally. The incentive to properly maintain the properties is a positive for the neighborhoods involved.

I believe the City has rightful concerns about health and safety that have been previously addressed. But I think the City is overstepping when it tries to restrict the free enjoyment of one's property. And that property right enjoyment extends to receiving income on one's property. I would urge restraint by the City on any new STR restrictions. Tom Gumprecht, M.D. owner of The Doctors' Inn of Coeur d'Alene, Idaho. cell phone: 206-819-0011



**From:** susan sindel  
**To:** [kmiller@cdaid.org](mailto:kmiller@cdaid.org)  
**Subject:** Gen Services Committee Meeting - vacation rentals  
**Date:** Saturday, August 20, 2022 10:25:33 AM

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Good Morning Kiki, Please to hear this situation is coming under review. I read the press article and there's just a couple of points that you may want to get clarification on from Hillary & Sean at the meeting.

1. Of those unpermitted (and perhaps some permitted) short term vacation rentals – is there a working partnership between planning staff and the clerk in the Assessor's office that rides herd on the homeowner's exemptions? As you know, to qualify for the homeowner's exemption, owners must qualify proving this is their primary residence. The county can go back 5 years on behalf of the state to recover escaped taxation on these properties that lost their qualification for the exemption. It's fairly easy to confirm as the vacation rental websites all post feedback of satisfied renters. These comments are dated, many house comments going back over 5 years. This gap between city/county working to eliminate the fraud is allowing millions of dollars in property valuation to escape taxation.

Cooperation between city and county, with published penalty and 5 year go back recovery period (if regs haven't changed since I worked there), IMO would be an additional effective tool to help discourage some from this type of fraud/tax evasion. Right now, you.. the city is holding information (list) of properties that would be worked on to verify primary residence occupancy by owner. Has anyone thought to provide this list to the assessors office homeowner's exemption clerk? Has the county assessor been made aware of it's existence? This is also the type of resource that I'll bet a knowledgeable outside monitoring firm is familiar with, in helping them do their work.

2. People who vacation here are in cut loose mode. For many of them, that means late night gatherings in the yard of the place they are renting. This has been terribly disruptive to regular working class neighbors that need quiet to sleep for 8 hours a night. I understand that the police dept is limited. It was also my understanding that the second code enforcement officer that was hired last year...the justification and primary purpose - to oversee enforcement on the vacation rentals. Not sure what went wrong. Anyway, the late night noise problem... somebody's going to have to step up to the plate to enforce. Not sure if an outside business can handle that....

Thank you for your time. Will be an interesting meeting to watch.  
Sent from [Mail](#) for Windows

**From:** [Jan Marie](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [GOOKIN, DAN](#); [MILLER, KIKI](#); [sholm@cdaid.org](mailto:sholm@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcervers@cdaid.org](mailto:wmcervers@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org)  
**Subject:** heres an idea  
**Date:** Friday, September 9, 2022 4:01:48 PM

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Hello!

Now we have a group of 72 ppl not necessarily from here (NEW) that have formed a "for property rights " group!

I am sending you links to changes that I hope will be of interest, from the City and County of Chelan, Wash. ! They are one of MANY resort communities dealing with "the quality of our lives being upended by STR's!

As elected officials, you are tasked with protecting the CITIZENS of Cda! As this discussion goes on in our community, it feels as though you are protecting the tourist industry and not the citizens! Our charming downtown Cda has been catered to tourists and NOT locals. You want to do something to make a difference in the employment and housing crisis? All single family homes are just that, single family homes, for local families, not STR's. Build an ADU if you want to make \$\$! (but must live on property !) I ALWAYS SAY " If you want to know the motives of people, "follow the MONEY"  
Always gives you the answer!

Moving at a turtle's pace only gives more time for buyers to "get in" before you do something! I have lived in Cda (30 years and Silver Valley (15 years) and this is just a slap in the face to those of us that LIVE, WORK , and pay taxes here! I am sick of living in a "hotel district"! see links below for some insight! Moratorium? hmmm

{We own a home downtown and have a studio apt. that is an STR, but we live on site! We have off street parking for our Guests! I get WHY ppl do it, its income! we don't own other homes that disrupt neighborhoods, just our studio apt.}

- <https://lakechelannow.com/county-commissioners-pass-new-short-term-rental-code/>
- <https://www.co.chelan.wa.us/community-development/pages/short-term-vacation-rentals-str-code-development>
- [https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments\\_Combos\\_2021\\_0505.pdf](https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments_Combos_2021_0505.pdf)

With Kind Regards,

Jan Marie

**From:** [tina\\_nwacademy.com](mailto:tina_nwacademy.com)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Important Suggestions from Vacation Rental Owners  
**Date:** Friday, September 16, 2022 1:39:49 PM  
**Attachments:** [Letter to dan Gookin.pdf](#)

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Hello Dan,

Please read the attached letter regarding the mostly good regulations being considered by the City Council.

Thank you.

***Tina Stevens***  
***Northwest Music Center***  
***Northwest Academy of Music, Inc.***  
***Idaho Tall Pines Lodge***  
6055 N. Sunshine St.  
Coeur d'Alene, Idaho 83815  
[info@nwacademy.com](mailto:info@nwacademy.com)  
[www.nwacademy.com](http://www.nwacademy.com)  
[www.facebook.com/northwestmusiccenter/](https://www.facebook.com/northwestmusiccenter/)  
(208) 667-6200  
Celebrating 33 Years!

**From:** [Karey Scholey](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Letter Regarding Proposed Vacation Rental restrictions  
**Date:** Friday, September 9, 2022 4:10:25 PM  
**Attachments:** [Letter to City regarding vacation rentals.pdf](#)

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Dear Mayor and Council Members,

Please find attached, a letter regarding my concerns about the proposed vacation rental restrictions and prohibitions. Hard copies will be dropped off for you at City Hall as well.

We wish to be involved in a collaborative solution that considers the community as a whole. Thank you in advance for taking the time to consider my thoughts and position on the matters involving vacation rentals in Coeur d'Alene.

Thanks,  
Karey Scholey  
Coeur d'Alene Resident



**From:** [Laurie Reinhart](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Cc:** [cityclerk@cdaid.org](mailto:cityclerk@cdaid.org)  
**Subject:** Letter Regarding STR Proposals Before the Council  
**Date:** Sunday, October 16, 2022 8:22:54 PM  
**Attachments:** [Letter to CDA City Council.pdf](#)  
[Review #1.pdf](#)  
[Review #2.pdf](#)  
[Review #3.pdf](#)  
[Review #4.pdf](#)  
[Review #5.pdf](#)  
[Assorted Online Reviews.pdf](#)

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Hello Mayor Hammond and Members of the City Council:

Attached please find a letter to you all detailing our position on the short term rental proposals currently before you. I have also included copies of recent reviews on our CDA short term rental.

Thank you for your time and consideration -

***Laurie Reinhart***  
***714-393-8041***  
***[reinhartlaurie@gmail.com](mailto:reinhartlaurie@gmail.com)***

**From:** [moiya\\_rossnagle](mailto:moiya_rossnagle)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Bcc:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Non-Owner Occupied Short Term Vacation Rental Situation  
**Date:** Tuesday, September 27, 2022 8:56:18 PM  
**Attachments:** [STR PDF.pdf](#)

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September 23, 2022

Dear Mayor, Council Members and City Planners,

We are writing to introduce ourselves to you and to discuss our non-owner occupied short term rental vacation property in Coeur d'Alene. We understand there are many things happening and decisions being made regarding short term rentals. We currently have one permitted non-owner occupied short term rental in Coeur d'Alene, which has been operating since May 1, 2022. We are new to this business, which comes out of a need to help subsidize our retirement and a dream to help families travel affordably like we were able to over the past 28 years.

My name is Moiya and my husband is John. We have 4 adult children, three who are married, and also a teenage son. We are also expecting our first grandchild in March 2023. We recently were able to fulfill our dream of becoming owners of our second home in November 2021 in Coeur d'Alene. We travel almost monthly to CDA to spend time with our two married daughters, one whose husband is a youth pastor in CDA, and will soon be increasing our trips to spend more time with soon to be grandchildren.

We chose a cute 1988 daylight Rambler in the Dalton Gardens neighborhood, a home that accommodates 12 adults (which is what our family will be when all of our children are married). We were thrilled to be able to update the home, and the property to add value to the neighborhood. Our goal was never to negatively impact the neighborhood, community or city. Our goal was to enhance the neighborhood and share our home with families who want to enjoy the beautiful city of Coeur d'Alene and all of the wonderful things that the community has to offer. Our whole family worked on the house together, painting, repairing, and renovating the home. For this reason, we got a business license, and a permit. We follow all of the rules and require all of our guests to follow the rules as well. It is important to us that this be a legal and legitimate endeavor as it is going to help us finance our retirement as well as allow us to be in CDA a lot to spend time with our kids.

Our dream of owning a short term rental property comes from raising our own family and trying to travel and make memories as a family. For a family of our size, 7 in the good ol' days, we never could fit into a hotel room or suite. This made it hard to vacation. Traveling

to enjoy and explore places with our kids and provide experiences for our family was only made possible by the opportunity to rent vacation homes. It not only was more comfortable for a family to spread out in a home, but it's also more affordable since it allows some cooking to be done and also no worry of not disturbing hotel guests with early risers or crying babies in the night.

We only allow 10 guests to stay at our home, we don't pack them in to make the most money. We leave a gap day after each reservation. We don't allow parties. We have our garbage cans put out and brought in on time each week and we pay to have the yard serviced to keep it looking nice. We market our home to families and advertise all of the local things to do in CDA. Our son in law checks on the house frequently throughout the week, since he works down the street from the house and we have ring cameras on the exterior of our home to help us monitor activity. We also stay in communication with our guests during their stay to help them navigate their time in our home. We have a cleaner who sanitizes our home from top to bottom between each guest and an inspector/co hoster who goes into the home before each visit to inspect for safety.

We screen every guest who rents our home thoroughly for positive reviews and for valid driver's license, cell number and email. We also do not rent to guests who are under the age of 25. We care about who is in our home and who is staying in the neighborhood, because we care about our neighbors.

Please see a few of our guest reviews from Airbnb to help give you a better understanding of who it is that stays in our home.



(These guests were grandparents, with adult children and grandchildren, totalling 10)

July 2022

Dear Moiya, I just want to reiterate how much we appreciate your kindness. The house was perfect in every way that you could have provided. The communication were amazing, you made sure we were satisfied and if things were up to a good standard. Beds were Comfortable and well put together. The bedrooms were a great size for lots of guest. We were all comfortable in your well put together home. Not to mention your Ac was amazing lol, Over a 100 out, and never felt like that in the home. Being next to the road, never really noticed the traffic. Loved the little toy room for my granddaughter and the baby gate which was very helpful, something we actually forgot to bring this time. Very accommodating in every way. Look forward to another vacation at your home. Thank you again for great communication and looking out for your guest.

Shelley, Prineville, OR



( These guests were a large family of 8 with young kids)

August 2022

Everything about this stay was seamless! Moiya and John were so kind and easy to work with and check in/check out were a breeze. We have a large family and the whole set up of games was a HUGE hit! This location was near everything, and it was easy to find our way around. I would absolutely recommend this place to anyone and we have already discussed when we will be returning!

Jessi, Lynden, WA



(This guest was made up of two families, totalling 10)

July 2022

We enjoyed our stay at The Gilbert House at Coeur d'Alene. Moiya and John were very easy to contact. They replied to text messages quickly. They send us some texts during our stay checking on how we were doing and a very friendly manner. Check in was very easy. They have a binder with all the information we needed. For example were to find things, how to connect to internet, how to use hot tub etc. The house was very clean, it looks just like the pictures. It has plenty of space. It worked out perfectly for our family group of 10. Playroom is great to keep kids entertained and hot tub is a bonus and well located just right outside of playroom so easy to keep an eye on kids too. The location is great too, about 25 minutes to SilverwoodThemePark which was the main reason of our visit. Also, is a short drive to downtown, restaurants and store, in case you need something. I would recommend this house if you are visiting Coeur d' Alene, and definitely would stay there again. Thank you for the bottle of wine and chocolate.

Miguel

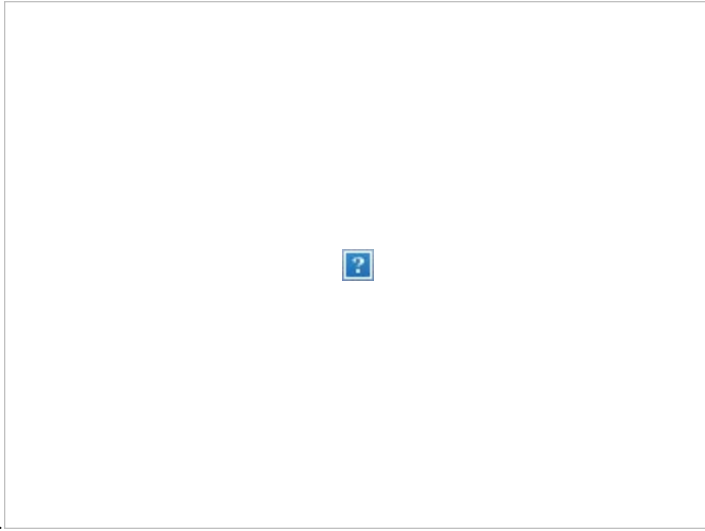
Portland, OR

These are just a few of our guest reviews. We were overjoyed to read them and it only solidified to us that we are providing a safe and affordable family friendly place for tourists to stay and play in CDA.

Our next 5-7 year plan is to retire and live in the home half the year and other half of the year in Marysville, WA where we currently reside, run a painting business and where our other 3 children and their families live. We go to CDA almost monthly and then our entire family (pictured below) gathers at the house twice for an all family summer vacation and for New Years weekend.

Thank you for taking the time to read our letter. We greatly appreciate how hard you are working to make sure the short term rentals are monitored more closely and to maintain an incredible

community in Coeur d'Alene. We agree STR's should be permitted, checked on and expected to follow the rules. We promise to do those things to protect your city (and ours) and our investment. We hope you will consider allowing us to continue to be permitted as a short term non-owner occupied rental and to continue to operate in CDA. Please do not hesitate to contact us if you need



anything.

Our family in Riverstone on August 17, 2022

Respectfully,

John & Moiya Rossnagle  
[rossnagle6@gmail.com](mailto:rossnagle6@gmail.com)  
425-530-2399

**From:** [Ramon Gibbs](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org)  
**Subject:** Potential STR restrictions  
**Date:** Monday, October 3, 2022 3:59:49 PM

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Hello all,

I'm reaching out personally to provide input regarding possible restrictions to Short Term Rentals, AKA airbnb's in the CDA area

This is a tough one for me as I'm both aware of the limited and costly rental market and also aware that property rights are sacred, especially to someone like myself who is a CDA native.

As with other issues brought up around here, I worry that the loud minority will once again screw over the majority. I find it so ironic that the ones against STR and having the local government add restrictions to home owners are the same ones that scream about small government and property rights. It makes me chuckle as I write it. Very ironic.

I don't think there is any need for a knee jerk reaction because of a loud minority.

As a STR for over 6 years I take 100% responsibility that my guests do not bother or disrespect my neighbors. In over 6 years I have ZERO complaints. I emphasize rules for my guests that if any complaints are brought up that the guests will have to take a hike. I also keep up on my property and make sure I do my part to keep the neighborhood looking nice. I sympathize for neighbors that have had issues with irresponsible property owners, this happens in both long term and short term rentals. This is not limited to STR. And in addition, this is the exception, not the rule.

I would be for a cap to STR, raise the cost for a license and limit out of state owners from buying up homes and renting them out. I highly recommend that you don't punish locals who have done their part and who are simply providing a great service for tourism in this city.

Again, thank you for your time and please don't fold to the loud noises coming from the minority who are known to squee the facts and blow pretty much everything out of proportion to get what they want.

Thank you for your time.

-Ramon Gibbs

**From:** [Colleen McGowan](#)  
**To:** [GOOKIN, DAN](#); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org)  
**Subject:** Proposed changes to STR ordinance  
**Date:** Saturday, October 1, 2022 9:39:05 PM

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Dear Council Members:

I am a housekeeper whose livelihood depends upon short term vacation rentals. I have read the 2017 ordinances and take no issue with those. But, the proposed changes to the ordinances will affect all of the owners of houses that I clean, which means it will also affect my income.

I do not understand the proposed new ordinance requiring that the homes to be rented should be owner occupied. First, how can a home be owner occupied and also a rental? Two ways are possible that I can see: the owner lives in the house and rents a room on a short term basis, or the owner has two separate living spaces on the property. This requirement will eliminate all STR dwellings for which I clean.

Secondly, the complaints of neighbors about which I read in the CdA Press are silly...if some of the guests of the STR are causing some problems with overly sensitive neighbors, they should be happy that it's a temporary problem that will be gone in a few days, unlike it would be if the tenants are long term renters.

The home owners of STRs personally take care of their own properties, keep them well maintained inside and out, and since the houses are cleaned after every tenant, they never suffer the abuse from long term renters.

All of the owners of the STRs that I clean also support the local businesses and services of the city and surrounding areas by having the flyers, pamphlets, menus, and maps of the area in their houses. They also employ many local contractors, groundskeepers, plumbers, electricians, housekeepers and others.

In short, these home owners are good for the economy.

I wonder how someone came up with the estimated number of STRs that are not permitted?? If they are not permitted, how does a person know how many there are?

It comes down to this: I am against the proposed changes to the ordinances for STRs because the new ones will severely limit the number of STRs allowed and cause unemployment. Also, since it is proposed that a company will have to be hired to monitor and enforce the new rules, it seems that the new ordinances are also going to be expensive. Who is going to foot that bill, I wonder?

I'm urging you all not to pass these expensive and detrimental ordinances.

Thank you for your time,

Colleen McGowan

823 N 7th St.  
CdA



**From:** [Teri Jett](#)  
**To:** [Jim Hammonds](#); [GOOKIN, DAN](#); [DENGGLISH@cdaid.org](#); [AEVANS@cdaid.org](#); [WMCEVERS@cdaid.org](#); [KMILLER@cdaid.org](#)  
**Subject:** proposed ruling on STR"s in Cda  
**Date:** Sunday, September 25, 2022 10:42:20 AM

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Jim Hammond  
Dan Gookin,  
Dan English  
Christie Wood  
Amy Evans  
Woody McEvers  
Kiki Miller

Dear CDA Mayor and City council,

9/25/22

I am a local business owner in Coeur d'Alene for over 30 years and I would like to share my opinion to your new Restrictions of Vacation rentals / Short term rentals.

My business, "All American Liberty Mortgage, Inc." has paid it mortgage and taxes for well over 20 years downtown. I have kept the property, sidewalks, landscaping areas immaculate. Unlike the rental house on both sides of my business. (These rental houses on both sides of my business as well as across the street have people moving in and out, up partying at all hours of the night. They have garbage piled outside, both on the properties as well as the HUGE amount of trash piled in the alley on trash day. The homes have not been taken care of in years. Peeling paint, rotten roofs, no landscaping, etc. Basically, slum lords! I have tried to purchase most of them to clean up my street, but the owners have told me they are happy with the monthly rents they get there without having to improve the property. (Note: Last year I had to file a complaint about a man on a bicycle living under the house next door and using the bushes as a toilet.) This is what local rentals are looking like in Cda (on INDIANA BETWEEN 3<sup>RD</sup> AND 4<sup>TH</sup> right downtown CDA).

Again, I have owned this property since 2001 and the neighborhood has NEVER improved. It is yuck and scary after hours. No matter the amounts of complaints I have made, not one time has the city ever come to my help.

I have a Part- time short term rental above my office space. It is a studio with a kitchenette (no stove). I have been running an Air Bnb out of there for the past 3 or 4 years now. I follow the cities guidelines and hold a city permit that I pay for each year. I comply with your rules. The unit is completely furnished and gives a few locals a JOB to clean and care for the unit. (Jobs that are income for local people in our area).

I rent this unit as an STR during our business's busy time of year (May to Oct). Because we do not want to have renters above our business during the working hours. And during the other 6 month of the year, I rent a FULLY FURNISHED APARTMENT TO CONVICTS ON

PROBATION! I work with a local probation officer, and I help these convicts get started on the right path again. Fully furnished place where I am there every day to witness and watch the habits of these people making sure they know the rules and what is expected of them. This is the 3<sup>rd</sup> year I have done this, and I am so proud of these people that show me and themselves they can do this and succeed in society without drugs or alcohol.

Not to mention that the city is always having events Like Ironman (in which the city allowed to go back to a FULL Ironman), or 4<sup>th</sup> of July that where there recruit tourists and locals that want to drink and not drive home. This unit is walking distance to downtown.

I cannot afford to rent this unit to Convicts all year long, nor would I. This is work for me!

I am appalled to see that the city of Cda is going to add new restrictions to prevent me from doing this any longer. It would cause my business to look at moving to another city after being in this location for 20 years and for me to make this a permanent rental where I don't have to maintain my building, I can raise the rents and let the landscaping die and garbage pile up. Like ALL the others (check it out for yourself, not one decent home on my street). As well as limit STR's available for others that come to our beautiful city for a few nights. It is the city that promotes tourism.

What do I do with the current reservations for the year 2023. We are already book for ½ of the season.

Who is going to pay to reimburse me for the furniture, the bedding, towels and other items that were put into this place to make is a STR. This was approved prior to investing this money myself.

I will not and do not plan on making it a permanent rental for downtown Cda. It will sit empty, or I will sell to a commercial company where I am sure the rents will be extremely high once they build a new unit. Like the one on 3<sup>rd</sup> and Wallace.

With the economy the way it is why would you want to take tourism away from a town that survives on this. Downtown restaurant and shops.

Lastly, I have ran a mortgage company for over 30 years and would like to know what you are going to do for the people that purchased homes as a nightly rental. You are going to force them to rent them at extremely high rents to cover the cost of the building or have them sit empty or sell them. This is not affordable to renters to obtain cheap rent either. Think through what you are proposing. Or these owners hey can sell them stating they were financed as an investment property to be an STR and the city changed the guidelines after they purchased. Sounds like a lawsuit to me.

I truly hope you listen to us business owners and property owners, we are working hard to make a living here in CDA as well. We employ locals and take care of our properties. Why hurt the working class, I am an employer of the people here in this town.

I oppose this insane rule. How do you have a resort community with no place to stay? It is like putting a notice out that states "TOURISM STAY HOME, WE DON'T WANT YOU!"

Teri Jett

All American Liberty Mortgage, Inc.

315 E Indiana Ave.,

Coeur d'Alene, Id 83814

208/661-4846

--



### **Teri Jett**

The Mortgage Queen of Coeur d'Alene

All American Liberty Mortgage, Inc.

Broker / Loan Originator

NMLS # 70670

Cell (208)661-4846 Office (208)667-3374

Teri@cdamortgagequeen.com

**ALL AMERICAN LIBERTY**  
**MORTGAGE, INC.**

OUR **SERVICE** AND **INTEGRITY** MAKE THE DIFFERENCE.

315 E Indiana Ave, Coeur d'Alene, ID 83814

Broker NMLS ID # 70707 / MT# 2023224

**From:** Greg Brown  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Meeting with attorney  
**Date:** Tuesday, August 02, 2022 11:33:23 AM

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Thank you for the update, we really appreciate the help on this. Please let me know if there is anything on my end that I can help with. I am not giving up on the illegal ADU route either!

Greg

On Aug 1, 2022, at 11:20 AM, GOOKIN, DAN <[DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)> wrote:

Greg,

I just got out of the meeting with the City Attorney.

During our discussion, it became apparent that by leasing "garage space," your neighbor is in violation of city code. You cannot conduct a commercial business, specifically storage space rental, in a residential zone. This is the avenue the city will pursue presently.

The other front is people sleeping in cars on private property. The city is in the process of updating its short term rental (STR or vacation rental) ordinance. I plan on placing items in the updated code prohibiting the renting of a garage or allowing someone to sleep in a vehicle on private property. This doesn't preclude that they can sleep in a car on the street. But it would make it illegal for anyone other than the home owner to sleep in a garage or vehicle on private property.

I hope these steps can help resolve the problem. It was difficult because there's always a way to wiggle out of just about anything we could code. Still, I feel that by stepping up attention, perhaps the pain level will grow high enough that your neighbor will abandon whatever charity she feels she's giving and the squatters can get the type of assistance they need that will truly help them.

Best,  
DAN

**From:** [Greg Brown](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Meeting with attorney  
**Date:** Tuesday, August 2, 2022 11:33:23 AM

---

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Thank you for the update, we really appreciate the help on this. Please let me know if there is anything on my end that I can help with. I am not giving up on the illegal ADU route either!

Greg

On Aug 1, 2022, at 11:20 AM, GOOKIN, DAN <[DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)> wrote:

Greg,

I just got out of the meeting with the City Attorney.

During our discussion, it became apparent that by leasing "garage space," your neighbor is in violation of city code. You cannot conduct a commercial business, specifically storage space rental, in a residential zone. This is the avenue the city will pursue presently.

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Best,  
DAN

**From:** [Marisa Rapp](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Proposed Changes to STR- Please read our concerns!  
**Date:** Monday, September 12, 2022 8:19:53 PM

---

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Hi Dan,

Thank you for your speedy response! My husband and I also live in downtown CDA- and we do not experience it as a 'holiday inn'. That seems to be your personal experience. We enjoy others from all over the country coming to enjoy our beautiful Lake City! I much prefer to have a STR next to me (that is well kept, with responsible owners, who take immaculate care of their property- as we are) rather than a long term rental that is not cared for, multiple vehicles on grass/ front yard, and folks residing there who do not take care or have pride in their home (we have multiple of these long term rentals next to us- which is very unfortunate).

I'm also curious to know how having visitors (who contribute greatly to our local economy) degrade your quality of life? We've experienced quite the opposite! Our guests have been extremely respectful of our homes, the neighborhood, the community, and even engage with our neighbors. For example, we had guests from Germany this past summer who sat outside every morning and visited with our neighbor whose brother is currently deployed there. Our neighbor contacted us and shared how cool the experience was... This is ONE of many examples. We supervise our homes VERY carefully when we have guests and love seeing families walk the neighborhoods with their children- so cool. I love seeing others enjoy this city and bring attraction and business to our local economy. Please understand- by limiting STR completely, there is a possibility of hurting one of the major economies in CDA- tourism. My husband and I only stay in airbnbs/STR when we travel. We enjoy staying among locals when we travel- we do not stay in hotels. Many folks also adopt this philosophy. I much rather support a local family than a chain hotel...

I hope you take our experiences into consideration as well- as we also represent the community!

On Mon, Sep 12, 2022 at 7:36 PM GOOKIN, DAN <[DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)> wrote:

Thank you for your email, Jacob.

Quality of life is a major concern for me. People invest in a neighborhood to have neighbors, not to have a commercial operation where they don't know their neighbors. In some neighborhoods, five STRs are on a single street. I have two next to me. Any more and I might as well live in a Holiday Inn.

I recognize that some form of compromise is in order. If we choose to grandfather or permit STRs non-owner occupied, there will be a limit to the number and location. My position is that this limitation must happen as we cannot continue to degrade the quality of life for those citizens who invest in a neighborhood and expect to have neighbors and not part time

visitors.

Best,  
DAN

---

**From:** Marisa Rapp <[marisarapp@gmail.com](mailto:marisarapp@gmail.com)>

**Sent:** Monday, September 12, 2022 5:51 PM

**To:** GOOKIN, DAN <[dgookin@cdaid.org](mailto:dgookin@cdaid.org)>

**Subject:** Proposed Changes to STR- Please read our concerns!

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

Council member Gookin,

I am writing to express concern regarding the Council's proposed changes to STR permitting within the city and how the Council's decision can affect the livelihoods of your local constituents. Just like you, my wife and I own a home and live with our family in downtown Coeur d'Alene. I work for the State, and am adjunct faculty at University of Idaho. My wife works as a mental health counselor in Coeur d'Alene (Cultivation Counseling in downtown), and is adjunct faculty at Gonzaga. Our family lives, works, and plays in downtown Coeur d'Alene. We also purchased and significantly renovated two homes in downtown Coeur d'Alene with the specific intent on renting them as permitted STRs. We maintain and manage the permitted non-owner occupied STRs ourselves. One STR is the home/property directly next door to our primary residence, and our second STR is seven blocks away. We ensure that all STR permit requirements are met, and then some—both homes are kept in immaculate condition, have never received a complaint from a neighbor or otherwise, are very well-reviewed by guests, and provide a great vacation experience in a vacation-driven town. In addition to the actual initial investment of acquiring the properties, we have invested tens of thousands of dollars (and countless hours of sweat equity) in renovating the homes to an extremely high standard that reflects a desirable and highly-reviewed STR. We made these investment decisions, with inherent benefits to the city and its neighborhoods (fixing up of old, run-down homes and properties that are now kept in immaculate condition), based on the rules and regulations (the playing field) as currently set by the city and STR ordinance which allows non-owner occupied STRs. As a government employee myself, I recognize that government rules and regulations are not stagnant and citizens can't expect as such. However, the Council must recognize the financial impact that their STR decisions have on individuals and families, when the 'playing field' is flipped upside down at halftime. If the Council restricts non-owner occupied STRs with no form of 'grandfathering' for those currently permitted STRs, it will come at a sincere financial burden and disadvantage to my family.

I recognize there is pressure on the Council to provide solutions to the actual and perceived STR issues within the city. I recognize there is a want and need to manage the total population, density, and spatial configuration of STRs within the city. I recognize there are hundreds of non-permitted STRs operating within the city and that it's a problem that requires action. I appreciate that the Council is trying to better manage STRs on behalf of its constituents. I recognize you are put in a difficult situation when evaluating such complex issues.

Therefore, my ask of you and the Council is actually quite simple: regardless of what direction the Council goes in its efforts to manage STRs within the city, at the very least, **please allow currently permitted non-owner occupied STRs to be grandfathered under the new ordinance if the Council decides to restrict STRs to owner-occupied parcels.** My assumption is the biggest 'push back' you'll find from the proposed STR ordinance from currently permitted STR owners is the 'non-owner occupied' issue—likely from folks that have also made large financial investments based on the current playing field established by the city. In other words, why would the Council

NOT allow a grandfathering process? *Doing so will not appreciably impact the long-term population, density, or spatial arrangement of STRs in the city (i.e. the currently permitted 300+ STRs aren't 'the problem')*, and would show good faith towards local citizens and private property owners that were simply exercising their rights as currently established by state code and city ordinance.

I appreciate your time and hope you consider our position on this matter.

Thanks,

Dr. Jacob L Berl, Ph.D.

Dr. Marisa C Rapp, Ph.D.

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**From:** [Marisa Rapp](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Proposed Changes to STR- Please read our concerns!  
**Date:** Monday, September 12, 2022 8:33:28 PM

---

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Hi Dan,

I also wanted to add- we agree some form of reasonable restriction makes sense! However, we hope that you consider folks (like ourselves) who have made investments within the current permit system as grandfathering in (a more thorough explanation is in our original message). Additionally, we are excellent hosts who take great pride and care in our homes.

Thank you for your time, Dan! I know this is a difficult issue and hope you are able to weigh the many complexities and perspectives...

Thank you!

On Mon, Sep 12, 2022 at 8:19 PM Marisa Rapp <[marisarapp@gmail.com](mailto:marisarapp@gmail.com)> wrote:

Hi Dan,

Thank you for your speedy response! My husband and I also live in downtown CDA- and we do not experience it as a 'holiday inn'. That seems to be your personal experience. We enjoy others from all over the country coming to enjoy our beautiful Lake City! I much prefer to have a STR next to me (that is well kept, with responsible owners, who take immaculate care of their property- as we are) rather than a long term rental that is not cared for, multiple vehicles on grass/ front yard, and folks residing there who do not take care or have pride in their home (we have multiple of these long term rentals next to us- which is very unfortunate).

I'm also curious to know how having visitors (who contribute greatly to our local economy) degrade your quality of life? We've experienced quite the opposite! Our guests have been extremely respectful of our homes, the neighborhood, the community, and even engage with our neighbors. For example, we had guests from Germany this past summer who sat outside every morning and visited with our neighbor whose brother is currently deployed there. Our neighbor contacted us and shared how cool the experience was... This is ONE of many examples. We supervise our homes VERY carefully when we have guests and love seeing families walk the neighborhoods with their children- so cool. I love seeing others enjoy this city and bring attraction and business to our local economy. Please understand- by limiting STR completely, there is a possibility of hurting one of the major economies in CDA- tourism. My husband and I only stay in airbnbs/STR when we travel. We enjoy staying among locals when we travel- we do not stay in hotels. Many folks also adopt this philosophy. I much rather support a local family than a chain hotel...

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I recognize that some form of compromise is in order. If we choose to grandfather or permit STRs non-owner occupied, there will be a limit to the number and location. My position is that this limitation must happen as we cannot continue to degrade the quality of life for those citizens who invest in a neighborhood and expect to have neighbors and not part time visitors.

Best,  
DAN

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**From:** Marisa Rapp <[marisarapp@gmail.com](mailto:marisarapp@gmail.com)>  
**Sent:** Monday, September 12, 2022 5:51 PM  
**To:** GOOKIN, DAN <[dgookin@cdaid.org](mailto:dgookin@cdaid.org)>  
**Subject:** Proposed Changes to STR- Please read our concerns!

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Council member Gookin,

I am writing to express concern regarding the Council's proposed changes to STR permitting within the city and how the Council's decision can affect the livelihoods of your local constituents. Just like you, my wife and I own a home and live with our family in downtown Coeur d'Alene. I work for the State, and am adjunct faculty at University of Idaho. My wife works as a mental health counselor in Coeur d'Alene (Cultivation Counseling in downtown), and is adjunct faculty at Gonzaga. Our family lives, works, and plays in downtown Coeur d'Alene. We also purchased and significantly renovated two homes in downtown Coeur d'Alene with the specific intent on renting them as permitted STRs. We maintain and manage the permitted non-owner occupied STRs ourselves. One STR is the home/property directly next door to our primary residence, and our second STR is seven blocks away. We ensure that all STR permit requirements are met, and then some—both homes are kept in immaculate condition, have never received a complaint from a neighbor or otherwise, are very well-reviewed by guests, and provide a great vacation experience in a vacation-driven town. In addition to the actual initial investment of acquiring the properties, we have invested tens of thousands of dollars (and countless hours of sweat equity) in renovating the homes to an extremely high standard that reflects a desirable and highly-reviewed STR. We made these investment decisions, with inherent benefits to the city and its neighborhoods (fixing up of old, run-down homes and properties that are now kept in immaculate condition), based on the rules and regulations (the playing field) as currently set by the city and STR ordinance which allows non-owner occupied STRs. As a government employee myself, I recognize that government rules and regulations are not stagnant and citizens can't expect as such. However, the Council must recognize the financial impact that their STR decisions have on individuals and families, when the 'playing field'

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I appreciate your time and hope you consider our position on this matter.

Thanks,

Dr. Jacob L Berl, Ph.D.

Dr. Marisa C Rapp, Ph.D.

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**From:** Anna Russell  
**To:** [HOLM\\_SEAN](mailto:HOLM_SEAN)  
**Subject:** Re: rental question  
**Date:** Thursday, August 04, 2022 5:07:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)

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Thank you Sean! Super helpful.

On Thu, Aug 4, 2022 at 4:54 PM HOLM, SEAN <[SHOLM@cdaid.org](mailto:SHOLM@cdaid.org)> wrote:

Anna,

Email #1:

No they cannot both be STRs. Either the ADU or principal dwelling unit must be owner occupied to meet the minimum code standard if the other is a STR.

Email #2:

Current code will allow the long-term rental (30+days) for both the ADU and the principal to two separate “families” (one in each legal unit).

**17.02.055: DEFINITIONS VIII:**

B. "Family" unless otherwise specified by ordinance means any of the following:

1. One or more persons who are related by blood, marriage, or adoption; or
2. No more than four (4) persons who are unrelated by blood, marriage or adoption living together as a single housekeeping unit; or
3. No more than a total combination of five (5) persons related and unrelated living together as a single housekeeping unit; or
4. A group:
  - a. Placed in a foster home or childcare facility by an authorized agency;
  - b. Eight (8) persons or less devoting full time to a religious or ethical discipline, unrelated by blood, marriage, or adoption, any of which are living together as an independent housekeeping unit together with incidental domestic servants and temporary nonpaying guests; or
  - c. Eight (8) persons or less who are unrelated by blood, marriage, or adoption who are mentally or physically handicapped, or elderly with no more than two (2) residential staff members.

All the best,

**Sean E. Holm**

Senior Planner | City of Coeur d'Alene

208.676.7401



---

**From:** Anna Russell <[arussell.mt@gmail.com](mailto:arussell.mt@gmail.com)>  
**Sent:** Thursday, August 4, 2022 2:45 PM  
**To:** HOLM, SEAN <[sholm@cdaid.org](mailto:sholm@cdaid.org)>  
**Subject:** Re: rental question

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I thought of something else. Can I long term rent a house and an ADU to separate renters on the same lot?

On Thu, Aug 4, 2022 at 12:33 PM Anna Russell <[arussell.mt@gmail.com](mailto:arussell.mt@gmail.com)> wrote:

Sean,

If I have a house and a separate ADU above a garage, can I rent the house out as a short term rental and the ADU out as a long term rental without occupying either house (or vice versa)? While the ADU code says one house needs to be owner occupied if the other is a short term rental, the vacation rental website says "one unit per owner per parcel to be rented as a STR". So can the other unit be a long term rental?

- D. Owner Occupancy: Either the principal dwelling unit or the accessory dwelling unit must be occupied by a majority owner of the property if a unit is used as a short-term or vacation rental. "Owner occupied" means that a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and physically resides at the site more than six (6) months out of any given calendar year.

### **Short-Term Rental regulations at a glance:**

- Ordinance legalizes short-term (vacation) rentals in the City of Coeur d'Alene and is consistent with HB 216 (signed by the Governor on April 4, 2017 and effective January 1, 2018)
- Short-term rentals will need to apply for a permit with the City annually (unless they are exempt as noted below)
- Sets a standard for threshold when permitting is required by owner/responsible party
  - From 1 night up to 29
    - 30+ days is month to month- considered a typical rental
  - Exemption for short-term rental of unit/bedroom:
    - No more than 14 days per calendar year – may be divided into 2 stays
- All permitted STRs will need to post their permit number on all advertisements
- Permits will not be transferrable from owner to owner or property to property
- Online Application/Self-inspection Checklist must be completed
- Requires an owner or responsible party to be available 24/7 while unit is occupied
  - Provides 60 minute window for resolution of issue to prevent Police calls/trips to STR
- Requires posting of emergency contact numbers and emergency exit route inside the STR
- Requires certain information be provided to renters (copy of permit, safety plan, contact info for responsible parties, Good Neighbor Policy, trash days, etc.)
- Regulates occupancy just like any other residential property
- Prohibits outdoor storage and signs
- Regulates parking- a parking plan must be provided to the City and renters
- Requires use of trash containers
- **Only allows one unit per owner per parcel to be rented as a STR,** to prevent multi-family from turning into a pseudo hotel (ex. Apartments) – however, there is no restriction on the number of STRs on different parcels that an owner can have in the City, so long as they are permitted
  - **Allows use of ADU or associated principal dwelling to be used as STR (but not both)**
  - New construction of ADU, if used as STR, will trigger payment of associated impact fees (existing units are

**From:** Robin Hanson  
**To:** [HOLM\\_SEAN](mailto:HOLM_SEAN)  
**Subject:** Re: Short Term Rental Permits in Coeur d'Alene City Limits  
**Date:** Monday, August 08, 2022 12:02:23 PM  
**Attachments:** [image002.png](#)

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Thank you, Sean, have a wonderful day!

---

## Robin Hanson

REALTOR®

[Robin.Hanson@Sandpoint.com](mailto:Robin.Hanson@Sandpoint.com)  
(208) 946-6514  
316 N Second Ave. Sandpoint, ID 83864  
[DiscoverSandpoint.com](http://DiscoverSandpoint.com)



# CENTURY 21.

## RiverStone

**Sandpoint Office**  
305 N First Ave  
Sandpoint, ID 83864

**Sandpoint Office**  
316 N Second Ave  
Sandpoint, ID 83864

**Ponderay Office**  
477181 N Hwy 95  
Ponderay, ID 83852

**Schweitzer Mtn Ski Resort**  
Located in the Lazier Building  
Sandpoint, ID 83864

**Priest River Office**  
19 W Beardmore  
Priest River, ID 83856

[DiscoverSandpoint.com](http://DiscoverSandpoint.com)

---

**From:** HOLM, SEAN <SHOLM@cdaid.org>  
**Sent:** Monday, August 8, 2022 11:54 AM  
**To:** Robin Hanson <[robin.hanson@sandpoint.com](mailto:robin.hanson@sandpoint.com)>  
**Subject:** RE: Short Term Rental Permits in Coeur d'Alene City Limits

Robin,

[Current STR code](#) does not have a limitation on total number of permits issued in Coeur d'Alene city limits. Like any city code, that is subject to change if City Council passes a new ordinance (or amendment).

All the best,

**Sean E. Holm**

Senior Planner | City of Coeur d'Alene  
208.676.7401



---

**From:** Robin Hanson <[robin.hanson@sandpoint.com](mailto:robin.hanson@sandpoint.com)>  
**Sent:** Monday, August 8, 2022 11:11 AM

**To:** HOLM, SEAN <Sholm@cdaid.org>

**Subject:** Short Term Rental Permits in Coeur d'Alene City Limits

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Good morning Sean,

Can you tell me if there is currently a waiting list for short-term rental permits in the city of Coeur d'Alene? And if there is, can you please estimate how long of a wait?

Thank you, have a great day!

---

**Robin Hanson**

REALTOR®

Robin.Hanson@Sandpoint.com

(208) 946-6514

316 N Second Ave, Sandpoint, ID 83864

DiscoverSandpoint.com



**CENTURY 21.**

**RiverStone**

**Sandpoint Office**  
305 N First Ave  
Sandpoint, ID 83864

**Sandpoint Office**  
316 N Second Ave  
Sandpoint, ID 83864

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Located in the Lazier Building  
Sandpoint, ID 83864

**Priest River Office**  
19 W Beardmore  
Priest River, ID 83856

[DiscoverSandpoint.com](http://DiscoverSandpoint.com)



**From:** Whitney Sanford  
**To:** [HOLM, SEAN](mailto:HOLM, SEAN)  
**Subject:** Re: Short term rental questions  
**Date:** Thursday, August 18, 2022 8:44:13 AM

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Great, I appreciate the quick response!

Have a great day,  
Whitney

On Thu, Aug 18, 2022 at 8:41 AM HOLM, SEAN <[SHOLM@cdaid.org](mailto:SHOLM@cdaid.org)> wrote:

Hello Whitney,

Thank you for reaching out to staff concerning your questions for STRs.

1. The fire extinguisher(s) do not need to be inspected as long as you submit a copy of the receipt showing they were purchased recently. Subsequent years will require inspection.
2. The STR fee is not pro-rated.

All the best,  
Sean E. Holm  
Senior Planner | City of Coeur d'Alene  
208.676.7401

-----Original Message-----

**From:** Whitney Fehringer <[whitney.fehringer@gmail.com](mailto:whitney.fehringer@gmail.com)>  
**Sent:** Thursday, August 18, 2022 8:07 AM  
**To:** HOLM, SEAN <[sholm@cdaid.org](mailto:sholm@cdaid.org)>  
**Subject:** Short term rental questions

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Good morning Sean,

Just a couple questions on the short term rental regulations.

1. If the fire extinguishers are brand new, do they still need to be inspected?
2. Is the annual fee pro-rated based on when you apply?

Thanks, I appreciate your help.

Whitney Sanford

| Sent from my iPhone

**From:** Stacey Armstrong  
**To:** [MILLER, KIKI](#)  
**Subject:** Re: Short Term Rentals - Stacey  
**Date:** Thursday, August 18, 2022 7:57:56 AM

---

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Hello Kiki,

I would love to offer some suggestions for improvement if you are interested in a professional and local opinion.

Stacey

On Wed, Aug 17, 2022, 6:05 PM MILLER, KIKI <[KMILLER@cdaid.org](mailto:KMILLER@cdaid.org)> wrote:

Thanks Stacy. The ordinance for short term rentals in Cd'A is coming up for review in September. I don't know detail yet. I'll be in touch. Thanks

Sent from my iPhone

On Aug 17, 2022, at 5:15 PM, Stacey Armstrong <[stacey@aircda.com](mailto:stacey@aircda.com)> wrote:

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Hello Kiki,

Just wanted to bring this back to the top of your email inbox. I would love to get together to see how we could work together!

Thank you,



On Tue, Jul 26, 2022 at 4:24 PM Stacey Armstrong <[stacey@aircda.com](mailto:stacey@aircda.com)> wrote:

Hello Kiki,

Awesome, I am glad we are reconnecting. Looking forward to hearing from you.



On Tue, Jul 26, 2022 at 3:52 PM MILLER, KIKI <[KMILLER@cdaid.org](mailto:KMILLER@cdaid.org)> wrote:

Thank you so much for connecting! Gosh I'm embarrassed I totally lost your card and biz name - luckily I remembered who introduced us! I'll catch up soon. Have a meeting tomorrow that will give me more info. Thank you!

Sent from my iPhone

On Jul 26, 2022, at 2:32 PM, Stacey Armstrong <[stacey@aircda.com](mailto:stacey@aircda.com)> wrote:

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

Hello Kiki,

I would love the opportunity to connect with you, we met at the Rotary Luncheon this winter and then you sent me a report to read. I would love to be involved and offer my expertise on whatever it is you need help with. Lunch? Coffee?

Thank you,

Stacey - 208-661-1949



**From:** Stacey Armstrong  
**To:** [MILLER, KIKI](#)  
**Subject:** Re: Short Term Rentals - Stacey  
**Date:** Wednesday, August 17, 2022 5:15:06 PM

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Hello Kiki,

Just wanted to bring this back to the top of your email inbox. I would love to get together to see how we could work together!

Thank you,



On Tue, Jul 26, 2022 at 4:24 PM Stacey Armstrong <[stacey@aircda.com](mailto:stacey@aircda.com)> wrote:

Hello Kiki,

Awesome, I am glad we are reconnecting. Looking forward to hearing from you.



On Tue, Jul 26, 2022 at 3:52 PM MILLER, KIKI <[KMILLER@cdaid.org](mailto:KMILLER@cdaid.org)> wrote:

Thank you so much for connecting! Gosh I'm embarrassed I totally lost your card and biz name - luckily I remembered who introduced us! I'll catch up soon. Have a meeting tomorrow that will give me more info. Thank you!

Sent from my iPhone

On Jul 26, 2022, at 2:32 PM, Stacey Armstrong <[stacey@aircda.com](mailto:stacey@aircda.com)> wrote:

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

Hello Kiki,

I would love the opportunity to connect with you, we met at the Rotary Luncheon this winter and then you sent me a report to read. I would love to be involved and offer my expertise on whatever it is you need help with. Lunch? Coffee?

Thank you,

Stacey - 208-661-1949



**From:** [Julie](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Thoughts on Short Term Rentals  
**Date:** Saturday, October 8, 2022 10:27:42 AM

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Thanks, Dan. Appreciate your response. I'm not sure this helps, unfortunately, as my guests do have their own private bathroom but no cooking facilities. It's essentially a hotel room, but in a private home.

My listing: [https://www.airbnb.com/rooms/686969622278742947?preview\\_for\\_ml=true&source\\_impression\\_id=p3\\_1665249974\\_nab7kQzTpoIIQ8CC](https://www.airbnb.com/rooms/686969622278742947?preview_for_ml=true&source_impression_id=p3_1665249974_nab7kQzTpoIIQ8CC)

I will try to attend meetings when possible, although work may prevent that sometimes. Will do my best to remain informed, however.

Thanks again.

Julie Champion

On Saturday, October 8, 2022 at 09:58:44 AM PDT, GOOKIN, DAN <[dgookin@cdaid.org](mailto:dgookin@cdaid.org)> wrote:

Thank you for raising some good points, Julie.

I'd like to provide some clarification on one item you mention:

**>Also, if you are intent on sticking with the proposed requirement in Occupancy (E.3) that "all requirements for a dwelling until must be accessible to all occupants (provisions for living, sleeping, eating, cooking, and sanitation", I will no longer be able to offer my master suite for rent.**

This restriction wouldn't affect you. What was discovered while researching the STR topic was a certain rental where padlocks were placed on the bedrooms, bathrooms, and kitchen. The renters had access only to their own room. This approach is against building codes, so we need to add language to prevent someone from compartmentalizing a house into a hostel.

Specifically, the "requirements for a dwelling" include a bathroom and kitchen. If you want to separate your master bedroom - or even keep the guests out of the garage or basement - that's acceptable. But you cannot limit them only to their own rooms without access to a bathroom or cooking facilities.

I hope this explanation helps.

Please do plan on attending our workshop on the 23rd, noon at the Library.

Best,  
DAN

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**From:** Julie <julieandzeke@yahoo.com>  
**Sent:** Saturday, October 8, 2022 9:50 AM  
**To:** GOOKIN, DAN <dgookin@cdaid.org>; ENGLISH, DAN <denglish@cdaid.org>; WOOD, CHRISTIE <cwood@cdaid.org>; EVANS, AMY <aevans@cdaid.org>; MCEVERS, WOODY <wmcevers@cdaid.org>; MILLER, KIKI <kmiller@cdaid.org>  
**Subject:** Thoughts on Short Term Rentals

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Dear Council Members,

As a new arrival to Kootenai County, I'd first like to thank you for what you've done and express how thrilled I am to be here. Yes, I'm a refugee from a big red state. I love North Idaho for how it is and what it stands for. I hope that won't change.

I was not prepared for the emotion and even anger over the short term rental issue! However, as a new AirBnB host myself (license #59234), I have mixed feelings over this very complicated topic.

I spent a fair amount of money and effort this year turning a little 2 BR/1 BA house into a 2+2 (permit #140951-B). It's great to have a guest suite for visitors. It's also great to be able to rent out my master suite to help recoup a bit of what I put into the renovation.

The the concern about lack of "community" in a semi-transient neighborhood is very valid. My block of 7<sup>th</sup> Street between Spokane and Walnut – not even a super desirable neighborhood – has 11 homes. Five are owner occupied. Three are full time rentals (including one that's a halfway house – yay!). Three are short term rentals. That's not the sense of "community" I'd hoped for when relocating here. And it's undoubtedly worse closer to downtown and the lake.

I also realize it's going to be challenging for you to regulate what owners do with their personal property and that's a good thing too, frankly.

**My hope is that you will continue to develop your plan to make the fees and the restrictions/requirements more onerous on non-owner occupied STRs.** Having read the minutes from your September 12 meeting, I know you have started that discussion.

The "Sandpoint model", with a ~\$50 difference between owner occupied and non-owner occupied, will make ZERO difference to someone who's profiting heavily from a STR. You would need to make it hurt financially. Make it no more profitable to operate a STR than it is to have monthly or annual renters. Make it really inconvenient in terms of management, parking, whatever.

But please don't hurt the little guys like me. With a room in my home that I rent out for \$70-75/night, the annual \$285 STR fee is significant. For someone renting out an entire home for hundreds of dollars a night, it's nothing. And another \$50/year will make absolutely no difference.



**Also, if you are intent on sticking with the proposed requirement in Occupancy (E.3) that "all requirements for a dwelling until must be accessible to all occupants (provisions for living, sleeping, eating, cooking, and sanitation", I will no longer be able to offer my master suite for rent.** I'm not looking for a roommate! My guests have a private entrance, a private bedroom and a private bath. My price reflects that there's no kitchen, no laundry, etc. available for their use. I work from home and cannot have strangers traipsing through my office (aka dining room) to use my kitchen and laundry. I can't be the only AirBnb host with this arrangement.

Whatever you decide on should be put to a vote by the good people of Kootenai County, who are impacted by it. Out of state voters wouldn't (or at least SHOULDN'T!) be able to weigh in and you would find out what the majority of the people you represent actually think.

A regular shuttle between GEG and downtown CdA, at least during peak season, might alleviate the need for absolutely everyone who comes to visit to rent (and therefore park) a car. A shuttle that circulates between main points of interest downtown, and perhaps even further afield, would additionally reduce the need for all visitors to have cars.

Uber is not the answer. I came from a big city that had horrible traffic before Uber. When Uber somehow became a full time job for myriad people/cars circulating through downtown, traffic got even worse. I hope you will carefully manage Uber in CdA, just as you need to manage STRs. Both, I think, have grown into wildly successful businesses but not necessarily in the way they were originally intended to operate and both, too often, to the detriment of the communities which they operate.

That's my two cents. I'm sure I'm due change. :-)

Thank you again for what you're doing.

Julie Champion  
1314 N. 7<sup>th</sup> Street  
415-823-8011

**From:** Peter Luttropp  
**To:** [STUHMILLER.SHANA](mailto:STUHMILLER.SHANA)  
**Subject:** Re: vacation rentals register  
**Date:** Tuesday, August 02, 2022 1:46:25 PM

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I'll look at the link and if need be I'll call Kelley

On Tue, Aug 2, 2022 at 11:30 AM STUHMILLER, SHANA <[SHANA@cdaid.org](mailto:SHANA@cdaid.org)> wrote:

Peter,

The City has a map showing all permitted Short Term Rentals on our website at this [link](#). The map allows you to click on the dot to obtain information about the rental such as address, responsible person, emergency phone number, permit number, date issued and expiration date.

If you want further information I can contact Kelley Setter, Deputy City Clerk that might have a list of all Short Term Rentals in the city.

Thanks,

Shana

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**From:** Peter Luttropp <[luttropp@gmail.com](mailto:luttropp@gmail.com)>  
**Sent:** Tuesday, August 02, 2022 11:19 AM  
**To:** STUHMILLER, SHANA <[SHANA@cdaid.org](mailto:SHANA@cdaid.org)>  
**Subject:** vacation rentals register

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In a July letter to the editor an individual commented that they had obtained from the City a report of all permitted vacation rentals in our fine city..

May have a copy of the provided report?

Thank you

Peter

**From:** [Rachel ResnikMiles](mailto:Rachel.ResnikMiles@cdaid.org)  
**To:** [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** RESTRICTING STR"s  
**Date:** Wednesday, September 28, 2022 4:32:55 PM

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

Dear City Council Members,

I write to you regarding our concern about the restrictions proposed on STRs with existing permits that may not be renewed in March. We purchased our unit in Riverstone so that we could live part-time in Coeur d' Alene and part-time in California. Trust me when I say that my husband and I love Idaho as much as anyone who lives there full time but are unable to live there full-time yet due to employment. In order for us to retain our unit in Idaho, we must rent it out. In order to use it we must rent it out short-term to afford it. Restricting the use of it for short-term would be truly detrimental to our ability to retain it for when we can live there full-time. We certainly hope the proposal will not be a "blanket rule". We respect the permitting process and have a permit. We use airbnb and are 5 star hosts. We refer our guests to all the wonderful local places that WE enjoy. Our managers live there and one is an architect and the other owns a spa. They receive 20% of the rental income. We pay occupancy tax and we are thrilled and grateful to be part of the local economy. My husband and I have many friends there and spend time in CdA many times a year as well as in Hayden, Sandpoint and Schweitzer. We can't live there yet, but it IS HOME to us and not just a condo or investment property.

In the meantime, while we understand the growth of the city has led to an increase in short-term rentals, it has also led to increased income to the city and residents in so many ways- businesses like pubs, restaurants, to name a few. It seems that solutions like not allowing future new STR permits is preferable to stopping existing ones where people have already purchased units or homes with that intended purpose? Over time, many will be sold and the number will be reduced naturally and then you will be able to maintain a number the city is comfortable with. Personally, we already have a 3 night minimum stay but perhaps you can extend the minimum night requirement. I know I would certainly be open to that over not being able to rent it out short term.

I hope you can be flexible and I believe many of the short term owners can be as well. I see both sides of this.

I am a solution-oriented person who prefers to work as a team to resolve problems.

Please let me know what we can do to work through this together. I truly appreciate your time.

Sincerely,

[Rachel Resnik Miles](mailto:Rachel.ResnikMiles@cdaid.org)  
PO BOX 298  
SOMIS CA 93066  
818-631-4103



**From:** [joel@todddads.life](mailto:joel@todddads.life)  
**To:** [PlanningDiv@cdaid.org](mailto:PlanningDiv@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Cc:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Revised letter  
**Date:** Saturday, September 17, 2022 10:54:01 AM  
**Attachments:** [Dear City Council Members.docx](#)

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I revised my letter to city council and would like it replaced with this one (also attached ).

Dear City Council Members,

9/15/2022

My name is Joel Reinholz and I own 2 STRS in the city of CDA.

My wife and I have been coming to CDA on a regular basis since we were married there in 1997. In March 2016 we purchased one of the Ice Plant townhouses and rented it furnished as an STR. I knew both neighbors and they both had my contact information, and my local managers contact information. In July 2017 the HOA decided to no longer allow STR. While a STR I had no complaints. I started renting as a LTR and started having problems and complaints. I sold in October 2019 and bought a house on Front Street and began STR through a local CDA agency. Again, my neighbors have my contact information, and my managers contact information. This property has 4 bedrooms that I rent out with a maximum of 8 people.

In July 2021, I retired and sold my business. I put my life savings into another STR on 18<sup>th</sup> Street. Again, both neighbors have my contact information and my local CDA managers contact information. It is a 4-bedroom house with 2 living rooms and a sofa sleeper. I rent this out with a maximum of 10 people.

We stay in our STRs when we travel to CDA several months of the year and may some day move into one permanently. I talk with my neighbors regularly and get along with them well. This is how I found out about your proposals. I have had no complaints and most of them have rented my houses when they had company. I rent with 3-day minimum and large deposits. The person renting must be at least 25 years old. I advise an outdoor quiet time of 10:00 pm for use of the outdoor amenities. Maintenance on STRs is kept to a higher standard than long term. Professionals take care of them instead of the long-term renters. My properties are inspected between every guest and well maintained.

Both units are currently permitted with the city and not renewing my permits would greatly affect my life and the community of CDA financially.

I rely on the income to supplement my retirement. CDA would lose beds for 18 tourists a day or approximately 5400 a year by eliminating my 2 houses.

These people.

Eat in local CDA restaurants.

Shop in local CDA stores.

Go to local CDA events.,

Ski at area courses.

Hike the local trails.

Bike the local bike paths.

Golf the local golf courses.

Along with all the other businesses they support in CDA and the area.

I alone spent approximately \$90,000 last year and \$66000 so far this year in CDA to operate and maintain these 2 properties.

Some of the places where this money goes to help support CDA.

A local CDA rental management company.

A local CDA cleaning company.

A local CDA glass shop.

Local CDA lawn services.

Local CDA sprinkler services.

Local carpenters.

Local CDA HVAC contractors.

Local CDA electricians.

Local CDA plumbers.

Local CDA furniture stores.

Various other Local CDA stores and suppliers.

Kootenai County.

And The City of Coeur d' Alene

And I have only 2 that you want to eliminate.

45% of tourists coming to CDA stay in STRs.

I hope you consider the financial loses of all the people in the area.

Thank you for the opportunity to be heard

Joel Reinholz

40 Royal Wulff RD

Livingston Mt 59047

joel@toddandeds.life



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Rick Carr](#)  
**To:** [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rental - Consideration  
**Date:** Monday, September 12, 2022 9:19:04 AM  
**Attachments:** [City Council - Short Term Rentals.pdf](#)

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I have had an STR for several years. Issues are minimal when responsible owners of STRs manage the property.

I've attached a write-up below of several things the council should consider before revamping the STR process.

--

Rick Carr



**From:** [Amy Mola](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short Term Rental CDA from Amy Mola  
**Date:** Friday, September 16, 2022 2:51:28 PM

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

Dear City Council Member.

9-16-2022

My name is Amy Mola, I own one STR in the city of CDA. I wanted to share my story so that you can see a perspective of the STR project you may not know....

I have lived in North Idaho since 2005. I am a nurse who loves the outdoors and fell in love with the community after a visit to CDA. At that time, I had to seek accommodation outside of the city limits, it was Ironman Week and all hotel rooms were full. Despite not being able to stay downtown CDA, the hustle and bustle of the city and the positive energy of the community is what drove my decision to relocate to the area. I knew as a young professional at that time; it was the place I would eventually want to raise my own children.

Fast forward..... I am a single mom of two children. We all love and adore CDA and all North Idaho has to offer. I purchased my STR and raised my children in this downtown CDA home. Because of our growing family and work needs, a few years later, I purchased an additional home away from downtown CDA.

In 2018, I began managing and running my permitted STR in the house I raised my children, the one where the walls laugh and lots of love and wonderful memories were made. I continue to work daily, with the assistance of local cleaning, contractors, plumbers, electricians, HVAC, lawn services, hardware and décor stores, and wineries to try and provide a place for a family to come and have an amazing getaway. Just as my children and myself have had living in CDA.

As a single mom with a full-time career, it has been quite a commitment and a lot of hard work to continue to manage and coordinate everything that goes into providing a safe, quiet, loving home to share with others.

My STR is not owner occupied. All the monies I receive, are poured back into the home and community resources. The STR is merely profitable in the joy and memories others make while visiting, and the love I continue to hold for the CDA community and culture. It is a glimpse of the hard work one person can accomplish. Without the ability to continue to STR the home as a non-owner occupied, I am certain I would not be able to keep such a treasure.

I have only 1 STR that you want to potentially eliminate, but a love and dedication to helping others see what I see in CDA that will be shattered. This home means a lot to me and my families future.

I hope you consider the financial loses of all the people in the area. I am a STR rental not owner occupied who is willing to work with you, assist with any questions you may have and abide by the city rules to provide this amazing experience within our community.

Thank you for the opportunity to be heard

Amy Mola

[amymola2@hotmail.com](mailto:amymola2@hotmail.com)

**From:** [Terri Fjetland](mailto:Terri.Fjetland)  
**To:** [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org)  
**Subject:** Short Term Rental Compliance  
**Date:** Tuesday, September 27, 2022 5:14:13 PM

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

Dear Council Members,

My name is Terri Fjetland. My husband Jason and I purchased a vacation condo in Coeur d'Alene in November of 2019. We and our family have had the pleasure of using it for vacation ever since and visit 3 – 4 times a year. I grew up in Libby, Montana and after graduating moved to the Puget Sound where we have lived and raised our family. We love the Coeur d'Alene area and plan to move there permanently when Jason retires in 2 years. Because of our love for the area, we chose to share our family vacation condo with others as a short-term vacation rental in June of 2020. Since day 1 we have been compliant in following the process and getting a permit for the safety of the public, our neighbors and our guests. We are proud to say that we have 73 (5) star reviews and have had NO complaints from neighbors regarding a guests stay. We are also proud to say that our guests support local cleaning businesses, shops and restaurants such as Capone's, Caruso's, Jimmy's Down The Street, Seasons, Stormin Norman's, Sweet Lou's, Taphouse Unchained, Tito's, The Olympia Greek Restaurant and SO MANY more.

We were recently made aware of the proposals made to the City Council on August 22<sup>nd</sup> and September 12<sup>th</sup>. We have listened to the meetings and would like to share our thoughts with you as the city moves forward regarding the Short-Term Rental Compliance subject:

According to the data shared there are 381 legally compliant property owners who have followed the short-term vacation permit process, an estimated 417 illegally noncompliant property owners and a current violation fee of \$100. Yet according to Hillary Patterson "we have not issued a whole lot of violations". Isn't the lack of violations and issuing them a good place to start verses treating the compliant and noncompliant the same? We understand the "light touch" agreed to in 2017, yet to redefine STR Code Compliance to those who either live in a commercial zone or have an ADU on their owner-occupied property is very "hard handed" and will impact 381 compliant Coeur d'Alene property owners. To say that a property owner can "sale or do something else with their home and that they aren't really having anything taken from them", is an ignorant statement. Especially when there is a logical place to start... Issue violations to the noncompliant.

For us, one of the STR Permit requirements was to contact our neighbors, we have 3, and communicate that we were filing for a permit and provide them with our information if they had questions or concerns. According to Sean Holm the feedback from neighbors is "absentee ownership, house short comings (sprinklers going off at weird times), noise, pets and parking". When asked, he mentioned not knowing if the complaints were coming from a non-owner-occupied property. Do we know if it's coming from a compliant owner property? And if so, is the compliant owner receiving neighbor's feedback to resolve? You can't fix it if you don't know it needs fixing.....

Regarding parking, we are very transparent with our guests regarding parking. In our vacation rental listing and in our Guest Book when they arrive. They have 3 options: 1) They can park on street East of condo for free which is open to public parking, 2) They can park on street South of condo outside of 9AM – 6PM times or risk getting a ticket, 3) They can park in Diamond Parking Lot South of condo for \$2 a day. Not everyone's parking situation is the same, but I know other compliant owners have addressed this same issue in their listings because companies like Airbnb, VRBO, and [Booking.com](https://www.booking.com) require it.

We appreciate you who recognize this subject is not a "one size fits all" solution and that you ARE reading our letters. We welcome your feedback or questions as we are passionate about and take pride in our compliant vacation condo!

Regards,

Terri Fjetland

[terrifjet@gmail.com](mailto:terrifjet@gmail.com)

**From:** [James Clark](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Subject:** Short term rental concerns.  
**Date:** Thursday, September 22, 2022 9:58:46 AM

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To: Jim Hammond, Dan English, Amy Evans, Dan Gookin, Woody McEvers, Kiki Miller  
Christie Wood

Hello all,

My name is James Clark and I am an owner of a short term rental in the Riverstone Condo Area on 2050 W. Main. St. Thank you in advance for listening to my concerns.

I hope that any consideration of the issues related to regulation for short term rentals would also take into account the investment in this community that owners like myself have made.

In my case I live in Riverstone and have another condo which I rent out as a supplement to my retirement income. My business plan for acquiring this condo was based on being able to use it as a short term rental.

I believe that the issue at hand is not so much the presence of short term rentals but to issues caused by the mismanagement of them. I support efforts being made to curb abuse and deterioration within a community. But with appropriate management of these properties, they are actually a benefit to the community--attracting many tourists that come and spend their money within our community. I use a professional rental agency to assist me in screening people to make sure they would be good renters. Further, as the price for short term rental is relatively high, the type of people that use them are generally people that would not abuse the property. They generally are very responsible in their care for the facilities.

The short term property owners also provide a tax base for the city of Coeur d' Alene, a fee that I signed up for and am gladly paying.

I hope you would carefully consider any changes to the short term rental ordinances. I support enforcement fees for use without a license. I support requirements that would keep from downgrading a neighborhood. But the advantages to the city of Short Term Rentals should not be ignored. In the absence of compelling information, I am in favor of leaving the ordinance exactly as it is.

Sincerely,

James Clark 208 755 4178

**From:** [Amy Mola](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rental in CDA from Amy Mola  
**Date:** Friday, September 16, 2022 2:43:43 PM

---

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

Dear City Council Members.  
2022

9-16-

My name is Amy Mola, I own one STR in the city of CDA. I wanted to share my story so that you can see a perspective of the STR project you may not know....

I have lived in North Idaho since 2005. I am a nurse who loves the outdoors and fell in love with the community after a visit to CDA. At that time, I had to seek accommodation outside of the city limits, it was Ironman Week and all hotel rooms were full. Despite not being able to stay downtown CDA, the hustle and bustle of the city and the positive energy of the community is what drove my decision to relocate to the area. I knew as a young professional at that time; it was the place I would eventually want to raise my own children.

Fast forward..... I am a single mom of two children. We all love and adore CDA and all North Idaho has to offer. I purchased my STR and raised my children in this downtown CDA home. Because of our growing family and work needs, a few years later, I purchased an additional home away from downtown CDA.

In 2018, I began managing and running my permitted STR in the house I raised my children, the one where the walls laugh and lots of love and wonderful memories were made. I continue to work daily, with the assistance of local cleaning, contractors, plumbers, electricians, HVAC, lawn services, hardware and décor stores, and wineries to try and provide a place for a family to come and have an amazing getaway. Just as my children and myself have had living in CDA.

As a single mom with a full-time career, it has been quite a commitment and a lot of hard work to continue to manage and coordinate everything that goes into providing a safe, quiet, loving home to share with others.

My STR is not owner occupied. All the monies I receive, are poured back into the home and community resources. The STR is merely profitable in the joy and memories others make while visiting, and the love I continue to hold for the CDA community and culture. It is a glimpse of the hard work one person can accomplish. Without the ability to continue to STR the home as a non-owner occupied, I am certain I would not be able to keep such a treasure.

I have only 1 STR that you want to potentially eliminate, but a love and dedication to helping others see what I see in CDA that will be shattered. This home means a lot to me and my families future.

I hope you consider the financial loses of all the people in the area. I am a STR rental not owner occupied who is willing to work with you, assist with any questions you may have and abide by the city rules to provide this amazing experience within our community.

Thank you for the opportunity to be heard

Amy Mola

amymola2@hotmail.com

**From:** [templepaint@aol.com](mailto:templepaint@aol.com)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rental Ordinance  
**Date:** Thursday, September 22, 2022 6:02:10 PM

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Hi,

My name is Garrick Temple and my wife Dawn Carter are both stakeholders in the discussion with the City Council of Couer d' Alene Short Term Rental Ordinance because we are owners of short term rental property's. Here is what we know to be true;

1. Short - term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short term rental industries.
2. These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's hownowners.
3. Many communities have homestead exemption. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
4. The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I Garrick Temple and my wife Dawn Carter do not support any change to the current City of CDA Short Term Rental Ordinance.

Thank You  
Garrick Temple & Dawn Carter

**From:** [Brett Lewis](#)  
**To:** [Dgookin@cdaid.org](mailto:Dgookin@cdaid.org)  
**Subject:** Short Term Rental Proposals  
**Date:** Tuesday, September 20, 2022 12:32:03 PM  
**Attachments:** [Outlook-yfyfzkgy.png](#)

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Good afternoon Dan, my name is Brett Lewis and I write you today to discuss the amazing benefits short term rentals have on the Coeur d'Alene community. As a member of this community, the CDA Short Term Rental Alliance and a Realtor with Windermere Coeur d'Alene Realty I have seen firsthand the impact that tourism has on the CDA area. Our small business' such as: restaurants, cleaning services, maintenance companies, gift shops, boutiques, and many others thrive because of the tourism and travelers passing through our town. Many staying at a short term rental. It is convenient, private, quieter, and can keep a family together rather than being divided between different rooms and often even different floors of a hotel. Isn't that one of the many reasons that makes Idaho so special??? Being family oriented, and upholding strong family values?

After thoroughly studying data on local crime reports, as well as the local housing market, I strongly disagree with the accusations made about the short term rental community. I urge you to look at our data, and lets have a discussion about the facts. The proposals made by Council members are not based on facts and are a direct violation of these property owners' constitutional rights to rent. I strongly urge you to consider our position. Thank you for your time.

-Brett Lewis  
Windermere Coeur d'Alene Realty  
(208) 717-1795



**From:** [Noelle Karnow](#)  
**To:** [dgookin@cdaid.org](#); [aevans@cdaid.org](#); [cwood@cdaid.org](#); [kmiller@cdaid.org](#); [denglish@cdaid.org](#); [wmcevers@cdaid.org](#); [jhammond@cdaid.org](#)  
**Cc:** [Colleen Flesch](#)  
**Subject:** Short Term Rental Proposed Ban CDA  
**Date:** Saturday, October 1, 2022 7:38:44 PM

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Good afternoon, Members of the Council.

I am writing to you today as the owner of a successful downtown STR as well as a licensed, Designated Broker in our great state of Idaho. I recently learned of the initiative to drastically restrict the number of permitted STR's in Coeur d'Alene, and am disappointed in its design.

A little personal history on me: My husband is a retired Fire Captain of 31 years and I am a real estate broker in 2 states. By 2018 we had decided after years of visiting the area to put our retirement roots down in Harrison, on 40 acres of undeveloped land. Knowing it was a ways out from being habitable, we purchased a home downtown on 16th Street to reside in. The home was a near tear down, and was severely neglected having had a long term renter in place for the 10 years prior. I remodeled the 600' home down to the studs, giving it new life both inside and out. We improved the yard and every aspect of this tiny home. After it served its purpose for the family, we retained the home as an investment property, exclusively listing on the highly regulated Airbnb platform. It has always been reported on our taxes as an investment property, so being forced to sell now would be detrimental to our finances because of capital gains liability. I can't bear to see it rented to a long term tenant, knowing that it will not be lovingly cared for in the same way that it is now.

Our family friendly vacation town is not Las Vegas or Newport Beach. My home accommodates 2-4 people max, whom to date have been quiet, respectful guests. They have been courteous to our neighbors, and cared for our home. With long term tenants comes more cars, visitors, pets, and unsightly yard messes. These well known factors greatly increase city noise, congestion and reduce the cleanliness of our homes. This is evident if you simply look at the home I renovated pre 2018, which now shines as a STR. Presentable homes keep our property values strong and our neighborhoods safer. My home is professionally cleaned and inspected anywhere from 6-14 times a month. These routine visits makes for far less deferred maintenance and an overall safer property. Vacancy periods also help keep the property from overuse from daily wear and tear.

Tourism is sure to be impacted by this extreme STR ban. Airbnb's are often times more affordable and far more accommodating than the hotels in area. Many families won't continue to come to CDA if they can't afford the lodging, or if suitable lodging isn't available. My guests love having a full, stocked kitchen and a large, fenced rear yard. We offer features that no hotel or ADU in area could match. Tax revenue is sure to be impacted with the decrease in money spent shopping, dining out, and enjoying other activities in our quaint town, should guest's choices for adequate lodging be impacted in the ways proposed. Occupancy taxes collected by Airbnb and directly paid to the city mount in the thousands yearly for each of us who are permit compliant. Perhaps the mission of the counsel should be to impose strict fines and penalties on those who are NOT following procedure, rather than to wage war against those of us who have done what was required of us.

As a licensed broker in Idaho, I don't see the value in restricting any STR's to the degree suggested. To prohibit small "ma and pa" type ownerships in order to promote the hotel market monopoly seems counterintuitive to the freedoms we love in our great state. I for one would like to question whose initiative this is, and who will directly benefit from such extreme STR limitations. It's become my personal goal and objective to get to the bottom of this proposed initiative.

I do ask that the counsel deliberate wisely. Such outrageous restrictions will not make local rents more affordable, nor will they keep our homes in tip top shape which in return funds our cities tax dollars. Thank you in advance for your reconsideration of more reasonable STR rules, and for the renewal of permits issued to those of us in compliance.

Noelle Karnow  
Designated Broker & Homeowner



**From:** [Carli Rapalli Moratorio](#)  
**To:** [dgookin@cdaaid.org](mailto:dgookin@cdaaid.org); [aevans@cdaaid.org](mailto:aevans@cdaaid.org); [cwood@cdaaid.org](mailto:cwood@cdaaid.org); [kmiller@cdaaid.org](mailto:kmiller@cdaaid.org); [denglish@cdaaid.org](mailto:denglish@cdaaid.org); [wmcevers@cdaaid.org](mailto:wmcevers@cdaaid.org)  
**Subject:** Short Term Rental: CDA :)  
**Date:** Tuesday, September 13, 2022 11:09:43 AM

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Hi, My name is Carli Moratorio and I am a stakeholder in the discussion of City of Coeur d'Alene Short Term Rental Ordinance because I own a short term rental in CDA. I am also from CDA and grew up in this wonderful city! Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I, Carli Moratorio, do not support any change to the current City of CDA Short Term Rental Ordinance.

Thank You,

**Carli Moratorio**  
**858.210.0500**

**From:** [Jim Loper](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rentals - non-owner-occupied  
**Date:** Friday, September 23, 2022 12:33:09 AM  
**Attachments:** [CDA STR letter 9.22.22.pdf](#)  
[CDA STR letter 9.22.22.pdf](#)

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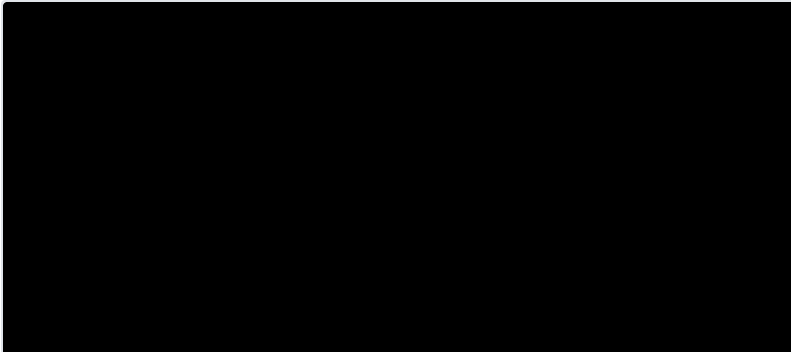
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council Members,

We are blessed to be the proud owners of a permitted, non-owner-occupied rental property in Coeur d'Alene that we have listed on VRBO since June 2022. Our vintage 1920s-era bungalow allows families that might not otherwise want to (or be able to afford to) stay in hotel rooms to enjoy a beautiful house and backyard within walking distance of Downtown, Mid-town and the lake. Our guests roast s'mores in our backyard fire pit, play ping pong or pool in our game room, or bocce ball on the backyard lawn, and gather around in the living room to watch a family movie or play a board game. We could write pages about why eliminating non-owner-occupied short-term rental properties is a terrible idea that will negatively impact a Coeur d'Alene economy that depends on tourism, and will work at cross-purposes to the City's goals of ensuring affordable housing and maintaining the integrity of neighborhoods. We could also go on about how the proposal is clearly at odds with the Idaho state statute that is intended to preserve STRs (subject only to reasonable restrictions), as eliminating more than half of current, permitted STRs is a clearly unreasonable, drastic measure that will subject the City to needless, costly lawsuits.

Instead of cataloguing the endless arguments for why eliminating non-owner-occupied STRs is both bad policy and contrary to state law, however, we'd like to let our guests (none of whom, as you will note, are wild bachelorette parties or unruly groups of loud young males) speak for us based on the voluntary feedback we have received on VRBO. Hopefully you will agree, after reading our Guest's full, unredacted comments, that non-owner-occupied STRs bring incredible value to CDA, and that the cost of the loss of goodwill and the negative impact on our CDA economy that the proposal to limit STRs to owner-occupied will very likely have is not worth any unsubstantiated benefit put forth by the proponents of this drastic proposal.

See attached .pdf for non-reproducible content in the body of this email or our VRBO link to read our guest reviews: [Charming large vintage bungalow|Walk to shops and Beach|Beautiful backyard|A/C - Coeur d'Alene \(vrbo.com\)](#)



**Charming large vintage bungalow|Walk to shops and Beach|Beautiful backya...**

Charming, spacious bungalow in Downtown CDA - \$316

Non-owner-occupied STRs are not always perfectly-run, and managers cannot always completely control the actions of their guests, but we do provide a real (and perhaps the only) option to many wonderful families for enjoying our amazing, tourist-friendly city. We are confident that the vast majority of non-owner-occupied STR owners and managers take great pride in the value they bring to Coeur d'Alene.

If in fact there are any real and factually-demonstrated issues with non-owner-occupied STRs, we sincerely hope for the following:

- (1) City leaders will make the data behind any issues with non-owner-occupied STRs publicly available
- (2) City leaders will focus on specific, targeted measures to address any real and demonstrated, concrete issues with non-owner-occupied STRs
- (3) City Council members will quickly move away from the ill-advised, sweeping notion of eliminating non-owner-occupied STRs as a panacea for the broader issues that face our City.

Best regards,

Jim & Jennifer Loper

**From:** [Jeremy Corwin](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Cc:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rentals in CDA  
**Date:** Tuesday, September 13, 2022 11:28:30 AM  
**Attachments:** [image001.png](#)

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Dear CDA City Councilmembers:

My name is Jeremy Corwin and I am a stakeholder in the discussion of City of Coeur d'Alene Short Term Rental Ordinance because I own property in Coeur d'Alene and I use it for short term rentals, along with my own place to stay. My STR is managed by a professional property manager.

Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I do not support any change to the current City of CDA Short Term Rental Ordinance.

Jeremy L. Corwin, MHP, DABHP  
Medical Physicist  
Phone: (360) 736-6066 / Fax: (360) 736-7293  
[www.corwinhp.com](http://www.corwinhp.com)



**From:** [Lindsey Fagan](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short term rentals in Coeur d'Alene  
**Date:** Tuesday, September 20, 2022 5:16:16 PM

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Dear Council Members,

I am very concerned about some of the recent council's conversations and considerations regarding STRs. They are an important contributor to our city's local economy, and we believe restricting the STR market in our city would be very damaging. It would also negatively affect those who have purchased homes in the downtown area. Their existence and wide availability have helped make our city a top destination, bringing in much needed revenue that helps our local businesses immensely. We all know that without the summer tourist season many of the downtown, midtown, and east Sherman businesses wouldn't be able to survive. I recall not too long ago when many of those areas of commerce and residential neighborhoods were dilapidated buildings and grown over vacant lots. It's nice to see the town becoming as beautiful as it potentially can be. Not to mention, STRs make great neighbors. I've seen many a long-term rental property with roofs caving in, paint peeling off, cars parked on the lawn, etc. be purchased and lovingly restored to a beautiful vacation home. When I see a house with a green freshly mowed lawn, new sidewalk, and daisies in the flower bed, I'd be willing to bet that it's a vacation rental. Or at least for part of the year.

There are people who would like to see less STRs because they think that they are limiting the number of homes local people can buy. But this is not true. South of Harrison has become a tourist area. These neighborhoods have been made beautiful by the people who have come in, purchased these homes and given them new life. Often the homeowner lives in the home but sometimes they only vacation there and make it a STR the rest of the year.

Two other common complaints about STRs are parking and noise. There are those who would like to see less STRs because they see them as the cause of parking congestion and noise issues. Let's take a look at the alternative. These STRs would most likely become long term rentals. The people who own these homes, if forced to end their STR business would make them long term rentals. They were most likely purchased as a vacation home for the owner or as an investment. These LTRs would have the same, if not worse, parking issues as they try to cram more people into the house in order to afford it. The property would not be maintained as well or at all in many cases. Short term rentals look amazing! They have to in order to market well, get repeat business and good reviews. LTRs do not have this requirement. Many times you see junk cars, long grass and weeds and they still have parties, chain smoking and create noise issues (all things that are against the STR rules in general) but instead of it being an occasional issue, it's constant.

Another concern is how this will negatively affect the hundreds, if not thousands, of locals employed by these STR businesses. These are (to name a few) cleaners, handymen, landscapers, local HVAC, plumbing and electrical companies. I personally know a dozen or more friends and family members who rely on the steady and abundant work that the business provides. I believe that the opportunity that our beautiful home town has been given should be cherished and nurtured, not ripped apart.

We ask that you consider the above information when making your decisions. As with most things involving government intervention in the free market, I hope the council spends some time doing their due diligence before trying to 'fix' a problem that might not even exist, only to create a larger one.

Thank you for your time.

Sincerely,

Lindsey Fagan and Andrew Bowman



**From:** [J Seaberg](mailto:J.Seaberg)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rentals  
**Date:** Wednesday, September 21, 2022 2:58:50 PM

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## Chris and Jacquelyn Seaberg

606 Tubbs Hill Dr., Coeur D'Alene 83814

September 19, 2022

Coeur d'Alene City Council

[dgookin@cdaid.org](mailto:dgookin@cdaid.org),

[aevans@cdaid.org](mailto:aevans@cdaid.org),

[cwood@cdaid.org](mailto:cwood@cdaid.org),

[kmiller@cdaid.org](mailto:kmiller@cdaid.org),

[denglish@cdaid.org](mailto:denglish@cdaid.org),

[wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)

Dear City Council Members,

My name is Jacquelyn Seaberg. My family and I live in a home that was a short term rental, but we have turned it in to our forever home. We do, however, have a home on Wallace Ave that was a short term rental when we purchased it and we have continued to use it as such, completely legal and above board. When we purchased it, it was pretty run down and we have invested heavily into it, to make it a nice, quiet, safe place for families to stay when they visit Coeur d'Alene. We communicate with the neighbors to make sure our guests are behaving according to CDA's STR guidelines. We have had NO complaints, but rather compliments on how well we have screened our guests. They have all been quiet, polite and respectful of the neighborhood.

My husband, Chris Seaberg, was able to attend the council meeting on September 12<sup>th</sup>, 2022. From that meeting we understand that there are many people including some city council members considering changing the STR ordinance to heavily and unnecessarily (and we believe illegally according to the State of Idaho) burden current legal STRs rather than dealing with the real problem. We obtained a list of noise/disturbance complaints to CDAPD from May and we understand that out of 1122 total complaints, only 14 were associated with a legally permitted vacation rental. That is approximately 1 % of the total. Quite obviously, it appears the City of Coeur d'Alene should be cracking down on those homeowners using their houses as short term rentals illegally. We have not only followed the rules on our STR on Wallace Avenue, but we have gone above and beyond to make sure our guests do as well and that our neighbors are happy.

In addition, if noise, safety, health and sewer are truly being overburdened by Short Term Rentals, then how is it that the noise/traffic from all the tourist events downtown is not only

tolerated, but encouraged? Our forever home is located on Tubbs Hill and the noise and traffic we have to deal with almost constantly in the summer is ridiculous. Sometimes loud music and loud speakers start in the morning and go all day. For the Ironman it started around 4 am and it was loud. We have even been barricaded in our neighborhood on many occasions having to work very hard just to get out. If these are not safety/noise issues, then nothing is.

We are also concerned about the excuse that STRs are taking the place of low income housing. It has come to our attention that only 3% of the homes sold in Coeur d'Alene since January 2020 are currently permitted vacation rentals (133 permitted STRs out of 4409 homes sold). If the City Council is truly concerned about low income housing, and they should be, then it seems to me, that they should be requiring high-end housing projects to also be investing in NICE low income housing projects as part of the permit requirements. For instance, the HUGE project caddy corner to the Resort, which is definitely going to burden downtown with additional traffic, noise and sewer usage, stands to make a pretty hefty profit. So why shouldn't its investors have been required to give back to the community in a REAL way?

In conclusion, we have invested everything into our Vacation Rental on Wallace. We could never recoup our investment on a monthly rental. In good faith we started this project based on the current STR ordinance and we have followed it completely. It is a family project and our entire family works together and we are confident that our efforts do not harm the community in anyway, but rather benefit it. Aside from the tax money that our STR brings in, we bring well screened guests into the community. We offer a place for families that cannot fit in one hotel room and for family pets that need a fenced in place to run. And so, so much more...

We respectfully request that you consider that the legal STRs are not the problem nor do they overburden the community, but rather that if the city would follow through with the ordinance as is and hold the illegal STRs accountable the problems could be solved.

Respectfully,

The Seaberg Family



**From:** Cathy Evjen  
**To:** [kmiller@cdaid.org](mailto:kmiller@cdaid.org)  
**Subject:** Short term rentals  
**Date:** Saturday, August 20, 2022 11:06:43 AM

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Hi Kiki,

Here are my thoughts about the upcoming review of the amendments that are being considered.

1. The impact of STRs in the downtown area is overwhelming in respect of keeping the integrity of a neighborhood. A neighborhood is an area where people live and interact with one another. Residents may have similar interests and feelings in their community.
2. The idea of hiring a local company to oversee the regulations, not a property management company, Realty, or a company that has a conflict of interest.
3. Somehow controlling the amount of rentals in certain areas. So many allowed in Sanders beach, downtown Garden district, etc.
4. I liked the ideas that Chelan county adopted, however realize that the Idaho state law may prohibit some of their regulations.

I will definitely keep in touch and would like to be informed of the ongoing procedures.

Thank you,  
Cathy Evjen

Sent from my iPad

**From:** [GL investments](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Cc:** [mdolan@cdapress.com](mailto:mdolan@cdapress.com)  
**Subject:** Short Term Rentals  
**Date:** Sunday, October 2, 2022 9:49:40 PM

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Dear Mayor and City Council Members,

My husband and I have a permit with the City to operate our owner-occupied Short Term Rental (STR) and in this capacity we understand and comply with the existing regulations governing STRs.

I recently watched the August 22nd City Council Meeting addressing this topic.

A number of items and issues were covered and the conclusion seemed to lean towards increased regulations and restrictions.

What is interesting is the data sample presented by staff indicates two-thirds of the existing STR's do not have permits. This key distinction warrants further review because if the complaints are coming primarily from non-permitted rentals, the City already has a simple means to address the issue without additional regulation.

Before enacting any additional restrictive measures, the City should first focus on bringing property owners operating without a permit into compliance by enforcing the permit requirement. This will;

- 1) provide the data necessary to fully understand the problem and solution options.
- 2) ensure each property owner is familiar with the existing rules.
- 3) give the City the opportunity to make property owners operating without a permit aware that further complaint of unruly behavior will result in additional restrictions.

This approach has a number of advantages:

- The City can pursue non-compliant rentals without changing rules and regulations.
- The application process is an opportunity for the property owner to become aware of all the rules and regulations related to their rental.
- It provides accountability for the property owner because they are no longer operating below the radar.
- The City will rightfully collect more revenue.

I respectfully request that you move forward in a manner that does not punish those of us who have permits and follow the regulations as put forth by the City and ensure universal compliance with the current rules as a first step in addressing this issue.

Thank you,

Linda Theriault

[GLinvestments23@gmail.com](mailto:GLinvestments23@gmail.com)

**From:** [Patrick](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short term rentals  
**Date:** Saturday, September 10, 2022 11:03:20 AM

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Dear Council Members,

My name is Patrick Ferretti and I am a resident of Coeur D'alene along with my wife and three young children. We saw an opportunity to purchase a small home near ours in March of 2021. I took out my retirement to help buy the house. I did 95% of the work to fix up the home inside and out. In my opinion, it is one of the nicer homes on the street now.

We decided to use the home as a short term rental. In July, we hosted our first guest. Since then, we have hosted 6 others who have all loved their stay. The main reason we chose to use the home as a short term rental is for supplemental income.

I was actually a police officer for 8 years. My wife has uncovered numerous health issues including Lyme disease. A combination of her health issues has placed her on permanent disability. I left my job to be home to help with daily activities around the house and family. We have put a lot of money into our short term rental home. Being able to rent this home short term will help our family with additional income I no longer have from previous my career.

I pay all of my STR and property taxes, I obtained the required permit through the city as well. Since the home is a few blocks away from where we live, I periodically drive by when I know there are guests present. I want to make sure there are no issues for the neighbors whom I've spoken to in person a few times.

I watched the recent meeting online. I understand the concerns people have with short term rentals in the city. There is actually a short term rental home directly across the street from our primary home as well. If the regulations change in the future, this will negatively impact my family financially.

I am committed to continuing following the rules and regulations set forth by the city. If any of you desire to speak with me directly, I am more than happy to do so.

Thank you for your time,

Patrick and Carolynn Ferretti

Sent from my iPhone

**From:** Debi Melkonian  
**To:** [HOLM, SEAN](#)  
**Subject:** short term rentals.  
**Date:** Thursday, October 20, 2022 3:05:26 PM

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Good Evening,

I have probably spoken with you a few times in the past as I have had this one vacation rental since 2015.

I also have attended the meetings held in response to airbnb's etc. I am concerned about the changes in the

Code. The home is on 6<sup>th</sup> street, I live on 2<sup>nd</sup> street and I can walk to my "job" I am a senior and I totally maintain and

Keep up on the short term rents on this home. When I purchased it in 2015, it was already a vacation home, and it was remodeled to be as such. It does not make a good long term rental due to the size and the lack of storage. It is appealing to the eyes, open

And spacious, however if I am forced to make it a long term rental, it will become trash. As a senior, I enjoy having my small job, I completely maintain and book, and care for this home. I am a super host and have had no complaints. Please don't take my small livelihood away because of the negligence of others.

Randy Adams knows who I am, been living here 34 years. I hope that somehow, however small and few, that you can separate out the conscientious people with short term rentals, from the careless ones.

Sincerely,  
Debi Melkonian

Sent from [Mail](#) for Windows

**From:** [susan\\_sindel](mailto:susan_sindel)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** short term vacation rentals.  
**Date:** Monday, August 22, 2022 9:10:40 PM

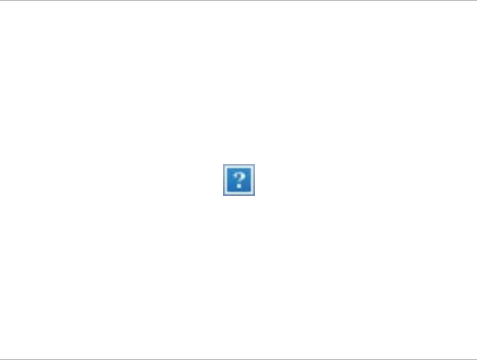
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Copied from social media I posted tonight.

vacation Rentals in residential neighborhoods.... Whoo Hoo! Finally!!!

<https://youtu.be/Dw6LC0Y4n5c?t=519>



### Coeur d'Alene GS/PW Committee Meeting 8-22-22

Coeur d'Alene General Services/Public Works  
Committee Meeting 8-22-22. This event was  
recorded live in its entirety.

youtu.be

Adopted to allow in 2018 to accommodate hotel/motel overflow for a 2 week time period involving Ironman. City decided to keep it up for the next 4 years. Now that they see, with more open eyes. They are coming to reason. Link; important minute 8:40 thru 11:53... Then, watch thru at least minute 15. WHAT THEY INTENTIONALLY DID TO US. WITH SPECIFIC INSTRUCTIONS TO TAKE VACATION RENTAL COMPLAINTS FROM RESIDENTS WITH A GRAIN OF SALT>>> INCLUDING SAME "LIGHT TOUCH" INSTRUCTIONS TO POLICE DEPT.!!!

Please focus on map 97% of these rentals are in Downtown/Midtown. 381 permitted 697 NOT permitted. Over 1k short term rentals exist in our neighborhoods. Total shows 87% in violation of permitting with city.

DUH..... Please watch from minute 8:40 on. This demonstrates how the city threw these two long time neighborhoods under the bus for the last 4 years. Times and dates are mentioned. "Light Touch", meaning no or light enforcement for neighborhood rights were intentionally ignored.

Please watch from minute 8:40 on. This is a warning about how they allow existing downtown/midtown neighborhood's to be exploited as a "trial" of how to boost growth.

Next, will be how Midtown public parking expansion was promised, land purchased by city in 2018 for expansion and didn't happen. Why?

Dan, you had 4 cars at one time at a vacation rental across the street from you??? My across the street neighbor.. Moved in in 2019, 1,800 sq ft house with an abandoned 10x20' converted shed. Rented out the shed to friends. Rents out upstairs floor to his house to VRBO, they(owner occupants live in the bottom 800 sq ft raising 2 kids). 2 off street parking spaces total. Many on street cars from 2/3rd being long and short term rentals.

**From:** [Amanda Morse](#)  
**To:** [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short-term Rental Ordinance  
**Date:** Wednesday, September 14, 2022 8:51:37 AM

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Hi, My name is Amanda Morse and I am a stakeholder in the discussion of City of Coeur d'Alene Short Term Rental Ordinance because I own a property at 2151 N Main St. that I rent out as a short-term rental. Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I, Amanda Morse, do not support any change to the current City of CDA Short Term Rental Ordinance.

Thank you,  
Amanda

--





**From:** [David Groth](#)  
**To:** [GOOKIN, DAN](#); [HAMMOND, JIM](#); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [Amy Evans](mailto:Amy.Evans@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [MILLER, KIKI](#)  
**Subject:** SHORT-TERM RENTALS  
**Date:** Monday, October 10, 2022 7:52:06 AM

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Good morning-

Thank you for thoughtful consideration of any changes to the short term rental policies for Coeur d'Alene. Obviously, the implications of any changes can be significant.

For me...

- I was fortunate to buy a house in the Fort Grounds in 1983.
- I worked 37 years as a teacher, most of it in Coeur d'Alene.
- I retired in 2016.
- Since I took off on my bicycle for San Diego in September of 2016, my Fort Grounds house has been rented.
- When I returned home in June of 2017, I was happy to continue my relationship with Jenny Wayman and to move in with her.
- Renting my Fort Grounds house has a SIGNIFICANT effect on my retirement income. I make more from that rental than I do on my teacher income.

If I am forced to live in the house for half of the year, I lose it. If there are any changes to the STR policies that affect this income, it will be a significant setback.

Another issue I have heard, is problems with irresponsible guests in STR'S, with loud, late parties. That HAS NOT been an issue at my house. It's an expensive rental and my guests are delighted by the neighborhood and very considerate of the neighbors. If there are issues, let's deal with those situations.

When I travel, I often stay in STR'S. I'm greatly for this option; let's keep it alive.

Thank you for your thoughtful work...in so many areas. Let's keep CdA the warm-hearted community it has been.

How can I help?

David Groth  
208.660.8330

**From:** [Holly Hansen](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short-Term rentals  
**Date:** Tuesday, September 20, 2022 2:49:25 PM

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Dear Council member,

This is regarding the Short-Term Rental topic the city has begun discussing again. We believe restricting the STR market in our city is going to damage the local economy. It will also negatively affect the people who have purchased homes in the downtown area. My husband and I own two homes south of Harrison and one near the hospital. We house the traveling medical professionals that are filling a need in our area.

There are people who would like to see less Short-Term Rentals because it is said that they are limiting the number of homes local people can buy. But this is not true. South of Harrison has become a tourist area. These neighborhoods have been made beautiful by the people who have come in, purchased these homes and given them new life. Often the homeowner lives in the home but sometimes they only vacation there and make it a STR the rest of the year.

Two other most common complaints about STRs are parking and noise. There are many locals that live in the area of high concentration of STR that would like to see less STR because they cause parking issues or noise issues but let me paint a different picture. These STR would most likely become Long Term Rentals. The people who own these homes, if forced to end their STR business, would make them long term rentals. They were most likely purchased as a vacation home for the owner or as an investment. These LTR would have the same parking issues as they try to cram more people into the house in order to afford it and the property would not be maintained like a STR is. Short-term rentals look amazing! They have to in order to market well, get repeat business and good reviews. LTR do not have this requirement. Many times you see junk cars and long grass with weeds at LTR and they still have parties and create noise issues but instead of it being occasional it is constant.

We ask that you consider the above information when making your decisions and also find out: what are the percentage of complaints to STR and are these complaints from the same pool of people every time?

Thank you for your time.

Sincerely,

Holly Hansen & Michael Beckett

--

Holly Hansen  
Ruby Frog Entertainment  
208-818-5182  
[www.rubyfrogentertainment.com](http://www.rubyfrogentertainment.com)  
[Facebook](#)  
[Ask Me About Real Estate!](#)

**From:** David Schlactus  
**To:** [handerson@cdaid.org](mailto:handerson@cdaid.org)  
**Subject:** Short-Term Rentals  
**Date:** Saturday, August 20, 2022 10:28:02 AM

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Ms. Anderson and the Planning Commission,

I read the article in the Saturday, August 20, 2022 CDA Press today that mentioned you and the commission are taking up the issue of Short-term Rentals in our community. I want to tell you that my wife and I completely agree with your thought process and would support stronger regulations and enforcement of these short-term rentals.

We live at 408 S. 18th Street in CDA. Of the 5 homes that are adjacent to us (3 behind us across the alley), one is a long term rental, two are full time Airbnb's and one is for sale, but has been a long term rental as well. That means that only our house and the neighbor to the north of us are owner occupied.

I am a capitalist and appreciate everyone's right to a profitable business. But the unintended consequences of too many short-term rentals is profound.

- Non owner occupied homes are not cared for in the same manner as owner occupied homes. The existence of weeded yards is but one example.
- Parking is often an issue. Although the contracts state renters are allowed only two cars, it is not uncommon for us to come home and find 3, 4 and sometimes 5 cars associated with the rental just south of us, which sleeps us to 14 people!
- When there are too many short term rentals in a community, there are fewer owner occupied homes for sale and hence, prices of existing homes skyrocket, making it virtually impossible for our children and the next generation to own a home; certainly in our neighborhood.
- This puts added pressure on the well documented housing crisis in CDA

We know for a fact that one of Airbnb's owners has not been in his property in close to a year.

We realize that you may not be able to limit the number of current Airbnb's - but we believe that there should be a limit within each neighborhood. The stability and development of our neighborhood's is not well served when there are too many short-term rentals and ADU's. As a result, we would support a limit on future development to a logical percentage in each neighborhood.

We would also support a restriction on the number of weeks that a home could be rented out - to no more than 2 weeks per month.

Absentee landlords don't care about parking issues, water issue, maintenance issues or more. Three times in the last 2 months we have had to call the absentee owner of one of the Airbnb's, who is a very nice man, and tell him his sprinkler is running non-stop. He's not here. How would he know that he is wasting valuable resources in our community. Twice in the past year we have had to call the local management company to complain that the party next door was still going on at close to midnight. Three times we have had to call and complain that way

more cars are parking in our area than they are allowed, forcing us to park further down the street just to get in to our own home. During the winter when my wife had a bad sprained ankle and was in a walking boot, this was an issue.

I sound like an old curmudgeon. I don't mean to be. We feel that there should be a middle ground, and with the current lack of regulations there is no middle ground. As a result, we would support the implementation of some baby steps designed to promote owner's being actively involved in their properties for the betterment of our neighborhood's, not just to make some additional income for themselves.

Thank you and good luck,

David & Kristen Schlactus

**From:** [Dan Hummer](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** CDA - Short-Term Rental Ordinance.  
**Date:** Monday, September 19, 2022 4:01:25 PM

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Hi, My name is Daniel Hummer and I am a stakeholder in the discussion of the City of Coeur d'Alene Short-Term Rental Ordinance because I personally own short-term rentals and daily help investors buy and sell property that is used as Short Term rentals. Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I Dan Hummer do not support any change to the current City of CDA Short Term Rental Ordinance.

I am happy to discuss this further, my contact information is below.

**Dan Hummer** / Realtor, License #SP55114



**WINDERMERE COEUR D'ALENE REALTY**

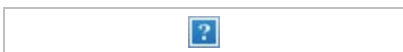
---

[DanHummer@windermere.com](mailto:DanHummer@windermere.com)

MOBILE [\(208\) 818-9371](tel:(208)818-9371) [Schedule a Call](#)

1000 Northwest Blvd / Coeur d'Alene, ID 83814

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**From:** [Jeremy and Melissa Radford](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** CDA STR Proposals  
**Date:** Sunday, August 28, 2022 10:27:42 AM  
**Attachments:** [Council Letter 2022.docx](#)

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Dear Council Members,

My name is Melissa Radford, my husband Jeremy and I have been residents and property owners in Coeur d'Alene since the beginning of 2021. We originally bought our 1911 major fixer upper on Government Way as a vacation home. Once we began working on it, we started meeting neighbors, and experiencing the amazing lifestyle here and decided we wanted to live in CDA full time. We bought a second house nearby that we could live in during the remodel and also use as a vacation rental. Jeremy is a General Contractor, and I am a Neonatal Nurse Practitioner. Both jobs are extremely physically demanding, so we saw an opportunity to use our gifts with home improvement and hospitality as a retirement plan with the short-term rental market here in CDA.

We want to let you know how some of the proposals before you on the regulation of the STR market in CDA will negatively affect us. Specifically, the owner-occupied requirement and the 2-night minimum. For the home we are remodeling, we are planning to build an ADU and will live on the property. However, our other home has no ability to create an ADU, and obviously we can only live in one place, so requiring owner-occupancy completely removes our ability to own more than one property as a short-term rental and have a viable retirement income in this way. While there are certainly absentee and/or disengaged STR owners, we are local, available at all times to our guests and neighbors, and keenly aware of maintaining the integrity of our neighborhood. We have hosted short-term renters for just over a year and we have not had a single neighbor complaint, nuisance complaint, or citation.

Our second concern is the 2-night minimum. Initially we shared some of the concerns with one-night rentals that I'm sure many of you have. However, we have found that offering one-night stays is hugely popular in our area for people passing through town that need a comfortable place to stay. They often share their plans with us and are doing things like taking a family trip to Glacier National Park, or an Alaska cruise, or meeting a new baby in the family. These guests frequently eat out for both dinner and breakfast, supporting our local economy. Our neighbors are all aware that our home is an STR, they can easily contact us with concerns, and we have not had a single complaint with either our one night, or longer stay guests causing problems. If STRs are no longer allowed to host one-night stays, the only true beneficiaries are the resort, hotels, and motels in the area. These are obviously very limited in the downtown area, so please don't take this opportunity for a quick visit from the guests to our lovely city, or those of us that provide hospitality to these visitors.

We were able to attend the council meeting on August 22nd and our take-away from the meeting is that the true problem is the significant number of non-permitted STRs in the area. However, the rules that have been proposed don't seem to address this issue at all. Instead, the rules penalize law-abiding owners who are contributing to the economy through taxes, vibrant options for guests to our vacation-destination city, and providing those guests with walkable access to the downtown amenities and the lake. These STRs also support hundreds of local jobs such as cleaning services, laundry, maintenance, property management, patronage at local restaurants and businesses, etc. We believe efforts would be most effective at supporting community and neighborhood integrity if they are focused on bringing non-permitted STRs into compliance with the current STR rules.

We are committed to continuing an open dialogue with the Coeur d'Alene councils and community

members about local STRs. Please don't hesitate to reach out if we can provide and information, insights, or resources on behalf of the STR community.

Thank You~

Jeremy and Melissa Radford

[jandmradford@gmail.com](mailto:jandmradford@gmail.com)

**From:** [Jeremy and Melissa Radford](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** CDA-Vacation Rental Alliance  
**Date:** Tuesday, September 13, 2022 12:56:28 PM  
**Attachments:** [Council Letter 2022 \(2\).docx](#)  
[Public Record Data.docx](#)  
[New report examines the economic impact of short-term rentals in Colorado.pdf](#)  
[Short\\_Term\\_Rentals\\_California.pdf](#)  
[Research\\_Restricting\\_Airbnb\\_Rentals\\_Reduces\\_Development.pdf](#)  
[Census confirmation\\_Our county is booming\\_Coeur d'Alene Press.pdf](#)

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Dear City Council Members,

My name is Melissa Radford, my husband Jeremy and I have been residents and property owners in Coeur d'Alene since the beginning of 2021. We were able to attend the council meeting on August 22<sup>nd</sup> and our take-away from the meeting was that the true problem that needs to be addressed is non-permitted STRs in the area. Jeremy and I started a Facebook group called CDA-Vacation Rental Alliance in response to the concerns we had after the first meeting. Our group has been up for just over 2 weeks, and we already have 156 members. Many of us attended the meeting on September 12<sup>th</sup>, and the tone was completely different from the previous meeting. The STR community has been reaching out to let you know how the proposed changes to the current ordinance will decimate our ability to make a living and infringe on our constitutional right to rent. We are starting to feel heard.

Vacation rentals in our community are contributing significantly to the local economy through taxes, offering vibrant options for guests to our vacation-destination city, and providing those guests with walkable access to the downtown amenities and the lake. Short term rentals also support hundreds of local jobs such as cleaning services, laundry, maintenance, property management, patronage at local restaurants and businesses, etc. There have been several detailed studies on the benefits of STRs to the communities they are part of. I have attached a few to this email. I hope you will take the time to read them, and that you will consider that this type of in-depth study is needed in our area for the city council to support targeted and effective ordinances for the vacation rental market, embracing the symbiotic relationship between STRs and the local economy here in CDA.

It is more than clear that the city planning committee has a major and blatant bias against STRs, and we reject ANY of their proposed changes to the current ordinance until they can substantiate their slanderous accusations towards our legally permitted STR community and its impact on our neighbors. They have ZERO facts about impacts. They have ZERO facts about how their proposals will improve the lives of the people of CDA. And they are failing to do their job in our community with their inability to manage enforcement of the current ordinance. No data has been presented to prove that vacation rentals which are following the current ordinances and permitting requirements negatively affect the public health and welfare in a way that allows changes to the current ordinance that will attempt to circumvent the Chapter 18, Title 63 Idaho Code protecting short-term rental owners from regulations hampering the free market of these rentals in Idaho.

We do have facts. We obtained a list of noise/disturbance complaints to CDAPD from May of 2020 to August 2022 as well as a list of the permitted short-term rental properties in CDA. Out of 1122 total complaints, only 14 were associated with a legally permitted vacation rental. That is ~ 1 % of the total. Those advocating for the new rules have presented no proof of damage to the health, safety, and welfare of the city, only anecdotal stories and vague blame for the "housing crisis". The current issues with housing in the area are multifactorial and can be attributed to things like the desirability of Idaho as a place to live, multi-million-dollar high rises, and growth outpacing building. Only 3% of the homes sold in Coeur d'Alene since January 2020 are currently permitted vacation rentals (133 permitted STRs out of 4409 homes sold).

We believe efforts would be most effective at supporting community and neighborhood integrity if they are focused on bringing non-permitted STRs into compliance with the current STR rules. And while the moratorium on new permits seems like it would be a good temporary solution to prevent over-saturation prior to these decisions being made, it will effectively keep the STRs that are currently in non-compliance in the shadows. If they cannot obtain a permit now, and they see that the current ordinances are not able to be enforced, why would they just stop operating at this point?

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 positive impacts short-term rental properties have here in



Coeur d'Alene. We know from experience that the current ordinances and permitting process provide an excellent balance between safety, neighbor engagement, and benefit to both the city and property owners. We also know that there are potentially several hundred properties that do not comply with the law, and that these properties reflect badly on properly permitted and well-managed homes. If non-compliant properties are truly the problem, how do increased restrictions on the law-abiding improve quality of life for those living in Coeur d'Alene?

We are committed to continuing an open dialogue with the State entities, Coeur d'Alene councils, and community members about local vacation rentals. Members of our group would love to participate in the STR Steering Committee that was recommended by the City Council members at yesterday's meeting. Please don't hesitate to reach out if we can provide any information, insights, or resources on behalf of the Vacation Rental Community.

Thank You~

Jeremy and Melissa Radford

[jandmradford@gmail.com](mailto:jandmradford@gmail.com)

**From:** [Neal Scholey](#)  
**To:** [HAMMOND, JIM](#); [EVANS, AMY](#); [WOOD, CHRISTIE](#); [MILLER, KIKI](#); [denglisg@cdaid.org](mailto:denglisg@cdaid.org); [MCEVERS, WOODY](#); [GOOKIN, DAN](#)  
**Subject:** Comments Regarding Proposed Vacation Rental Restrictions  
**Date:** Monday, September 12, 2022 9:09:51 AM  
**Attachments:** [Comments Regarding Proposed Vacation Rental Restrictions.docx](#)

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

Dear Mayor and City Council Members,

Please find attached my comments regarding the reasons cited for proposing changes to the current vacation rental ordinance. Hard copies were dropped off for you as well at City Hall.

Thank you in advance for taking the time to review my comments.

Regards,  
Neal Scholey  
Coeur d'Alene Resident

Sent from my iPad

**From:** [Nikki Leathers](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevens@cdaid.org](mailto:aevens@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Courdalene Council Members  
**Date:** Tuesday, September 20, 2022 6:00:42 PM

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Dear Council members,

This is regarding the Short-Term Rental topic the city has begun discussing. We believe restricting the STR market in our city is going to damage the local economy. My husband and I purchased a home in The Garden District in 2016. We lived in the home for years and then when not able to stay as my husband was forced into early retirement due to COVID-19 we have vacation rented it and upgraded the home in addition to parking. We had a long term renter in the home and they do not take as great of care as short term renters and it was harder to keep the property as pristine and managed with people in the home the entire time. We rely on the income at certain times of the year and we believe that if this is changed it will be very hard on us as well as how hard we work to provide five star ratings. We have only upgraded our property since we began short term renting it. Please think of all of the avenues as this has been a lifesaver for us since COVID. Thank you!

The Wilson family

**From:** [Emily Howie](mailto:Emily.Howie)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Cc:** [emyhowie@protonmail.com](mailto:emyhowie@protonmail.com)  
**Subject:** Feedback on potential changes to STR ordinance  
**Date:** Tuesday, September 13, 2022 11:54:02 AM

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Hello Council members - after hearing the discussion on potential changes to the STR ordinance, my thoughts are that the City should simply focus on enforcing the existing regulations before it makes any drastic changes to the ordinance. Often times, government tries to find the answer to it's problems through more regulations, when all it really needs is to focus on the rules already on the books. The majority of STR property owner's are playing by the rules and not part of the problem. In fact, I live next to an STR and I can honestly say that I'm glad it's an STR! The home is well kept, the occupants have been extremely quiet, friendly, and respectful all summer long. It's a lot nicer to live next this property compared to some of the other neighbors on the block that are long term rental properties or home owners who do not take care of their property. It seems to be worth spending the money to hire a 3rd party to help bring the non-permitted STRs into compliance and tighten up enforcement, perhaps increasing fines for violators and adding inspections would add some additional teeth. However, the minute you add a moratorium or a lottery system, you will force many to go under the radar and they will still continue to operate. This would make the situation even worse, exactly the opposite of what you are trying to achieve. Also, expect to be tied up in litigation as the restrictions you discussed (owner occupied, lottery system) would likely be against the spirit of the state's legislation prohibiting limitations.

Thanks for your consideration.  
Emy Howie  
506 S 15th St

Sent with [Proton Mail](#) secure email.

**From:** [Tom Gumprecht](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Fwd: Short term rentals  
**Date:** Saturday, September 24, 2022 10:50:10 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Tom Gumprecht <tgumprecht@gmail.com>  
**Date:** September 24, 2022 at 11:06:30 AM PDT  
**To:** Donald Gumpecht <dgumprecht@yahoo.com>, jhammond@cdaid.org, dgookin@cda.org, denglish@cdaid.org, cwood@cdaid.org, aevans@cdaid.org, wmcevers@cdaid.org, kmiller@cda.org  
**Subject:** Short term rentals

My brother, Don Gumprecht, and I both own houses in the Fort Grounds. I own the house that I was raised in starting in 1951. We both set aside time at our houses for personal use, but have made our houses available for short term rental for more than a decade. We rarely if ever have complaints from neighbors or the neighborhood. In fact, one of my renters enjoyed the stay so much that he bought the house next door so he could be a CdA resident.

I do not know the impetus for further STR restrictions. STRs are competition to commercial motel and hotel housing. But it is a healthy competition offering people a broad range of options and prices for accommodations. The free market should sort out that competition.

I think the City should realize that the major rental portals (AirBnB, VRBO) make affirmative efforts to minimize negative impacts on neighborhoods. They have policies to prevent loud, raucous gatherings and all renters are made aware of that. Further, there is an ongoing evaluation process for all renters and owners on these portals. Every rental episode evaluates the renter: do they adhere to house and community rules, are they clean, would you rent to them again. And yes renters evaluate the property and the owners. This process encourages renters to act appropriately, and owners to maintain their properties tastefully and functionally. The incentive to properly maintain the properties is a positive for the neighborhoods involved.

I believe the City has rightful concerns about health and safety that have been previously addressed. But I think the City is overstepping when it tries to restrict the free enjoyment of one's property. And that property right enjoyment extends to receiving income on one's property. I would urge restraint by the City on any new STR restrictions. Tom Gumprecht, M.D. owner of The Doctors' Inn of Coeur d'Alene, Idaho. cell phone: 206-819-0011



**From:** [Jan Marie](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [GOOKIN, DAN](#); [MILLER, KIKI](#); [sholm@cdaid.org](mailto:sholm@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcervers@cdaid.org](mailto:wmcervers@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org)  
**Subject:** heres an idea  
**Date:** Friday, September 9, 2022 4:01:48 PM

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Hello!

Now we have a group of 72 ppl not necessarily from here (NEW) that have formed a "for property rights " group!

I am sending you links to changes that I hope will be of interest, from the City and County of Chelan, Wash. ! They are one of MANY resort communities dealing with "the quality of our lives being upended by STR's!

As elected officials, you are tasked with protecting the CITIZENS of Cda! As this discussion goes on in our community, it feels as though you are protecting the tourist industry and not the citizens! Our charming downtown Cda has been catered to tourists and NOT locals. You want to do something to make a difference in the employment and housing crisis? All single family homes are just that, single family homes, for local families, not STR's. Build an ADU if you want to make \$\$! (but must live on property !) I ALWAYS SAY " If you want to know the motives of people, "follow the MONEY"  
Always gives you the answer!

Moving at a turtle's pace only gives more time for buyers to "get in" before you do something! I have lived in Cda (30 years and Silver Valley (15 years) and this is just a slap in the face to those of us that LIVE, WORK , and pay taxes here! I am sick of living in a "hotel district"! see links below for some insight! Moratorium? hmmm

{ We own a home downtown and have a studio apt. that is an STR, but we live on site! We have off street parking for our Guests! I get WHY ppl do it, its income! we don't own other homes that disrupt neighborhoods, just our studio apt. }

- <https://lakechelannow.com/county-commissioners-pass-new-short-term-rental-code/>
- <https://www.co.chelan.wa.us/community-development/pages/short-term-vacation-rentals-str-code-development>
- [https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments\\_Combos\\_2021\\_0505.pdf](https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments_Combos_2021_0505.pdf)

With Kind Regards,

Jan Marie

**From:** [tina\\_nwacademy.com](mailto:tina_nwacademy.com)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Important Suggestions from Vacation Rental Owners  
**Date:** Friday, September 16, 2022 1:39:49 PM  
**Attachments:** [Letter to dan Gookin.pdf](#)

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Hello Dan,

Please read the attached letter regarding the mostly good regulations being considered by the City Council.

Thank you.

***Tina Stevens***  
***Northwest Music Center***  
***Northwest Academy of Music, Inc.***  
***Idaho Tall Pines Lodge***  
6055 N. Sunshine St.  
Coeur d'Alene, Idaho 83815  
[info@nwacademy.com](mailto:info@nwacademy.com)  
[www.nwacademy.com](http://www.nwacademy.com)  
[www.facebook.com/northwestmusiccenter/](https://www.facebook.com/northwestmusiccenter/)  
(208) 667-6200  
Celebrating 33 Years!



**From:** [Karey Scholey](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Letter Regarding Proposed Vacation Rental restrictions  
**Date:** Friday, September 9, 2022 4:10:25 PM  
**Attachments:** [Letter to City regarding vacation rentals.pdf](#)

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Dear Mayor and Council Members,

Please find attached, a letter regarding my concerns about the proposed vacation rental restrictions and prohibitions. Hard copies will be dropped off for you at City Hall as well.

We wish to be involved in a collaborative solution that considers the community as a whole. Thank you in advance for taking the time to consider my thoughts and position on the matters involving vacation rentals in Coeur d'Alene.

Thanks,  
Karey Scholey  
Coeur d'Alene Resident

**From:** [Laurie Reinhart](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Cc:** [cityclerk@cdaid.org](mailto:cityclerk@cdaid.org)  
**Subject:** Letter Regarding STR Proposals Before the Council  
**Date:** Sunday, October 16, 2022 8:22:54 PM  
**Attachments:** [Letter to CDA City Council.pdf](#)  
[Review #1.pdf](#)  
[Review #2.pdf](#)  
[Review #3.pdf](#)  
[Review #4.pdf](#)  
[Review #5.pdf](#)  
[Assorted Online Reviews.pdf](#)

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Hello Mayor Hammond and Members of the City Council:

Attached please find a letter to you all detailing our position on the short term rental proposals currently before you. I have also included copies of recent reviews on our CDA short term rental.

Thank you for your time and consideration -

***Laurie Reinhart***  
***714-393-8041***  
***[reinhartlaurie@gmail.com](mailto:reinhartlaurie@gmail.com)***

**From:** [moiya\\_rossnagle](mailto:moiya_rossnagle)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Bcc:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Non-Owner Occupied Short Term Vacation Rental Situation  
**Date:** Tuesday, September 27, 2022 8:56:18 PM  
**Attachments:** [STR PDF.pdf](#)

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September 23, 2022

Dear Mayor, Council Members and City Planners,

We are writing to introduce ourselves to you and to discuss our non-owner occupied short term rental vacation property in Coeur d'Alene. We understand there are many things happening and decisions being made regarding short term rentals. We currently have one permitted non-owner occupied short term rental in Coeur d'Alene, which has been operating since May 1, 2022. We are new to this business, which comes out of a need to help subsidize our retirement and a dream to help families travel affordably like we were able to over the past 28 years.

My name is Moiya and my husband is John. We have 4 adult children, three who are married, and also a teenage son. We are also expecting our first grandchild in March 2023. We recently were able to fulfill our dream of becoming owners of our second home in November 2021 in Coeur d'Alene. We travel almost monthly to CDA to spend time with our two married daughters, one whose husband is a youth pastor in CDA, and will soon be increasing our trips to spend more time with soon to be grandchildren.

We chose a cute 1988 daylight Rambler in the Dalton Gardens neighborhood, a home that accommodates 12 adults (which is what our family will be when all of our children are married). We were thrilled to be able to update the home, and the property to add value to the neighborhood. Our goal was never to negatively impact the neighborhood, community or city. Our goal was to enhance the neighborhood and share our home with families who want to enjoy the beautiful city of Coeur d'Alene and all of the wonderful things that the community has to offer. Our whole family worked on the house together, painting, repairing, and renovating the home. For this reason, we got a business license, and a permit. We follow all of the rules and require all of our guests to follow the rules as well. It is important to us that this be a legal and legitimate endeavor as it is going to help us finance our retirement as well as allow us to be in CDA a lot to spend time with our kids.

Our dream of owning a short term rental property comes from raising our own family and trying to travel and make memories as a family. For a family of our size, 7 in the good ol' days, we never could fit into a hotel room or suite. This made it hard to vacation. Traveling

to enjoy and explore places with our kids and provide experiences for our family was only made possible by the opportunity to rent vacation homes. It not only was more comfortable for a family to spread out in a home, but it's also more affordable since it allows some cooking to be done and also no worry of not disturbing hotel guests with early risers or crying babies in the night.

We only allow 10 guests to stay at our home, we don't pack them in to make the most money. We leave a gap day after each reservation. We don't allow parties. We have our garbage cans put out and brought in on time each week and we pay to have the yard serviced to keep it looking nice. We market our home to families and advertise all of the local things to do in CDA. Our son in law checks on the house frequently throughout the week, since he works down the street from the house and we have ring cameras on the exterior of our home to help us monitor activity. We also stay in communication with our guests during their stay to help them navigate their time in our home. We have a cleaner who sanitizes our home from top to bottom between each guest and an inspector/co hoster who goes into the home before each visit to inspect for safety.

We screen every guest who rents our home thoroughly for positive reviews and for valid driver's license, cell number and email. We also do not rent to guests who are under the age of 25. We care about who is in our home and who is staying in the neighborhood, because we care about our neighbors.

Please see a few of our guest reviews from Airbnb to help give you a better understanding of who it is that stays in our home.



(These guests were grandparents, with adult children and grandchildren, totalling 10)

July 2022

Dear Moiya, I just want to reiterate how much we appreciate your kindness. The house was perfect in every way that you could have provided. The communication were amazing, you made sure we were satisfied and if things were up to a good standard. Beds were Comfortable and well put together. The bedrooms were a great size for lots of guest. We were all comfortable in your well put together home. Not to mention your Ac was amazing lol, Over a 100 out, and never felt like that in the home. Being next to the road, never really noticed the traffic. Loved the little toy room for my granddaughter and the baby gate which was very helpful, something we actually forgot to bring this time. Very accommodating in every way. Look forward to another vacation at your home. Thank you again for great communication and looking out for your guest.

Shelley, Prineville, OR



( These guests were a large family of 8 with young kids)

August 2022

Everything about this stay was seamless! Moiya and John were so kind and easy to work with and check in/check out were a breeze. We have a large family and the whole set up of games was a HUGE hit! This location was near everything, and it was easy to find our way around. I would absolutely recommend this place to anyone and we have already discussed when we will be returning!

Jessi, Lynden, WA



(This guest was made up of two families, totalling 10)

July 2022

We enjoyed our stay at The Gilbert House at Coeur d'Alene. Moiya and John were very easy to contact. They replied to text messages quickly. They send us some texts during our stay checking on how we were doing and a very friendly manner. Check in was very easy. They have a binder with all the information we needed. For example were to find things, how to connect to internet, how to use hot tub etc. The house was very clean, it looks just like the pictures. It has plenty of space. It worked out perfectly for our family group of 10. Playroom is great to keep kids entertained and hot tub is a bonus and well located just right outside of playroom so easy to keep an eye on kids too. The location is great too, about 25 minutes to SilverwoodThemePark which was the main reason of our visit. Also, is a short drive to downtown, restaurants and store, in case you need something. I would recommend this house if you are visiting Coeur d' Alene, and definitely would stay there again. Thank you for the bottle of wine and chocolate.

Miguel

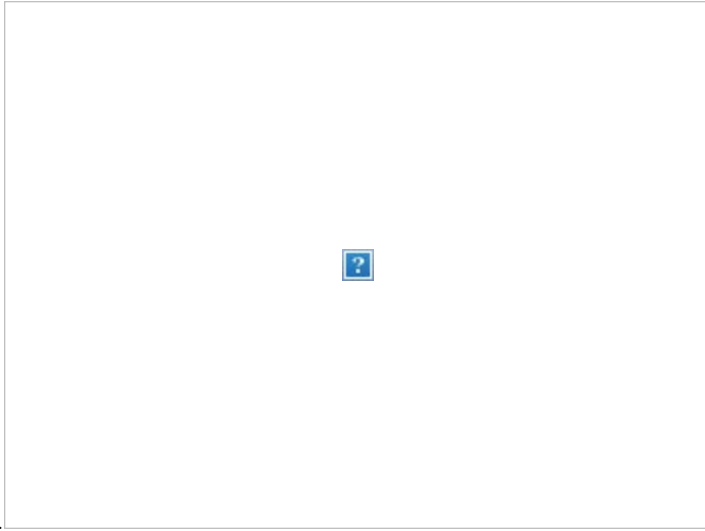
Portland, OR

These are just a few of our guest reviews. We were overjoyed to read them and it only solidified to us that we are providing a safe and affordable family friendly place for tourists to stay and play in CDA.

Our next 5-7 year plan is to retire and live in the home half the year and other half of the year in Marysville, WA where we currently reside, run a painting business and where our other 3 children and their families live. We go to CDA almost monthly and then our entire family (pictured below) gathers at the house twice for an all family summer vacation and for New Years weekend.

Thank you for taking the time to read our letter. We greatly appreciate how hard you are working to make sure the short term rentals are monitored more closely and to maintain an incredible

community in Coeur d'Alene. We agree STR's should be permitted, checked on and expected to follow the rules. We promise to do those things to protect your city (and ours) and our investment. We hope you will consider allowing us to continue to be permitted as a short term non-owner occupied rental and to continue to operate in CDA. Please do not hesitate to contact us if you need



anything.

Our family in Riverstone on August 17, 2022

Respectfully,

John & Moiya Rossnagle  
[rossnagle6@gmail.com](mailto:rossnagle6@gmail.com)  
425-530-2399

**From:** [Ramon Gibbs](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org)  
**Subject:** Potential STR restrictions  
**Date:** Monday, October 3, 2022 3:59:49 PM

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Hello all,

I'm reaching out personally to provide input regarding possible restrictions to Short Term Rentals, AKA airbnb's in the CDA area

This is a tough one for me as I'm both aware of the limited and costly rental market and also aware that property rights are sacred, especially to someone like myself who is a CDA native.

As with other issues brought up around here, I worry that the loud minority will once again screw over the majority. I find it so ironic that the ones against STR and having the local government add restrictions to home owners are the same ones that scream about small government and property rights. It makes me chuckle as I write it. Very ironic.

I don't think there is any need for a knee jerk reaction because of a loud minority.

As a STR for over 6 years I take 100% responsibility that my guests do not bother or disrespect my neighbors. In over 6 years I have ZERO complaints. I emphasize rules for my guests that if any complaints are brought up that the guests will have to take a hike. I also keep up on my property and make sure I do my part to keep the neighborhood looking nice. I sympathize for neighbors that have had issues with irresponsible property owners, this happens in both long term and short term rentals. This is not limited to STR. And in addition, this is the exception, not the rule.

I would be for a cap to STR, raise the cost for a license and limit out of state owners from buying up homes and renting them out. I highly recommend that you don't punish locals who have done their part and who are simply providing a great service for tourism in this city.

Again, thank you for your time and please don't fold to the loud noises coming from the minority who are known to squee the facts and blow pretty much everything out of proportion to get what they want.

Thank you for your time.

-Ramon Gibbs

**From:** [Colleen McGowan](#)  
**To:** [GOOKIN, DAN](#); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org)  
**Subject:** Proposed changes to STR ordinance  
**Date:** Saturday, October 1, 2022 9:39:05 PM

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Dear Council Members:

I am a housekeeper whose livelihood depends upon short term vacation rentals. I have read the 2017 ordinances and take no issue with those. But, the proposed changes to the ordinances will affect all of the owners of houses that I clean, which means it will also affect my income.

I do not understand the proposed new ordinance requiring that the homes to be rented should be owner occupied. First, how can a home be owner occupied and also a rental? Two ways are possible that I can see: the owner lives in the house and rents a room on a short term basis, or the owner has two separate living spaces on the property. This requirement will eliminate all STR dwellings for which I clean.

Secondly, the complaints of neighbors about which I read in the CdA Press are silly...if some of the guests of the STR are causing some problems with overly sensitive neighbors, they should be happy that it's a temporary problem that will be gone in a few days, unlike it would be if the tenants are long term renters.

The home owners of STRs personally take care of their own properties, keep them well maintained inside and out, and since the houses are cleaned after every tenant, they never suffer the abuse from long term renters.

All of the owners of the STRs that I clean also support the local businesses and services of the city and surrounding areas by having the flyers, pamphlets, menus, and maps of the area in their houses. They also employ many local contractors, groundskeepers, plumbers, electricians, housekeepers and others.

In short, these home owners are good for the economy.

I wonder how someone came up with the estimated number of STRs that are not permitted?? If they are not permitted, how does a person know how many there are?

It comes down to this: I am against the proposed changes to the ordinances for STRs because the new ones will severely limit the number of STRs allowed and cause unemployment. Also, since it is proposed that a company will have to be hired to monitor and enforce the new rules, it seems that the new ordinances are also going to be expensive. Who is going to foot that bill, I wonder?

I'm urging you all not to pass these expensive and detrimental ordinances.

Thank you for your time,

Colleen McGowan



823 N 7th St.  
CdA

**From:** [Teri Jett](#)  
**To:** [Jim Hammonds](#); [GOOKIN, DAN](#); [DENGGLISH@cdaid.org](#); [AEVANS@cdaid.org](#); [WMCEVERS@cdaid.org](#); [KMILLER@cdaid.org](#)  
**Subject:** proposed ruling on STR"s in Cda  
**Date:** Sunday, September 25, 2022 10:42:20 AM

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Jim Hammond  
Dan Gookin,  
Dan English  
Christie Wood  
Amy Evans  
Woody McEvers  
Kiki Miller

Dear CDA Mayor and City council,

9/25/22

I am a local business owner in Coeur d'Alene for over 30 years and I would like to share my opinion to your new Restrictions of Vacation rentals / Short term rentals.

My business, "All American Liberty Mortgage, Inc." has paid it mortgage and taxes for well over 20 years downtown. I have kept the property, sidewalks, landscaping areas immaculate. Unlike the rental house on both sides of my business. (These rental houses on both sides of my business as well as across the street have people moving in and out, up partying at all hours of the night. They have garbage piled outside, both on the properties as well as the HUGE amount of trash piled in the alley on trash day. The homes have not been taken care of in years. Peeling paint, rotten roofs, no landscaping, etc. Basically, slum lords! I have tried to purchase most of them to clean up my street, but the owners have told me they are happy with the monthly rents they get there without having to improve the property. (Note: Last year I had to file a complaint about a man on a bicycle living under the house next door and using the bushes as a toilet.) This is what local rentals are looking like in Cda (on INDIANA BETWEEN 3<sup>RD</sup> AND 4<sup>TH</sup> right downtown CDA).

Again, I have owned this property since 2001 and the neighborhood has NEVER improved. It is yuck and scary after hours. No matter the amounts of complaints I have made, not one time has the city ever come to my help.

I have a Part- time short term rental above my office space. It is a studio with a kitchenette (no stove). I have been running an Air Bnb out of there for the past 3 or 4 years now. I follow the cities guidelines and hold a city permit that I pay for each year. I comply with your rules. The unit is completely furnished and gives a few locals a JOB to clean and care for the unit. (Jobs that are income for local people in our area).

I rent this unit as an STR during our business's busy time of year (May to Oct). Because we do not want to have renters above our business during the working hours. And during the other 6 month of the year, I rent a FULLY FURNISHED APARTMENT TO CONVICTS ON

PROBATION! I work with a local probation officer, and I help these convicts get started on the right path again. Fully furnished place where I am there every day to witness and watch the habits of these people making sure they know the rules and what is expected of them. This is the 3<sup>rd</sup> year I have done this, and I am so proud of these people that show me and themselves they can do this and succeed in society without drugs or alcohol.

Not to mention that the city is always having events Like Ironman (in which the city allowed to go back to a FULL Ironman), or 4<sup>th</sup> of July that where there recruit tourists and locals that want to drink and not drive home. This unit is walking distance to downtown.

I cannot afford to rent this unit to Convicts all year long, nor would I. This is work for me!

I am appalled to see that the city of Cda is going to add new restrictions to prevent me from doing this any longer. It would cause my business to look at moving to another city after being in this location for 20 years and for me to make this a permanent rental where I don't have to maintain my building, I can raise the rents and let the landscaping die and garbage pile up. Like ALL the others (check it out for yourself, not one decent home on my street). As well as limit STR's available for others that come to our beautiful city for a few nights. It is the city that promotes tourism.

What do I do with the current reservations for the year 2023. We are already book for ½ of the season.

Who is going to pay to reimburse me for the furniture, the bedding, towels and other items that were put into this place to make is a STR. This was approved prior to investing this money myself.

I will not and do not plan on making it a permanent rental for downtown Cda. It will sit empty, or I will sell to a commercial company where I am sure the rents will be extremely high once they build a new unit. Like the one on 3<sup>rd</sup> and Wallace.

With the economy the way it is why would you want to take tourism away from a town that survives on this. Downtown restaurant and shops.

Lastly, I have ran a mortgage company for over 30 years and would like to know what you are going to do for the people that purchased homes as a nightly rental. You are going to force them to rent them at extremely high rents to cover the cost of the building or have them sit empty or sell them. This is not affordable to renters to obtain cheap rent either. Think through what you are proposing. Or these owners hey can sell them stating they were financed as an investment property to be an STR and the city changed the guidelines after they purchased. Sounds like a lawsuit to me.

I truly hope you listen to us business owners and property owners, we are working hard to make a living here in CDA as well. We employ locals and take care of our properties. Why hurt the working class, I am an employer of the people here in this town.

I oppose this insane rule. How do you have a resort community with no place to stay? It is like putting a notice out that states "TOURISM STAY HOME, WE DON'T WANT YOU!"

Teri Jett

All American Liberty Mortgage, Inc.

315 E Indiana Ave.,

Coeur d'Alene, Id 83814

208/661-4846



**Teri Jett**

The Mortgage Queen of Coeur d'Alene

All American Liberty Mortgage, Inc.

Broker / Loan Originator

NMLS # 70670

Cell (208)661-4846 Office (208)667-3374

Teri@cdamortgagequeen.com

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OUR SERVICE AND INTEGRITY MAKE THE DIFFERENCE.

315 E Indiana Ave, Coeur d'Alene, ID 83814

Broker NMLS ID # 70707 / MT# 2023224

**From:** [Greg Brown](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Meeting with attorney  
**Date:** Tuesday, August 2, 2022 11:33:23 AM

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Thank you for the update, we really appreciate the help on this. Please let me know if there is anything on my end that I can help with. I am not giving up on the illegal ADU route either!

Greg

On Aug 1, 2022, at 11:20 AM, GOOKIN, DAN <[DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)> wrote:

Greg,

I just got out of the meeting with the City Attorney.

During our discussion, it became apparent that by leasing "garage space," your neighbor is in violation of city code. You cannot conduct a commercial business, specifically storage space rental, in a residential zone. This is the avenue the city will pursue presently.

The other front is people sleeping in cars on private property. The city is in the process of updating its short term rental (STR or vacation rental) ordinance. I plan on placing items in the updated code prohibiting the renting of a garage or allowing someone to sleep in a vehicle on private property. This doesn't preclude that they can sleep in a car on the street. But it would make it illegal for anyone other than the home owner to sleep in a garage or vehicle on private property.

I hope these steps can help resolve the problem. It was difficult because there's always a way to wiggle out of just about anything we could code. Still, I feel that by stepping up attention, perhaps the pain level will grow high enough that your neighbor will abandon whatever charity she feels she's giving and the squatters can get the type of assistance they need that will truly help them.

Best,  
DAN

**From:** [Marisa Rapp](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Proposed Changes to STR- Please read our concerns!  
**Date:** Monday, September 12, 2022 8:19:53 PM

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Hi Dan,

Thank you for your speedy response! My husband and I also live in downtown CDA- and we do not experience it as a 'holiday inn'. That seems to be your personal experience. We enjoy others from all over the country coming to enjoy our beautiful Lake City! I much prefer to have a STR next to me (that is well kept, with responsible owners, who take immaculate care of their property- as we are) rather than a long term rental that is not cared for, multiple vehicles on grass/ front yard, and folks residing there who do not take care or have pride in their home (we have multiple of these long term rentals next to us- which is very unfortunate).

I'm also curious to know how having visitors (who contribute greatly to our local economy) degrade your quality of life? We've experienced quite the opposite! Our guests have been extremely respectful of our homes, the neighborhood, the community, and even engage with our neighbors. For example, we had guests from Germany this past summer who sat outside every morning and visited with our neighbor whose brother is currently deployed there. Our neighbor contacted us and shared how cool the experience was... This is ONE of many examples. We supervise our homes VERY carefully when we have guests and love seeing families walk the neighborhoods with their children- so cool. I love seeing others enjoy this city and bring attraction and business to our local economy. Please understand- by limiting STR completely, there is a possibility of hurting one of the major economies in CDA- tourism. My husband and I only stay in airbnbs/STR when we travel. We enjoy staying among locals when we travel- we do not stay in hotels. Many folks also adopt this philosophy. I much rather support a local family than a chain hotel..

I hope you take our experiences into consideration as well- as we also represent the community!

On Mon, Sep 12, 2022 at 7:36 PM GOOKIN, DAN <[DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)> wrote:

Thank you for your email, Jacob.

Quality of life is a major concern for me. People invest in a neighborhood to have neighbors, not to have a commercial operation where they don't know their neighbors. In some neighborhoods, five STRs are on a single street. I have two next to me. Any more and I might as well live in a Holiday Inn.

I recognize that some form of compromise is in order. If we choose to grandfather or permit STRs non-owner occupied, there will be a limit to the number and location. My position is that this limitation must happen as we cannot continue to degrade the quality of life for those citizens who invest in a neighborhood and expect to have neighbors and not part time

visitors.

Best,  
DAN

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**From:** Marisa Rapp <[marisarapp@gmail.com](mailto:marisarapp@gmail.com)>

**Sent:** Monday, September 12, 2022 5:51 PM

**To:** GOOKIN, DAN <[dgookin@cdaid.org](mailto:dgookin@cdaid.org)>

**Subject:** Proposed Changes to STR- Please read our concerns!

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Council member Gookin,

I am writing to express concern regarding the Council's proposed changes to STR permitting within the city and how the Council's decision can affect the livelihoods of your local constituents. Just like you, my wife and I own a home and live with our family in downtown Coeur d'Alene. I work for the State, and am adjunct faculty at University of Idaho. My wife works as a mental health counselor in Coeur d'Alene (Cultivation Counseling in downtown), and is adjunct faculty at Gonzaga. Our family lives, works, and plays in downtown Coeur d'Alene. We also purchased and significantly renovated two homes in downtown Coeur d'Alene with the specific intent on renting them as permitted STRs. We maintain and manage the permitted non-owner occupied STRs ourselves. One STR is the home/property directly next door to our primary residence, and our second STR is seven blocks away. We ensure that all STR permit requirements are met, and then some—both homes are kept in immaculate condition, have never received a complaint from a neighbor or otherwise, are very well-reviewed by guests, and provide a great vacation experience in a vacation-driven town. In addition to the actual initial investment of acquiring the properties, we have invested tens of thousands of dollars (and countless hours of sweat equity) in renovating the homes to an extremely high standard that reflects a desirable and highly-reviewed STR. We made these investment decisions, with inherent benefits to the city and its neighborhoods (fixing up of old, run-down homes and properties that are now kept in immaculate condition), based on the rules and regulations (the playing field) as currently set by the city and STR ordinance which allows non-owner occupied STRs. As a government employee myself, I recognize that government rules and regulations are not stagnant and citizens can't expect as such. However, the Council must recognize the financial impact that their STR decisions have on individuals and families, when the 'playing field' is flipped upside down at halftime. If the Council restricts non-owner occupied STRs with no form of 'grandfathering' for those currently permitted STRs, it will come at a sincere financial burden and disadvantage to my family.

I recognize there is pressure on the Council to provide solutions to the actual and perceived STR issues within the city. I recognize there is a want and need to manage the total population, density, and spatial configuration of STRs within the city. I recognize there are hundreds of non-permitted STRs operating within the city and that it's a problem that requires action. I appreciate that the Council is trying to better manage STRs on behalf of its constituents. I recognize you are put in a difficult situation when evaluating such complex issues.

Therefore, my ask of you and the Council is actually quite simple: regardless of what direction the Council goes in its efforts to manage STRs within the city, at the very least, **please allow currently permitted non-owner occupied STRs to be grandfathered under the new ordinance if the Council decides to restrict STRs to owner-occupied parcels.** My assumption is the biggest 'push back' you'll find from the proposed STR ordinance from currently permitted STR owners is the 'non-owner occupied' issue—likely from folks that have also made large financial investments based on the current playing field established by the city. In other words, why would the Council

NOT allow a grandfathering process? *Doing so will not appreciably impact the long-term population, density, or spatial arrangement of STRs in the city (i.e. the currently permitted 300+ STRs aren't 'the problem')*, and would show good faith towards local citizens and private property owners that were simply exercising their rights as currently established by state code and city ordinance.

I appreciate your time and hope you consider our position on this matter.

Thanks,

Dr. Jacob L Berl, Ph.D.

Dr. Marisa C Rapp, Ph.D.

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**From:** [Marisa Rapp](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Proposed Changes to STR- Please read our concerns!  
**Date:** Monday, September 12, 2022 8:33:28 PM

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Hi Dan,

I also wanted to add- we agree some form of reasonable restriction makes sense! However, we hope that you consider folks (like ourselves) who have made investments within the current permit system as grandfathering in (a more thorough explanation is in our original message). Additionally, we are excellent hosts who take great pride and care in our homes.

Thank you for your time, Dan! I know this is a difficult issue and hope you are able to weigh the many complexities and perspectives...

Thank you!

On Mon, Sep 12, 2022 at 8:19 PM Marisa Rapp <[marisarapp@gmail.com](mailto:marisarapp@gmail.com)> wrote:

Hi Dan,

Thank you for your speedy response! My husband and I also live in downtown CDA- and we do not experience it as a 'holiday inn'. That seems to be your personal experience. We enjoy others from all over the country coming to enjoy our beautiful Lake City! I much prefer to have a STR next to me (that is well kept, with responsible owners, who take immaculate care of their property- as we are) rather than a long term rental that is not cared for, multiple vehicles on grass/ front yard, and folks residing there who do not take care or have pride in their home (we have multiple of these long term rentals next to us- which is very unfortunate).

I'm also curious to know how having visitors (who contribute greatly to our local economy) degrade your quality of life? We've experienced quite the opposite! Our guests have been extremely respectful of our homes, the neighborhood, the community, and even engage with our neighbors. For example, we had guests from Germany this past summer who sat outside every morning and visited with our neighbor whose brother is currently deployed there. Our neighbor contacted us and shared how cool the experience was... This is ONE of many examples. We supervise our homes VERY carefully when we have guests and love seeing families walk the neighborhoods with their children- so cool. I love seeing others enjoy this city and bring attraction and business to our local economy. Please understand- by limiting STR completely, there is a possibility of hurting one of the major economies in CDA- tourism. My husband and I only stay in airbnbs/STR when we travel. We enjoy staying among locals when we travel- we do not stay in hotels. Many folks also adopt this philosophy. I much rather support a local family than a chain hotel...

I hope you take our experiences into consideration as well- as we also represent the community!

On Mon, Sep 12, 2022 at 7:36 PM GOOKIN, DAN <[DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)> wrote:

Thank you for your email, Jacob.

Quality of life is a major concern for me. People invest in a neighborhood to have neighbors, not to have a commercial operation where they don't know their neighbors. In some neighborhoods, five STRs are on a single street. I have two next to me. Any more and I might as well live in a Holiday Inn.

I recognize that some form of compromise is in order. If we choose to grandfather or permit STRs non-owner occupied, there will be a limit to the number and location. My position is that this limitation must happen as we cannot continue to degrade the quality of life for those citizens who invest in a neighborhood and expect to have neighbors and not part time visitors.

Best,  
DAN

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**From:** Marisa Rapp <[marisarapp@gmail.com](mailto:marisarapp@gmail.com)>  
**Sent:** Monday, September 12, 2022 5:51 PM  
**To:** GOOKIN, DAN <[dgookin@cdaid.org](mailto:dgookin@cdaid.org)>  
**Subject:** Proposed Changes to STR- Please read our concerns!

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Council member Gookin,

I am writing to express concern regarding the Council's proposed changes to STR permitting within the city and how the Council's decision can affect the livelihoods of your local constituents. Just like you, my wife and I own a home and live with our family in downtown Coeur d'Alene. I work for the State, and am adjunct faculty at University of Idaho. My wife works as a mental health counselor in Coeur d'Alene (Cultivation Counseling in downtown), and is adjunct faculty at Gonzaga. Our family lives, works, and plays in downtown Coeur d'Alene. We also purchased and significantly renovated two homes in downtown Coeur d'Alene with the specific intent on renting them as permitted STRs. We maintain and manage the permitted non-owner occupied STRs ourselves. One STR is the home/property directly next door to our primary residence, and our second STR is seven blocks away. We ensure that all STR permit requirements are met, and then some—both homes are kept in immaculate condition, have never received a complaint from a neighbor or otherwise, are very well-reviewed by guests, and provide a great vacation experience in a vacation-driven town. In addition to the actual initial investment of acquiring the properties, we have invested tens of thousands of dollars (and countless hours of sweat equity) in renovating the homes to an extremely high standard that reflects a desirable and highly-reviewed STR. We made these investment decisions, with inherent benefits to the city and its neighborhoods (fixing up of old, run-down homes and properties that are now kept in immaculate condition), based on the rules and regulations (the playing field) as currently set by the city and STR ordinance which allows non-owner occupied STRs. As a government employee myself, I recognize that government rules and regulations are not stagnant and citizens can't expect as such. However, the Council must recognize the financial impact that their STR decisions have on individuals and families, when the 'playing field'

is flipped upside down at halftime. If the Council restricts non-owner occupied STRs with no form of 'grandfathering' for those currently permitted STRs, it will come at a sincere financial burden and disadvantage to my family.

I recognize there is pressure on the Council to provide solutions to the actual and perceived STR issues within the city. I recognize there is a want and need to manage the total population, density, and spatial configuration of STRs within the city. I recognize there are hundreds of non-permitted STRs operating within the city and that it's a problem that requires action. I appreciate that the Council is trying to better manage STRs on behalf of its constituents. I recognize you are put in a difficult situation when evaluating such complex issues.

Therefore, my ask of you and the Council is actually quite simple: regardless of what direction the Council goes in its efforts to manage STRs within the city, at the very least, **please allow currently permitted non-owner occupied STRs to be grandfathered under the new ordinance if the Council decides to restrict STRs to owner-occupied parcels.** My assumption is the biggest 'push back' you'll find from the proposed STR ordinance from currently permitted STR owners is the 'non-owner occupied' issue—likely from folks that have also made large financial investments based on the current playing field established by the city. In other words, why would the Council NOT allow a grandfathering process? *Doing so will not appreciably impact the long-term population, density, or spatial arrangement of STRs in the city (i.e. the currently permitted 300+ STRs aren't 'the problem')*, and would show good faith towards local citizens and private property owners that were simply exercising their rights as currently established by state code and city ordinance.

I appreciate your time and hope you consider our position on this matter.

Thanks,

Dr. Jacob L Berl, Ph.D.

Dr. Marisa C Rapp, Ph.D.

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**From:** [Julie](#)  
**To:** [GOOKIN, DAN](#)  
**Subject:** Re: Thoughts on Short Term Rentals  
**Date:** Saturday, October 8, 2022 10:27:42 AM

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Thanks, Dan. Appreciate your response. I'm not sure this helps, unfortunately, as my guests do have their own private bathroom but no cooking facilities. It's essentially a hotel room, but in a private home.

My listing: [https://www.airbnb.com/rooms/686969622278742947?preview\\_for\\_ml=true&source\\_impression\\_id=p3\\_1665249974\\_nab7kOzTpoIIQ8CC](https://www.airbnb.com/rooms/686969622278742947?preview_for_ml=true&source_impression_id=p3_1665249974_nab7kOzTpoIIQ8CC)

I will try to attend meetings when possible, although work may prevent that sometimes. Will do my best to remain informed, however.

Thanks again.

Julie Champion

On Saturday, October 8, 2022 at 09:58:44 AM PDT, GOOKIN, DAN <[dgookin@cdaid.org](mailto:dgookin@cdaid.org)> wrote:

Thank you for raising some good points, Julie.

I'd like to provide some clarification on one item you mention:

**>Also, if you are intent on sticking with the proposed requirement in Occupancy (E.3) that "all requirements for a dwelling until must be accessible to all occupants (provisions for living, sleeping, eating, cooking, and sanitation", I will no longer be able to offer my master suite for rent.**

This restriction wouldn't affect you. What was discovered while researching the STR topic was a certain rental where padlocks were placed on the bedrooms, bathrooms, and kitchen. The renters had access only to their own room. This approach is against building codes, so we need to add language to prevent someone from compartmentalizing a house into a hostel.

Specifically, the "requirements for a dwelling" include a bathroom and kitchen. If you want to separate your master bedroom - or even keep the guests out of the garage or basement - that's acceptable. But you cannot limit them only to their own rooms without access to a bathroom or cooking facilities.

I hope this explanation helps.

Please do plan on attending our workshop on the 23rd, noon at the Library.

Best,  
DAN

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**From:** Julie <julieandzeke@yahoo.com>  
**Sent:** Saturday, October 8, 2022 9:50 AM  
**To:** GOOKIN, DAN <dgookin@cdaid.org>; ENGLISH, DAN <denglish@cdaid.org>; WOOD, CHRISTIE <cwood@cdaid.org>; EVANS, AMY <aevans@cdaid.org>; MCEVERS, WOODY <wmcevers@cdaid.org>; MILLER, KIKI <kmiller@cdaid.org>  
**Subject:** Thoughts on Short Term Rentals

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Dear Council Members,

As a new arrival to Kootenai County, I'd first like to thank you for what you've done and express how thrilled I am to be here. Yes, I'm a refugee from a big red state. I love North Idaho for how it is and what it stands for. I hope that won't change.

I was not prepared for the emotion and even anger over the short term rental issue! However, as a new AirBnB host myself (license #59234), I have mixed feelings over this very complicated topic.

I spent a fair amount of money and effort this year turning a little 2 BR/1 BA house into a 2+2 (permit #140951-B). It's great to have a guest suite for visitors. It's also great to be able to rent out my master suite to help recoup a bit of what I put into the renovation.

The the concern about lack of "community" in a semi-transient neighborhood is very valid. My block of 7<sup>th</sup> Street between Spokane and Walnut – not even a super desirable neighborhood – has 11 homes. Five are owner occupied. Three are full time rentals (including one that's a halfway house – yay!). Three are short term rentals. That's not the sense of "community" I'd hoped for when relocating here. And it's undoubtedly worse closer to downtown and the lake.

I also realize it's going to be challenging for you to regulate what owners do with their personal property and that's a good thing too, frankly.

**My hope is that you will continue to develop your plan to make the fees and the restrictions/requirements more onerous on non-owner occupied STRs.** Having read the minutes from your September 12 meeting, I know you have started that discussion.

The "Sandpoint model", with a ~\$50 difference between owner occupied and non-owner occupied, will make ZERO difference to someone who's profiting heavily from a STR. You would need to make it hurt financially. Make it no more profitable to operate a STR than it is to have monthly or annual renters. Make it really inconvenient in terms of management, parking, whatever.

But please don't hurt the little guys like me. With a room in my home that I rent out for \$70-75/night, the annual \$285 STR fee is significant. For someone renting out an entire home for hundreds of dollars a night, it's nothing. And another \$50/year will make absolutely no difference.

**Also, if you are intent on sticking with the proposed requirement in Occupancy (E.3) that "all requirements for a dwelling until must be accessible to all occupants (provisions for living, sleeping, eating, cooking, and sanitation", I will no longer be able to offer my master suite for rent.** I'm not looking for a roommate! My guests have a private entrance, a private bedroom and a private bath. My price reflects that there's no kitchen, no laundry, etc. available for their use. I work from home and cannot have strangers traipsing through my office (aka dining room) to use my kitchen and laundry. I can't be the only AirBnb host with this arrangement.

Whatever you decide on should be put to a vote by the good people of Kootenai County, who are impacted by it. Out of state voters wouldn't (or at least SHOULD'N'T!) be able to weigh in and you would find out what the majority of the people you represent actually think.

A regular shuttle between GEG and downtown CdA, at least during peak season, might alleviate the need for absolutely everyone who comes to visit to rent (and therefore park) a car. A shuttle that circulates between main points of interest downtown, and perhaps even further afield, would additionally reduce the need for all visitors to have cars.

Uber is not the answer. I came from a big city that had horrible traffic before Uber. When Uber somehow became a full time job for myriad people/cars circulating through downtown, traffic got even worse. I hope you will carefully manage Uber in CdA, just as you need to manage STRs. Both, I think, have grown into wildly successful businesses but not necessarily in the way they were originally intended to operate and both, too often, to the detriment of the communities which they operate.

That's my two cents. I'm sure I'm due change. :-)

Thank you again for what you're doing.

Julie Champion  
1314 N. 7<sup>th</sup> Street  
415-823-8011

**From:** [Rachel ResnikMiles](mailto:Rachel.ResnikMiles)  
**To:** [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** RESTRICTING STR"s  
**Date:** Wednesday, September 28, 2022 4:32:55 PM

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Dear City Council Members,

I write to you regarding our concern about the restrictions proposed on STRs with existing permits that may not be renewed in March. We purchased our unit in Riverstone so that we could live part-time in Coeur d' Alene and part-time in California. Trust me when I say that my husband and I love Idaho as much as anyone who lives there full time but are unable to live there full-time yet due to employment. In order for us to retain our unit in Idaho, we must rent it out. In order to use it we must rent it out short-term to afford it. Restricting the use of it for short-term would be truly detrimental to our ability to retain it for when we can live there full-time. We certainly hope the proposal will not be a "blanket rule". We respect the permitting process and have a permit. We use airbnb and are 5 star hosts. We refer our guests to all the wonderful local places that WE enjoy. Our managers live there and one is an architect and the other owns a spa. They receive 20% of the rental income. We pay occupancy tax and we are thrilled and grateful to be part of the local economy. My husband and I have many friends there and spend time in CdA many times a year as well as in Hayden, Sandpoint and Schweitzer. We can't live there yet, but it IS HOME to us and not just a condo or investment property.

In the meantime, while we understand the growth of the city has led to an increase in short-term rentals, it has also led to increased income to the city and residents in so many ways- businesses like pubs, restaurants, to name a few. It seems that solutions like not allowing future new STR permits is preferable to stopping existing ones where people have already purchased units or homes with that intended purpose? Over time, many will be sold and the number will be reduced naturally and then you will be able to maintain a number the city is comfortable with. Personally, we already have a 3 night minimum stay but perhaps you can extend the minimum night requirement. I know I would certainly be open to that over not being able to rent it out short term.

I hope you can be flexible and I believe many of the short term owners can be as well. I see both sides of this.

I am a solution-oriented person who prefers to work as a team to resolve problems.

Please let me know what we can do to work through this together. I truly appreciate your time.

Sincerely,

[Rachel Resnik Miles](mailto:Rachel.ResnikMiles)  
PO BOX 298  
SOMIS CA 93066  
818-631-4103





**From:** [joel@toddandeds.life](mailto:joel@toddandeds.life)  
**To:** [PlanningDiv@cdaid.org](mailto:PlanningDiv@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Cc:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Revised letter  
**Date:** Saturday, September 17, 2022 10:54:01 AM  
**Attachments:** [Dear City Council Members.docx](#)

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I revised my letter to city council and would like it replaced with this one (also attached ).

Dear City Council Members,

9/15/2022

My name is Joel Reinholz and I own 2 STRS in the city of CDA.

My wife and I have been coming to CDA on a regular basis since we were married there in 1997. In March 2016 we purchased one of the Ice Plant townhouses and rented it furnished as an STR. I knew both neighbors and they both had my contact information, and my local managers contact information. In July 2017 the HOA decided to no longer allow STR. While a STR I had no complaints. I started renting as a LTR and started having problems and complaints. I sold in October 2019 and bought a house on Front Street and began STR through a local CDA agency. Again, my neighbors have my contact information, and my managers contact information. This property has 4 bedrooms that I rent out with a maximum of 8 people.

In July 2021, I retired and sold my business. I put my life savings into another STR on 18<sup>th</sup> Street. Again, both neighbors have my contact information and my local CDA managers contact information. It is a 4-bedroom house with 2 living rooms and a sofa sleeper. I rent this out with a maximum of 10 people.

We stay in our STRs when we travel to CDA several months of the year and may some day move into one permanently. I talk with my neighbors regularly and get along with them well. This is how I found out about your proposals. I have had no complaints and most of them have rented my houses when they had company. I rent with 3-day minimum and large deposits. The person renting must be at least 25 years old. I advise an outdoor quiet time of 10:00 pm for use of the outdoor amenities. Maintenance on STRs is kept to a higher standard than long term. Professionals take care of them instead of the long-term renters. My properties are inspected between every guest and well maintained.

Both units are currently permitted with the city and not renewing my permits would greatly affect my life and the community of CDA financially.

I rely on the income to supplement my retirement. CDA would lose beds for 18 tourists a day or approximately 5400 a year by eliminating my 2 houses.

These people.

Eat in local CDA restaurants.

Shop in local CDA stores.

Go to local CDA events.,

Ski at area courses.

Hike the local trails.

Bike the local bike paths.

Golf the local golf courses.

Along with all the other businesses they support in CDA and the area.

I alone spent approximately \$90,000 last year and \$66000 so far this year in CDA to operate and maintain these 2 properties.

Some of the places where this money goes to help support CDA.

A local CDA rental management company.

A local CDA cleaning company.

A local CDA glass shop.

Local CDA lawn services.

Local CDA sprinkler services.

Local carpenters.

Local CDA HVAC contractors.

Local CDA electricians.

Local CDA plumbers.

Local CDA furniture stores.

Various other Local CDA stores and suppliers.

Kootenai County.

And The City of Coeur d' Alene

And I have only 2 that you want to eliminate.

45% of tourists coming to CDA stay in STRs.

I hope you consider the financial loses of all the people in the area.

Thank you for the opportunity to be heard

Joel Reinholz

40 Royal Wulff RD

Livingston Mt 59047

joel@toddandeds.life



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Rick Carr](#)  
**To:** [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rental - Consideration  
**Date:** Monday, September 12, 2022 9:19:04 AM  
**Attachments:** [City Council - Short Term Rentals.pdf](#)

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I have had an STR for several years. Issues are minimal when responsible owners of STRs manage the property.

I've attached a write-up below of several things the council should consider before revamping the STR process.

--

Rick Carr

**From:** [Amy Mola](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short Term Rental CDA from Amy Mola  
**Date:** Friday, September 16, 2022 2:51:28 PM

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

Dear City Council Member.

9-16-2022

My name is Amy Mola, I own one STR in the city of CDA. I wanted to share my story so that you can see a perspective of the STR project you may not know....

I have lived in North Idaho since 2005. I am a nurse who loves the outdoors and fell in love with the community after a visit to CDA. At that time, I had to seek accommodation outside of the city limits, it was Ironman Week and all hotel rooms were full. Despite not being able to stay downtown CDA, the hustle and bustle of the city and the positive energy of the community is what drove my decision to relocate to the area. I knew as a young professional at that time; it was the place I would eventually want to raise my own children.

Fast forward..... I am a single mom of two children. We all love and adore CDA and all North Idaho has to offer. I purchased my STR and raised my children in this downtown CDA home. Because of our growing family and work needs, a few years later, I purchased an additional home away from downtown CDA.

In 2018, I began managing and running my permitted STR in the house I raised my children, the one where the walls laugh and lots of love and wonderful memories were made. I continue to work daily, with the assistance of local cleaning, contractors, plumbers, electricians, HVAC, lawn services, hardware and décor stores, and wineries to try and provide a place for a family to come and have an amazing getaway. Just as my children and myself have had living in CDA.

As a single mom with a full-time career, it has been quite a commitment and a lot of hard work to continue to manage and coordinate everything that goes into providing a safe, quiet, loving home to share with others.

My STR is not owner occupied. All the monies I receive, are poured back into the home and community resources. The STR is merely profitable in the joy and memories others make while visiting, and the love I continue to hold for the CDA community and culture. It is a glimpse of the hard work one person can accomplish. Without the ability to continue to STR the home as a non-owner occupied, I am certain I would not be able to keep such a treasure.

I have only 1 STR that you want to potentially eliminate, but a love and dedication to helping others see what I see in CDA that will be shattered. This home means a lot to me and my families future.

I hope you consider the financial loses of all the people in the area. I am a STR rental not owner occupied who is willing to work with you, assist with any questions you may have and abide by the city rules to provide this amazing experience within our community.

Thank you for the opportunity to be heard

Amy Mola

[amymola2@hotmail.com](mailto:amymola2@hotmail.com)

**From:** [Terri Fjetland](mailto:Terri.Fjetland)  
**To:** [denglish@cdaid.org](mailto:denglish@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org)  
**Subject:** Short Term Rental Compliance  
**Date:** Tuesday, September 27, 2022 5:14:13 PM

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

Dear Council Members,

My name is Terri Fjetland. My husband Jason and I purchased a vacation condo in Coeur d'Alene in November of 2019. We and our family have had the pleasure of using it for vacation ever since and visit 3 – 4 times a year. I grew up in Libby, Montana and after graduating moved to the Puget Sound where we have lived and raised our family. We love the Coeur d'Alene area and plan to move there permanently when Jason retires in 2 years. Because of our love for the area, we chose to share our family vacation condo with others as a short-term vacation rental in June of 2020. Since day 1 we have been compliant in following the process and getting a permit for the safety of the public, our neighbors and our guests. We are proud to say that we have 73 (5) star reviews and have had NO complaints from neighbors regarding a guests stay. We are also proud to say that our guests support local cleaning businesses, shops and restaurants such as Capone's, Caruso's, Jimmy's Down The Street, Seasons, Stormin Norman's, Sweet Lou's, Taphouse Unchained, Tito's, The Olympia Greek Restaurant and SO MANY more.

We were recently made aware of the proposals made to the City Council on August 22<sup>nd</sup> and September 12<sup>th</sup>. We have listened to the meetings and would like to share our thoughts with you as the city moves forward regarding the Short-Term Rental Compliance subject:

According to the data shared there are 381 legally compliant property owners who have followed the short-term vacation permit process, an estimated 417 illegally noncompliant property owners and a current violation fee of \$100. Yet according to Hillary Patterson "we have not issued a whole lot of violations". Isn't the lack of violations and issuing them a good place to start verses treating the compliant and noncompliant the same? We understand the "light touch" agreed to in 2017, yet to redefine STR Code Compliance to those who either live in a commercial zone or have an ADU on their owner-occupied property is very "hard handed" and will impact 381 compliant Coeur d'Alene property owners. To say that a property owner can "sale or do something else with their home and that they aren't really having anything taken from them", is an ignorant statement. Especially when there is a logical place to start... Issue violations to the noncompliant.

For us, one of the STR Permit requirements was to contact our neighbors, we have 3, and communicate that we were filing for a permit and provide them with our information if they had questions or concerns. According to Sean Holm the feedback from neighbors is "absentee ownership, house short comings (sprinklers going off at weird times), noise, pets and parking". When asked, he mentioned not knowing if the complaints were coming from a non-owner-occupied property. Do we know if it's coming from a compliant owner property? And if so, is the compliant owner receiving neighbor's feedback to resolve? You can't fix it if you don't know it needs fixing.....

Regarding parking, we are very transparent with our guests regarding parking. In our vacation rental listing and in our Guest Book when they arrive. They have 3 options: 1) They can park on street East of condo for free which is open to public parking, 2) They can park on street South of condo outside of 9AM – 6PM times or risk getting a ticket, 3) They can park in Diamond Parking Lot South of condo for \$2 a day. Not everyone's parking situation is the same, but I know other compliant owners have addressed this same issue in their listings because companies like Airbnb, VRBO, and [Booking.com](https://www.booking.com) require it.

We appreciate you who recognize this subject is not a "one size fits all" solution and that you ARE reading our letters. We welcome your feedback or questions as we are passionate about and take pride in our compliant vacation condo!

Regards,

Terri Fjetland

[terrifjet@gmail.com](mailto:terrifjet@gmail.com)

**From:** [James Clark](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Subject:** Short term rental concerns.  
**Date:** Thursday, September 22, 2022 9:58:46 AM

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To: Jim Hammond, Dan English, Amy Evans, Dan Gookin, Woody McEvers, Kiki Miller  
Christie Wood

Hello all,

My name is James Clark and I am an owner of a short term rental in the Riverstone Condo Area on 2050 W. Main. St. Thank you in advance for listening to my concerns.

I hope that any consideration of the issues related to regulation for short term rentals would also take into account the investment in this community that owners like myself have made.

In my case I live in Riverstone and have another condo which I rent out as a supplement to my retirement income. My business plan for acquiring this condo was based on being able to use it as a short term rental.

I believe that the issue at hand is not so much the presence of short term rentals but to issues caused by the mismanagement of them. I support efforts being made to curb abuse and deterioration within a community. But with appropriate management of these properties, they are actually a benefit to the community--attracting many tourists that come and spend their money within our community. I use a professional rental agency to assist me in screening people to make sure they would be good renters. Further, as the price for short term rental is relatively high, the type of people that use them are generally people that would not abuse the property. They generally are very responsible in their care for the facilities.

The short term property owners also provide a tax base for the city of Coeur d' Alene, a fee that I signed up for and am gladly paying.

I hope you would carefully consider any changes to the short term rental ordinances. I support enforcement fees for use without a license. I support requirements that would keep from downgrading a neighborhood. But the advantages to the city of Short Term Rentals should not be ignored. In the absence of compelling information, I am in favor of leaving the ordinance exactly as it is.

Sincerely,

James Clark 208 755 4178

**From:** [Amy Mola](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rental in CDA from Amy Mola  
**Date:** Friday, September 16, 2022 2:43:43 PM

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Dear City Council Members.  
2022

9-16-

My name is Amy Mola, I own one STR in the city of CDA. I wanted to share my story so that you can see a perspective of the STR project you may not know....

I have lived in North Idaho since 2005. I am a nurse who loves the outdoors and fell in love with the community after a visit to CDA. At that time, I had to seek accommodation outside of the city limits, it was Ironman Week and all hotel rooms were full. Despite not being able to stay downtown CDA, the hustle and bustle of the city and the positive energy of the community is what drove my decision to relocate to the area. I knew as a young professional at that time; it was the place I would eventually want to raise my own children.

Fast forward..... I am a single mom of two children. We all love and adore CDA and all North Idaho has to offer. I purchased my STR and raised my children in this downtown CDA home. Because of our growing family and work needs, a few years later, I purchased an additional home away from downtown CDA.

In 2018, I began managing and running my permitted STR in the house I raised my children, the one where the walls laugh and lots of love and wonderful memories were made. I continue to work daily, with the assistance of local cleaning, contractors, plumbers, electricians, HVAC, lawn services, hardware and décor stores, and wineries to try and provide a place for a family to come and have an amazing getaway. Just as my children and myself have had living in CDA.

As a single mom with a full-time career, it has been quite a commitment and a lot of hard work to continue to manage and coordinate everything that goes into providing a safe, quiet, loving home to share with others.

My STR is not owner occupied. All the monies I receive, are poured back into the home and community resources. The STR is merely profitable in the joy and memories others make while visiting, and the love I continue to hold for the CDA community and culture. It is a glimpse of the hard work one person can accomplish. Without the ability to continue to STR the home as a non-owner occupied, I am certain I would not be able to keep such a treasure.

I have only 1 STR that you want to potentially eliminate, but a love and dedication to helping others see what I see in CDA that will be shattered. This home means a lot to me and my families future.

I hope you consider the financial loses of all the people in the area. I am a STR rental not owner occupied who is willing to work with you, assist with any questions you may have and abide by the city rules to provide this amazing experience within our community.

Thank you for the opportunity to be heard

Amy Mola

amymola2@hotmail.com

**From:** [templepaint@aol.com](mailto:templepaint@aol.com)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rental Ordinance  
**Date:** Thursday, September 22, 2022 6:02:10 PM

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Hi,

My name is Garrick Temple and my wife Dawn Carter are both stakeholders in the discussion with the City Council of Couer d' Alene Short Term Rental Ordinance because we are owners of short term rental property's. Here is what we know to be true;

1. Short - term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short term rental industries.
2. These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
3. Many communities have homestead exemption. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
4. The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I Garrick Temple and my wife Dawn Carter do not support any change to the current City of CDA Short Term Rental Ordinance.

Thank You  
Garrick Temple & Dawn Carter



**From:** [Brett Lewis](#)  
**To:** [Dgookin@cdaid.org](mailto:Dgookin@cdaid.org)  
**Subject:** Short Term Rental Proposals  
**Date:** Tuesday, September 20, 2022 12:32:03 PM  
**Attachments:** [Outlook-yfyfzkgy.png](#)

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Good afternoon Dan, my name is Brett Lewis and I write you today to discuss the amazing benefits short term rentals have on the Coeur d'Alene community. As a member of this community, the CDA Short Term Rental Alliance and a Realtor with Windermere Coeur d'Alene Realty I have seen firsthand the impact that tourism has on the CDA area. Our small business' such as: restaurants, cleaning services, maintenance companies, gift shops, boutiques, and many others thrive because of the tourism and travelers passing through our town. Many staying at a short term rental. It is convenient, private, quieter, and can keep a family together rather than being divided between different rooms and often even different floors of a hotel. Isn't that one of the many reasons that makes Idaho so special??? Being family oriented, and upholding strong family values?

After thoroughly studying data on local crime reports, as well as the local housing market, I strongly disagree with the accusations made about the short term rental community. I urge you to look at our data, and lets have a discussion about the facts. The proposals made by Council members are not based on facts and are a direct violation of these property owners' constitutional rights to rent. I strongly urge you to consider our position. Thank you for your time.

-Brett Lewis  
Windermere Coeur d'Alene Realty  
(208) 717-1795



**From:** [Noelle Karnow](#)  
**To:** [dgookin@cdaid.org](#); [aevans@cdaid.org](#); [cwood@cdaid.org](#); [kmliller@cdaid.org](#); [denglish@cdaid.org](#); [wmcevers@cdaid.org](#); [jhammond@cdaid.org](#)  
**Cc:** [Colleen Flesch](#)  
**Subject:** Short Term Rental Proposed Ban CDA  
**Date:** Saturday, October 1, 2022 7:38:44 PM

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Good afternoon, Members of the Council.

I am writing to you today as the owner of a successful downtown STR as well as a licensed, Designated Broker in our great state of Idaho. I recently learned of the initiative to drastically restrict the number of permitted STR's in Coeur d'Alene, and am disappointed in its design.

A little personal history on me: My husband is a retired Fire Captain of 31 years and I am a real estate broker in 2 states. By 2018 we had decided after years of visiting the area to put our retirement roots down in Harrison, on 40 acres of undeveloped land. Knowing it was a ways out from being habitable, we purchased a home downtown on 16th Street to reside in. The home was a near tear down, and was severely neglected having had a long term renter in place for the 10 years prior. I remodeled the 600' home down to the studs, giving it new life both inside and out. We improved the yard and every aspect of this tiny home. After it served its purpose for the family, we retained the home as an investment property, exclusively listing on the highly regulated Airbnb platform. It has always been reported on our taxes as an investment property, so being forced to sell now would be detrimental to our finances because of capital gains liability. I can't bear to see it rented to a long term tenant, knowing that it will not be lovingly cared for in the same way that it is now.

Our family friendly vacation town is not Las Vegas or Newport Beach. My home accommodates 2-4 people max, whom to date have been quiet, respectful guests. They have been courteous to our neighbors, and cared for our home. With long term tenants comes more cars, visitors, pets, and unsightly yard messes. These well known factors greatly increase city noise, congestion and reduce the cleanliness of our homes. This is evident if you simply look at the home I renovated pre 2018, which now shines as a STR. Presentable homes keep our property values strong and our neighborhoods safer. My home is professionally cleaned and inspected anywhere from 6-14 times a month. These routine visits makes for far less deferred maintenance and an overall safer property. Vacancy periods also help keep the property from overuse from daily wear and tear.

Tourism is sure to be impacted by this extreme STR ban. Airbnb's are often times more affordable and far more accommodating than the hotels in area. Many families won't continue to come to CDA if they can't afford the lodging, or if suitable lodging isn't available. My guests love having a full, stocked kitchen and a large, fenced rear yard. We offer features that no hotel or ADU in area could match. Tax revenue is sure to be impacted with the decrease in money spent shopping, dining out, and enjoying other activities in our quaint town, should guest's choices for adequate lodging be impacted in the ways proposed. Occupancy taxes collected by Airbnb and directly paid to the city mount in the thousands yearly for each of us who are permit compliant. Perhaps the mission of the counsel should be to impose strict fines and penalties on those who are NOT following procedure, rather than to wage war against those of us who have done what was required of us.

As a licensed broker in Idaho, I don't see the value in restricting any STR's to the degree suggested. To prohibit small "ma and pa" type ownerships in order to promote the hotel market monopoly seems counterintuitive to the freedoms we love in our great state. I for one would like to question whose initiative this is, and who will directly benefit from such extreme STR limitations. It's become my personal goal and objective to get to the bottom of this proposed initiative.

I do ask that the counsel deliberate wisely. Such outrageous restrictions will not make local rents more affordable, nor will they keep our homes in tip top shape which in return funds our cities tax dollars. Thank you in advance for your reconsideration of more reasonable STR rules, and for the renewal of permits issued to those of us in compliance.

Noelle Karnow  
Designated Broker & Homeowner

**From:** [Carli Rapalli Moratorio](#)  
**To:** [dgookin@cdaaid.org](mailto:dgookin@cdaaid.org); [aevans@cdaaid.org](mailto:aevans@cdaaid.org); [cwood@cdaaid.org](mailto:cwood@cdaaid.org); [kmiller@cdaaid.org](mailto:kmiller@cdaaid.org); [denglish@cdaaid.org](mailto:denglish@cdaaid.org); [wmcevers@cdaaid.org](mailto:wmcevers@cdaaid.org)  
**Subject:** Short Term Rental: CDA :)  
**Date:** Tuesday, September 13, 2022 11:09:43 AM

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Hi, My name is Carli Moratorio and I am a stakeholder in the discussion of City of Coeur d'Alene Short Term Rental Ordinance because I own a short term rental in CDA. I am also from CDA and grew up in this wonderful city! Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I, Carli Moratorio, do not support any change to the current City of CDA Short Term Rental Ordinance.

Thank You,

**Carli Moratorio**  
**858.210.0500**

**From:** [Jim Loper](#)  
**To:** [jhammond@cdaid.org](mailto:jhammond@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rentals - non-owner-occupied  
**Date:** Friday, September 23, 2022 12:33:09 AM  
**Attachments:** [CDA STR letter 9.22.22.pdf](#)  
[CDA STR letter 9.22.22.pdf](#)

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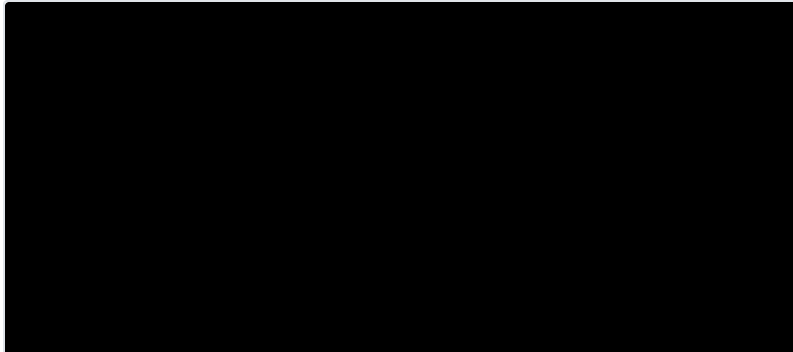
**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council Members,

We are blessed to be the proud owners of a permitted, non-owner-occupied rental property in Coeur d'Alene that we have listed on VRBO since June 2022. Our vintage 1920s-era bungalow allows families that might not otherwise want to (or be able to afford to) stay in hotel rooms to enjoy a beautiful house and backyard within walking distance of Downtown, Mid-town and the lake. Our guests roast s'mores in our backyard fire pit, play ping pong or pool in our game room, or bocce ball on the backyard lawn, and gather around in the living room to watch a family movie or play a board game. We could write pages about why eliminating non-owner-occupied short-term rental properties is a terrible idea that will negatively impact a Coeur d'Alene economy that depends on tourism, and will work at cross-purposes to the City's goals of ensuring affordable housing and maintaining the integrity of neighborhoods. We could also go on about how the proposal is clearly at odds with the Idaho state statute that is intended to preserve STRs (subject only to reasonable restrictions), as eliminating more than half of current, permitted STRs is a clearly unreasonable, drastic measure that will subject the City to needless, costly lawsuits.

Instead of cataloguing the endless arguments for why eliminating non-owner-occupied STRs is both bad policy and contrary to state law, however, we'd like to let our guests (none of whom, as you will note, are wild bachelorette parties or unruly groups of loud young males) speak for us based on the voluntary feedback we have received on VRBO. Hopefully you will agree, after reading our Guest's full, unredacted comments, that non-owner-occupied STRs bring incredible value to CDA, and that the cost of the loss of goodwill and the negative impact on our CDA economy that the proposal to limit STRs to owner-occupied will very likely have is not worth any unsubstantiated benefit put forth by the proponents of this drastic proposal.

See attached .pdf for non-reproducible content in the body of this email or our VRBO link to read our guest reviews: [Charming large vintage bungalow|Walk to shops and Beach|Beautiful backyard|A/C - Coeur d'Alene \(vrbo.com\)](#)



**Charming large vintage bungalow|Walk to shops and Beach|Beautiful backya...**

Charming, spacious bungalow in Downtown CDA - \$316

Non-owner-occupied STRs are not always perfectly-run, and managers cannot always completely control the actions of their guests, but we do provide a real (and perhaps the only) option to many wonderful families for enjoying our amazing, tourist-friendly city. We are confident that the vast majority of non-owner-occupied STR owners and managers take great pride in the value they bring to Coeur d'Alene.

If in fact there are any real and factually-demonstrated issues with non-owner-occupied STRs, we sincerely hope for the following:

- (1) City leaders will make the data behind any issues with non-owner-occupied STRs publicly available
- (2) City leaders will focus on specific, targeted measures to address any real and demonstrated, concrete issues with non-owner-occupied STRs
- (3) City Council members will quickly move away from the ill-advised, sweeping notion of eliminating non-owner-occupied STRs as a panacea for the broader issues that face our City.

Best regards,

Jim & Jennifer Loper

**From:** [Jeremy Corwin](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Cc:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rentals in CDA  
**Date:** Tuesday, September 13, 2022 11:28:30 AM  
**Attachments:** [image001.png](#)

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Dear CDA City Councilmembers:

My name is Jeremy Corwin and I am a stakeholder in the discussion of City of Coeur d'Alene Short Term Rental Ordinance because I own property in Coeur d'Alene and I use it for short term rentals, along with my own place to stay. My STR is managed by a professional property manager.

Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I do not support any change to the current City of CDA Short Term Rental Ordinance.

Jeremy L. Corwin, MHP, DABHP  
Medical Physicist  
Phone: (360) 736-6066 / Fax: (360) 736-7293  
[www.corwinhp.com](http://www.corwinhp.com)



**From:** [Lindsey Fagan](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short term rentals in Coeur d'Alene  
**Date:** Tuesday, September 20, 2022 5:16:16 PM

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Dear Council Members,

I am very concerned about some of the recent council's conversations and considerations regarding STRs. They are an important contributor to our city's local economy, and we believe restricting the STR market in our city would be very damaging. It would also negatively affect those who have purchased homes in the downtown area. Their existence and wide availability have helped make our city a top destination, bringing in much needed revenue that helps our local businesses immensely. We all know that without the summer tourist season many of the downtown, midtown, and east Sherman businesses wouldn't be able to survive. I recall not too long ago when many of those areas of commerce and residential neighborhoods were dilapidated buildings and grown over vacant lots. It's nice to see the town becoming as beautiful as it potentially can be. Not to mention, STRs make great neighbors. I've seen many a long-term rental property with roofs caving in, paint peeling off, cars parked on the lawn, etc. be purchased and caringly restored to a beautiful vacation home. When I see a house with a green freshly mowed lawn, new sidewalk, and daisies in the flower bed, I'd be willing to bet that it's a vacation rental. Or at least for part of the year.

There are people who would like to see less STRs because they think that they are limiting the number of homes local people can buy. But this is not true. South of Harrison has become a tourist area. These neighborhoods have been made beautiful by the people who have come in, purchased these homes and given them new life. Often the homeowner lives in the home but sometimes they only vacation there and make it a STR the rest of the year.

Two other common complaints about STRs are parking and noise. There are those who would like to see less STRs because they see them as the cause of parking congestion and noise issues. Let's take a look at the alternative. These STRs would most likely become long term rentals. The people who own these homes, if forced to end their STR business would make them long term rentals. They were most likely purchased as a vacation home for the owner or as an investment. These LTRs would have the same, if not worse, parking issues as they try to cram more people into the house in order to afford it. The property would not be maintained as well or at all in many cases. Short term rentals look amazing! They have to in order to market well, get repeat business and good reviews. LTRs do not have this requirement. Many times you see junk cars, long grass and weeds and they still have parties, chain smoking and create noise issues (all things that are against the STR rules in general) but instead of it being an occasional issue, it's constant.

Another concern is how this will negatively affect the hundreds, if not thousands, of locals employed by these STR businesses. These are (to name a few) cleaners, handymen, landscapers, local HVAC, plumbing and electrical companies. I personally know a dozen or more friends and family members who rely on the steady and abundant work that the business provides. I believe that the opportunity that our beautiful home town has been given should be cherished and nurtured, not ripped apart.

We ask that you consider the above information when making your decisions. As with most things involving government intervention in the free market, I hope the council spends some time doing their due diligence before trying to 'fix' a problem that might not even exist, only to create a larger one.

Thank you for your time.

Sincerely,

Lindsey Fagan and Andrew Bowman





**From:** [J.Seaberg](mailto:J.Seaberg)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Subject:** Short Term Rentals  
**Date:** Wednesday, September 21, 2022 2:58:50 PM

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## Chris and Jacquelyn Seaberg

606 Tubbs Hill Dr., Coeur D'Alene 83814

September 19, 2022

Coeur d'Alene City Council

[dgookin@cdaid.org](mailto:dgookin@cdaid.org),

[aevans@cdaid.org](mailto:aevans@cdaid.org),

[cwood@cdaid.org](mailto:cwood@cdaid.org),

[kmiller@cdaid.org](mailto:kmiller@cdaid.org),

[denglish@cdaid.org](mailto:denglish@cdaid.org),

[wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)

Dear City Council Members,

My name is Jacquelyn Seaberg. My family and I live in a home that was a short term rental, but we have turned it in to our forever home. We do, however, have a home on Wallace Ave that was a short term rental when we purchased it and we have continued to use it as such, completely legal and above board. When we purchased it, it was pretty run down and we have invested heavily into it, to make it a nice, quiet, safe place for families to stay when they visit Coeur d'Alene. We communicate with the neighbors to make sure our guests are behaving according to CDA's STR guidelines. We have had NO complaints, but rather compliments on how well we have screened our guests. They have all been quiet, polite and respectful of the neighborhood.

My husband, Chris Seaberg, was able to attend the council meeting on September 12<sup>th</sup>, 2022. From that meeting we understand that there are many people including some city council members considering changing the STR ordinance to heavily and unnecessarily (and we believe illegally according to the State of Idaho) burden current legal STRs rather than dealing with the real problem. We obtained a list of noise/disturbance complaints to CDAPD from May and we understand that out of 1122 total complaints, only 14 were associated with a legally permitted vacation rental. That is approximately 1 % of the total. Quite obviously, it appears the City of Coeur d'Alene should be cracking down on those homeowners using their houses as short term rentals illegally. We have not only followed the rules on our STR on Wallace Avenue, but we have gone above and beyond to make sure our guests do as well and that our neighbors are happy.

In addition, if noise, safety, health and sewer are truly being overburdened by Short Term Rentals, then how is it that the noise/traffic from all the tourist events downtown is not only

tolerated, but encouraged? Our forever home is located on Tubbs Hill and the noise and traffic we have to deal with almost constantly in the summer is ridiculous. Sometimes loud music and loud speakers start in the morning and go all day. For the Ironman it started around 4 am and it was loud. We have even been barricaded in our neighborhood on many occasions having to work very hard just to get out. If these are not safety/noise issues, then nothing is.

We are also concerned about the excuse that STRs are taking the place of low income housing. It has come to our attention that only 3% of the homes sold in Coeur d'Alene since January 2020 are currently permitted vacation rentals (133 permitted STRs out of 4409 homes sold). If the City Council is truly concerned about low income housing, and they should be, then it seems to me, that they should be requiring high-end housing projects to also be investing in NICE low income housing projects as part of the permit requirements. For instance, the HUGE project caddy corner to the Resort, which is definitely going to burden downtown with additional traffic, noise and sewer usage, stands to make a pretty hefty profit. So why shouldn't its investors have been required to give back to the community in a REAL way?

In conclusion, we have invested everything into our Vacation Rental on Wallace. We could never recoup our investment on a monthly rental. In good faith we started this project based on the current STR ordinance and we have followed it completely. It is a family project and our entire family works together and we are confident that our efforts do not harm the community in anyway, but rather benefit it. Aside from the tax money that our STR brings in, we bring well screened guests into the community. We offer a place for families that cannot fit in one hotel room and for family pets that need a fenced in place to run. And so, so much more...

We respectfully request that you consider that the legal STRs are not the problem nor do they overburden the community, but rather that if the city would follow through with the ordinance as is and hold the illegal STRs accountable the problems could be solved.

Respectfully,

The Seaberg Family

**From:** [GL investments](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [jhammond@cdaid.org](mailto:jhammond@cdaid.org)  
**Cc:** [mdolan@cdapress.com](mailto:mdolan@cdapress.com)  
**Subject:** Short Term Rentals  
**Date:** Sunday, October 2, 2022 9:49:40 PM

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Dear Mayor and City Council Members,

My husband and I have a permit with the City to operate our owner-occupied Short Term Rental (STR) and in this capacity we understand and comply with the existing regulations governing STRs.

I recently watched the August 22nd City Council Meeting addressing this topic.

A number of items and issues were covered and the conclusion seemed to lean towards increased regulations and restrictions.

What is interesting is the data sample presented by staff indicates two-thirds of the existing STR's do not have permits. This key distinction warrants further review because if the complaints are coming primarily from non-permitted rentals, the City already has a simple means to address the issue without additional regulation.

Before enacting any additional restrictive measures, the City should first focus on bringing property owners operating without a permit into compliance by enforcing the permit requirement. This will;

- 1) provide the data necessary to fully understand the problem and solution options.
- 2) ensure each property owner is familiar with the existing rules.
- 3) give the City the opportunity to make property owners operating without a permit aware that further complaint of unruly behavior will result in additional restrictions.

This approach has a number of advantages:

- The City can pursue non-compliant rentals without changing rules and regulations.
- The application process is an opportunity for the property owner to become aware of all the rules and regulations related to their rental.
- It provides accountability for the property owner because they are no longer operating below the radar.
- The City will rightfully collect more revenue.

I respectfully request that you move forward in a manner that does not punish those of us who have permits and follow the regulations as put forth by the City and ensure universal compliance with the current rules as a first step in addressing this issue.

Thank you,

Linda Theriault

[GLinvestments23@gmail.com](mailto:GLinvestments23@gmail.com)

**From:** [Patrick](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short term rentals  
**Date:** Saturday, September 10, 2022 11:03:20 AM

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Dear Council Members,

My name is Patrick Ferretti and I am a resident of Coeur D'alene along with my wife and three young children. We saw an opportunity to purchase a small home near ours in March of 2021. I took out my retirement to help buy the house. I did 95% of the work to fix up the home inside and out. In my opinion, it is one of the nicer homes on the street now.

We decided to use the home as a short term rental. In July, we hosted our first guest. Since then, we have hosted 6 others who have all loved their stay. The main reason we chose to use the home as a short term rental is for supplemental income.

I was actually a police officer for 8 years. My wife has uncovered numerous health issues including Lyme disease. A combination of her health issues has placed her on permanent disability. I left my job to be home to help with daily activities around the house and family. We have put a lot of money into our short term rental home. Being able to rent this home short term will help our family with additional income I no longer have from previous my career.

I pay all of my STR and property taxes, I obtained the required permit through the city as well. Since the home is a few blocks away from where we live, I periodically drive by when I know there are guests present. I want to make sure there are no issues for the neighbors whom I've spoken to in person a few times.

I watched the recent meeting online. I understand the concerns people have with short term rentals in the city. There is actually a short term rental home directly across the street from our primary home as well. If the regulations change in the future, this will negatively impact my family financially.

I am committed to continuing following the rules and regulations set forth by the city. If any of you desire to speak with me directly, I am more than happy to do so.

Thank you for your time,

Patrick and Carolynn Ferretti

Sent from my iPhone

**From:** [susan\\_sindel](mailto:susan_sindel)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** short term vacation rentals.  
**Date:** Monday, August 22, 2022 9:10:40 PM

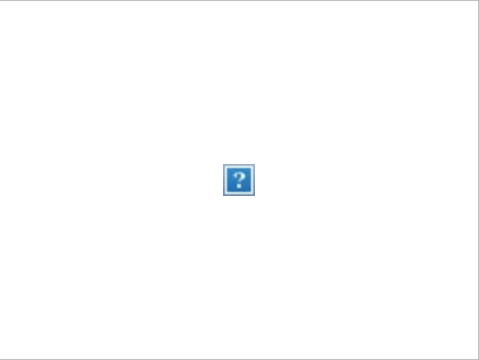
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Copied from social media I posted tonight.

vacation Rentals in residential neighborhoods.... Whoo Hoo! Finally!!!

<https://youtu.be/Dw6LC0Y4n5c?t=519>



**Coeur d'Alene GS/PW  
Committee Meeting 8-22-22**

Coeur d'Alene General Services/Public Works  
Committee Meeting 8-22-22. This event was  
recorded live in its entirety.

[youtu.be](https://youtu.be/Dw6LC0Y4n5c?t=519)

Adopted to allow in 2018 to accommodate hotel/motel overflow for a 2 week time period involving Ironman. City decided to keep it up for the next 4 years. Now that they see, with more open eyes. They are coming to reason. Link; important minute 8:40 thru 11:53... Then, watch thru at least minute 15. WHAT THEY INTENTIONALLY DID TO US. WITH SPECIFIC INSTRUCTIONS TO TAKE VACATION RENTAL COMPLAINTS FROM RESIDENTS WITH A GRAIN OF SALT>>> INCLUDING SAME "LIGHT TOUCH" INSTRUCTIONS TO POLICE DEPT.!!!

Please focus on map 97% of these rentals are in Downtown/Midtown. 381 permitted 697 NOT permitted. Over 1k short term rentals exist in our neighborhoods. Total shows 87% in violation of permitting with city.

DUH..... Please watch from minute 8:40 on. This demonstrates how the city threw these two long time neighborhoods under the bus for the last 4 years. Times and dates are mentioned. "Light Touch", meaning no or light enforcement for neighborhood rights were intentionally ignored.

Please watch from minute 8:40 on. This is a warning about how they allow existing downtown/midtown neighborhood's to be exploited as a "trial" of how to boost growth.

Next, will be how Midtown public parking expansion was promised, land purchased by city in 2018 for expansion and didn't happen. Why?

Dan, you had 4 cars at one time at a vacation rental across the street from you??? My across the street neighbor.. Moved in in 2019, 1,800 sq ft house with an abandoned 10x20' converted shed. Rented out the shed to friends. Rents out upstairs floor to his house to VRBO, they(owner occupants live in the bottom 800 sq ft raising 2 kids). 2 off street parking spaces total. Many on street cars from 2/3rd being long and short term rentals.



**From:** [Amanda Morse](#)  
**To:** [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short-term Rental Ordinance  
**Date:** Wednesday, September 14, 2022 8:51:37 AM

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Hi, My name is Amanda Morse and I am a stakeholder in the discussion of City of Coeur d'Alene Short Term Rental Ordinance because I own a property at 2151 N Main St. that I rent out as a short-term rental. Here is what we know to be true;

- Short-term vacation rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect economic benefits. The US Conference of Mayors affirmed as much when they passed a resolution supporting the vacation and short-term rental industries.
- These second homeowners with residences in the community contribute to the tax base through direct property taxes. Without these homeowners, the town's permanent, full-time residents could have to pay higher taxes on their own homes. Raising property taxes is rarely popular with a community's homeowners.
  - Many communities have homestead exemptions. Second homeowners are not eligible for these exemptions because they do not live in the area as permanent residents and pay higher property taxes than full-time neighbors.
- The visitors who stay in these homeowners' residences spend heavily within the local community during their stays. This generates additional tax revenue and creates jobs throughout a variety of community businesses.

I, Amanda Morse, do not support any change to the current City of CDA Short Term Rental Ordinance.

Thank you,  
Amanda

--



**From:** [David Groth](#)  
**To:** [GOOKIN, DAN](#); [HAMMOND, JIM](#); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [Amy Evans](mailto:Amy.Evans@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [MILLER, KIKI](#)  
**Subject:** SHORT-TERM RENTALS  
**Date:** Monday, October 10, 2022 7:52:06 AM

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Good morning-

Thank you for thoughtful consideration of any changes to the short term rental policies for Coeur d'Alene. Obviously, the implications of any changes can be significant.

For me...

- I was fortunate to buy a house in the Fort Grounds in 1983.
- I worked 37 years as a teacher, most of it in Coeur d'Alene.
- I retired in 2016.
- Since I took off on my bicycle for San Diego in September of 2016, my Fort Grounds house has been rented.
- When I returned home in June of 2017, I was happy to continue my relationship with Jenny Wayman and to move in with her.
- Renting my Fort Grounds house has a SIGNIFICANT effect on my retirement income. I make more from that rental than I do on my teacher income.

If I am forced to live in the house for half of the year, I lose it. If there are any changes to the STR policies that affect this income, it will be a significant setback.

Another issue I have heard, is problems with irresponsible guests in STR'S, with loud, late parties. That HAS NOT been an issue at my house. It's an expensive rental and my guests are delighted by the neighborhood and very considerate of the neighbors. If there are issues, let's deal with those situations.

When I travel, I often stay in STR'S. I'm greatly for this option; let's keep it alive.

Thank you for your thoughtful work...in so many areas. Let's keep CdA the warm-hearted community it has been.

How can I help?

David Groth  
208.660.8330

**From:** [Holly Hansen](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** Short-Term rentals  
**Date:** Tuesday, September 20, 2022 2:49:25 PM

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Dear Council member,

This is regarding the Short-Term Rental topic the city has begun discussing again. We believe restricting the STR market in our city is going to damage the local economy. It will also negatively affect the people who have purchased homes in the downtown area. My husband and I own two homes south of Harrison and one near the hospital. We house the traveling medical professionals that are filling a need in our area.

There are people who would like to see less Short-Term Rentals because it is said that they are limiting the number of homes local people can buy. But this is not true. South of Harrison has become a tourist area. These neighborhoods have been made beautiful by the people who have come in, purchased these homes and given them new life. Often the homeowner lives in the home but sometimes they only vacation there and make it a STR the rest of the year.

Two other most common complaints about STRs are parking and noise. There are many locals that live in the area of high concentration of STR that would like to see less STR because they cause parking issues or noise issues but let me paint a different picture. These STR would most likely become Long Term Rentals. The people who own these homes, if forced to end their STR business, would make them long term rentals. They were most likely purchased as a vacation home for the owner or as an investment. These LTR would have the same parking issues as they try to cram more people into the house in order to afford it and the property would not be maintained like a STR is. Short-term rentals look amazing! They have to in order to market well, get repeat business and good reviews. LTR do not have this requirement. Many times you see junk cars and long grass with weeds at LTR and they still have parties and create noise issues but instead of it being occasional it is constant.

We ask that you consider the above information when making your decisions and also find out: what are the percentage of complaints to STR and are these complaints from the same pool of people every time?

Thank you for your time.

Sincerely,

Holly Hansen & Michael Beckett

--

Holly Hansen  
Ruby Frog Entertainment  
208-818-5182  
[www.rubyfrogentertainment.com](http://www.rubyfrogentertainment.com)  
[Facebook](#)  
[Ask Me About Real Estate!](#)

**From:** [Chris Seaberg](#)  
**To:** [HOLM, SEAN](#)  
**Subject:** 604 Tubbs Hill Dr.  
**Date:** Sunday, August 21, 2022 1:09:34 PM

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Hello Sean,

We received the Minor Hillside Deviation Request Regarding our neighbors At 604 Tubbs Hill Dr. We are next door at 606 Tubbs Hill Dr. My wife and I support the Request and believe it will give our neighbors safe access to their property with minimal or no ecological or environmental impact.

On another matter, I was reading the news article regarding Short Term Rentals and their impact and saw you were named as addressing the General Services/Public Works Committee Monday at noon. Having lived in a popular resort/tourist community for many years which had a high use of Short term Vacation rentals going back well into the eighties and seen and heard many of the problems to be addressed tomorrow, I can say that the number one change that has had very beneficial results was limiting the proximity of these short term rentals to one another. What was proposed and implemented about 15 years ago was that Short Term Rentals, owner occupied or not, were required to be no closer than 300 feet to one another, determined by a 300 foot radius from the property boundary. This helped immensely in maintaining neighborhood cohesiveness and general peace and quiet. It also had the effect of dramatically slowing the purchase of SFRs for short term rentals as it became difficult for investors to find properties that met the 300 ft. distance criteria, allowing the properties to be purchased by owner occupied or long term rental investors.

Thank you,  
Chris and Jacquelyn Seaberg  
805-235-1965

Sent from my iPad

**From:** [Paul Fortier](#)  
**To:** [HOLM, SEAN](#); [MCLEOD, RENATA](#); [SETTERS, KELLEY](#)  
**Cc:** [Christine Fortier](#)  
**Subject:** CdA STR Ordinance changes  
**Date:** Sunday, September 11, 2022 3:23:41 PM

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Good afternoon –

We fell in love with CdA while on vacation a few years ago, and currently have a short term (1617 E Front) and a long term rental in the East Sherman area. The STR is “our place” for the time we spend there every year, and rented out when we’re not using it.

We’ve been watching the recent conversations with respect to changes in the STR regulations with concern, reviewing the news articles and committee meeting recordings as they become available.

At least one of the proposed changes will effectively end our ability to use our STR personally, with obvious negative impacts on our use of our own property there. We’re writing today to provide some additional thoughts from a property owner’s perspective for your consideration as you continue to refine recommendations for the council.

Our home was in operation as a STR (and compliant with regulations) when we bought it, which we continued – we’ve been compliant since day 1 and have every intention to remain in compliance for as long as we operate our one STR. I am specifically calling out “one STR” because while we own other rental properties in various places, all but 1617 E Front are LTR’s – we’re not making a living off STR’s as some council comments generalize, and in fact put far more money into the CdA economy than we take out of it. We work our day jobs just like everybody else - our vacation rental is actually our way to be able to enjoy CdA prior to eventual retirement there, and it’s certainly not the driver of funding that retirement.

We heard many understandable concerns as we followed the news and meeting recordings – too much STR density, unlicensed properties, remote property management, etc. We look at our STR as our house and treat it as such, it’s the best-kept property on our block, and we don’t want the neighborhood negatively impacted by the issues outlined either.

However, as owners who have a demonstrated track record of playing by the rules, it is deeply concerning to be lumped in with the bad actors and potentially have our ability to use our property taken away by an arbitrary rule change such as the owner-occupied one that effectively prohibits STR use of anything but a multi-family property.

Owner-occupied means a lot with only one building on it is for all practical purposes prohibited from operation as a STR, contrary to Idaho 67-6539, and imposes clear financial impacts on property owners who don’t have multi-family properties – whether their domicile is elsewhere in CdA, or as in our case, Omaha.

That is by far the most concerning of the potential changes we've heard – we already have a 2-night minimum, we already have a property management company located in CdA with 24x7 availability, we have maintained our permit status continuously, we do not attempt to use the 14-day exemption, etc.

There are several common-sense changes that will reduce the legitimate issues raised by the public and the council members, while not penalizing the property owners that have been following the rules –

- First, enforce the rules you already have – shut down the properties that don't have permits, and based on your own research 2/3 of the pressure goes away
- As part of the rule change, limit the number of STR doors per block to something reasonable – maybe 1 or 2 per block – and don't issue any more permits than that
  - Where a block is already more dense with STR's than 1-2, apply a rule limiting any one property owner from more than one permit for that block, and let attrition bring the balance down as permits come up for renewal
- Institute a 2-night minimum to reduce the party rentals, it's effective – that's why we do it – and those types of issues are the ones that really inflame neighbors
- Require use of one of several property management companies with local presence
- Remove the 14-day exemption, which is effectively encouraging some property owners to not be compliant to start with

We fully expect that those steps will make great strides towards solving the problems, but it would be reasonable to implement something like them and then revisit in a couple of years and see if more onerous (and much more likely to be hard-fought) additional regulation is necessary.

The goals of reducing impact on neighborhoods and increasing housing stock are good ones, but it's fallacious to think that prohibiting a compliant property owner from using their property as an STR when they're following the common-sense rules above will result in a bunch of affordable LTR doors becoming available.

It's every bit as – probably more – likely that the property will be leveled and an unaffordable McMansion put up in its place. Giving up the economic benefit that tourists in the STR's bring without increasing the available housing for locals is a bad bargain, and hopefully this message helps underline this for you as you refine the recommendations.

We're happy to elaborate on any or all of these points, or any others you may be curious about that we haven't addressed but that you have on your radar – please don't hesitate to let us know if so.

Regards,

Paul and Christine Fortier

**From:** [Family Email](#)  
**To:** [ANDERSON, HILARY](#)  
**Cc:** [PlanningDiv](#)  
**Subject:** Re: Comment on STR ordinance changes  
**Date:** Monday, August 29, 2022 5:13:25 PM  
**Attachments:** [image001.png](#)

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Thank you for letting me know this correspondence was received. Could you please also add the following two details?

First, with reference to this point in my original email:

Obviously people running STRs and not being licensed with the city, paying for the permit, notifying adjacent neighbors, and following other licensing guidance needs to be addressed. Sadly, one must often adapt rules to account for the lack of integrity or knowledge of the general public. Sounds like a third-party company to scrub sites to determine where the STRs are is the only way to do that and I do realize that additional cost will have to be passed along to STR owners, including the ones who have always complied with existing code to operate their STR.

I do wonder if there's any grandfather clause that could be activated for people who are currently complying with all requirements for licensing so we don't have to bear the brunt of those who don't want to follow the rules since the independent company will be hired only based on the need to ferret them out?

Lastly, when I talked about the issue of STR ownership being the primary issue with regard to maintaining safety and neighborhood integrity—I want to make sure that I clearly communicated that the problem is not only ownership by people who live out of the area but also with third party management. The inherent issue is lack of first hand engagement by the owners of the property—they have no idea of what kind of environment is being generated by the STR for the neighbors of their property. So third party property management will also be problematic but especially so if the homeowners also live out of the area.

Thank you!

Jessica Gabriel

Sent from my iPhone

On Aug 29, 2022, at 10:48 AM, ANDERSON, HILARY  
<[HANDERSON@cdaid.org](mailto:HANDERSON@cdaid.org)> wrote:

Jessica,

We have received your email and will share this with the Planning Commission and City Council prior to the joint workshop that will take place in a few months (date/time to be determined). We appreciate you sharing your perspective on this complex matter.

Best regards,

Hilary

Hilary Anderson, Community Planning Director  
City of Coeur d'Alene  
710 E. Mullan Avenue  
Coeur d'Alene, Idaho 83814  
handerson@cdaid.org  
208-769-2270



Check out our new [2042 Comprehensive Plan!](#)

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**From:** J & J Gabriel <tjmgabriel@msn.com>  
**Sent:** Monday, August 29, 2022 10:41 AM  
**To:** PlanningDiv <planningdiv@cdaid.org>; J & J Gabriel <tjmgabriel@msn.com>  
**Subject:** Comment on STR ordinance changes

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

Dear CDA Planning and GS/PW Committee,  
I recently read the CDA Press article on possible changes for the city's STR ordinance and then followed up by watching the published video of the GS/PW Committee meeting held on Aug 22, 2022. I realize there will eventually be a joint workshop on this topic but I'd like to start sharing thoughts on this process earlier rather than later.

It's good that you began your process of due diligence with legal counsel as whether these changes are legal is obviously paramount. I understand you've been granted the authority for jurisdiction to implement reasonable regulations as deemed necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods. That of course is a complex and subjective concept. I live and work in the downtown area within 1 mile of the STR we own. We bought the home for the express purpose of providing a quality STR owned and fully operated by locals. We remodeled it while maintaining the historical significance of the original



dwelling, we clean it when guests leave, we do the lawn care, we do all communications with guests to include sharing recommendations for local restaurants, services, and events and we are the people who immediately respond in person to any issue—whether our neighbor alerts us to a problem or a guest. This STR was a way we build deeper roots into the community after 23 years of active duty military service, we chose CDA as our home and we want to live in and protect this city for generations to come. That means protecting the tourist trade which is the primary industry in CDA that generates incomes for residents and protecting investments of taxpaying local CDA residents who currently comply with all legal requirements for running a STR. I wholeheartedly agree that long distance STR ownership is a problem. I believe that is where the problem desperately needs to be addressed. People who do not live in this area shouldn't run STRs here because it just begs for problems that don't reflect well on the city and certainly do not protect the integrity of residential neighborhoods.

Part of the charm of CDA is that it's not filled with strip malls and giant hotels everywhere. Providing only commercial opportunities for tourist accommodations is impersonal, inferior in scope of experience, and will degrade the charm of this small-town resort community—all of which could deter visitors from coming. I know many don't like the summer visitors but there is no other significant industry here now that logging and mining are gone so there has to be compromise.

Parking is an issue that should be addressed. If a STR says it holds up to 12 people, the parking on-site should be appropriate for the potential number of guests that could be staying in the home. Realistically, I'd assume any number of guests should be divided by four to represent typical family size so a STR with room for 12 people should have parking for three cars—perhaps a mixture of on-street AND off-street parking would be generous for STR owners but an improvement for surrounding neighbors.

Limiting the number of STRs within a certain area seems indiscriminate. Some areas are much better for STR locations than long term rentals or owner occupied homes. Our STR, for instance, is on 3<sup>rd</sup> street immediately behind the Safeway. That road is busy and adjacent to a large commercial area of Midtown. I would never want to live there but I'd love it as a STR location. I just don't foresee any one size fits all logic being applied judiciously in determining how many is too many in one particular area.

Obviously people running STRs and not being licensed with the city, paying for the permit, notifying adjacent neighbors, and following other licensing guidance needs to be addressed. Sadly, one must often adapt rules to account for the lack of integrity or knowledge of the general public. Sounds like a third-party company to scrub sites to determine where the STRs are is the only way to do that and I do realize that additional cost will have to be passed along to STR owners, including the ones who have always complied with existing code to operate their STR.

Another factor that I'm very concerned about as a CDA resident is the mass glut of homes that would flood the market if a requirement was made within the city

ordinance that required all STRs to be in owner occupied residences. As I said previously, we bought this home adjacent to the commercial area of Midtown expressly for the purpose of running it ourselves as an STR. It is not suitable for a long term rental because it has no storage, no closets, and no garage in addition to it's very small size and being on a busy road adjacent to a commercial district. We also bought when the market was high so the mortgage, increased property taxes and other costs most likely wouldn't be covered by a monthly rent while the STR market does cover the costs. So we would be forced to sell the house if we couldn't run it as a STR, as many would, and I'm hoping a real estate professional will be speaking up to talk about what the sudden onset of a massive number of homes in one small area (the downtown area in particular south of I90) would do to property values for all CDA homeowners. As you're probably already aware, the real estate inventory has dramatically rebounded so there's plenty for sale now which has started the general lessening of prices as people are forced to cut prices in order to sell.

Also—I think it's pretty easy to eliminate single night stays as an option for STRs. There is a lot of upheaval associated with that much turnover.

Finally, for large annual events like the Ironman, I am in support of keeping a 7 day homeowner exemption just to continue to provide suitable accommodations close enough to the race to help support holding those kinds of revenue generating events in the community. Other than that, any kind of homeowner exemption is ridiculous. Those people are obviously double dipping and should be paying appropriate taxes for running a commercial venture out of their homes.

Thank you for your time. I understand this is an important issue and it will need careful deliberation on these concerns and others to make sound changes to the current ordinance governing STRs in this area. I appreciate the effort, work, critical thinking, and logic that you'll be applying to do so.

Jessica Gabriel  
CDA resident and single downtown CDA STR owner

Sent from [Mail](#) for Windows

**From:** [John Wilson](#)  
**To:** [HOLM, SEAN](#)  
**Cc:** [John Wilson](#); [Lea Williams](#)  
**Subject:** Federal Appeals court denies limit on STR's  
**Date:** Friday, September 2, 2022 3:44:43 PM  
**Attachments:** [Appeals Court Denies Limit on Short-Term Rentals Florida Realtors.pdf](#)

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Hi Sean,

I wanted to share with you a recent Federal Appeals court ruling which finds that limiting short term rentals to only owner occupied houses is unconstitutional. Specifically, the 5th Circuit Court of Appeals in New Orleans said on Monday (August 29, 2022) that this ordinance from 2019 in New Orleans illegally discriminates against out of state property owners. It also suggests that there are other means to regulate the number of STR's to be fair to all parties.

I think it would be wise to consider deleting the owner occupied requirement and instead finding other satisfactory means to control the number of STR's in the residential areas.

I would also respectfully mention the fact that many of us that do live locally and operate responsible STR's feel that we beneficially serve the community, provide much needed housing (to both locals and tourists), collect and pay room taxes and make Coeur d'Alene the great city that it is today, "a world class travel destination". By taking away what could be well over half of the Coeur d'Alene's short term rentals in the downtown area all at once, I believe we would be taking a giant step backwards and certainly disappoint hundreds of guests each day that love to visit our downtown residences and in doing so also take away a considerable amount of income from businesses which rely almost entirely on tourism.

I look forward to working toward with you to develop a solution that continues to make our city special. Please don't hesitate to contact me if you would like to see our beautiful short term rental on Indiana Avenue or if I can help or assist you in any way.

Sincerely,

JOHN WILSON  
622 E Indiana Avenue, Coeur d'Alene ID 83814

## NEWS & MEDIA



AUGUST 29, 2022

# Appeals Court Denies Limit on Short-Term Rentals

By Ben Myers

## New Orleans tried to limit short-term rentals by requiring license holders to live full-time in the lots they rent – but the court said that violates the Constitution.

NEW ORLEANS – A key provision of New Orleans' short-term rental law that aimed to slow the industry's spread into neighborhoods has been ruled unconstitutional by a federal appeals court, dealing a blow to housing advocates who fought to get the law passed three years ago and potentially reshaping the local short-term rental market.

A three-judge panel of the 5th Circuit Court of Appeals in New Orleans said Monday that the 2019 ordinance illegally discriminates against out-of-state property owners.

The law, like those in other cities, bans "whole-home" rentals in residential areas and requires license holders in those areas to prove they live full-time on the lots they list. But in the ruling, which could force a near-total rewrite of the city's rules, Judge Jerry Smith of Houston wrote that restricting licenses to city residents violates the commerce clause of the U.S. Constitution by shutting others out of the market.

"The city doesn't just make it more difficult for (out-of-state owners) to compete in the market for short-term rentals (STRs) in residential neighborhoods; it forbids them from participating altogether," Smith, whom President Ronald Reagan nominated to the court, wrote in the unanimous decision. Joining Smith in the decision were judges Jacques Wiener Jr. of Shreveport, a President George H.W. Bush nominee, and Leslie Southwick of Jackson, Mississippi, nominated by President George W. Bush.

The ruling doesn't automatically strike down the law, which imposes rules for short-term rentals in both residential and commercial areas and also bans them in the French Quarter and the Garden District. But it will let the short-term rental owners who sued the city in a 2019 federal lawsuit request that a U.S. District judge kill portions of the law, said attorney Dawn Wheelahan, who represents the plaintiffs.

That would potentially allow an increase in short-term rentals as out-of-state owners list their properties or purchase new ones to list.

“All that’s left for me to do is go to the district court and ask to enjoin the city’s ordinance, which I will do,” Wheelahan said. “(The city) will have to go back to the drawing board.”

The city did not respond to a request for comment.

Louisiana Fair Housing Action Center Executive Director Cashauna Hill called the ruling “disappointing,” adding that “our elected officials should keep in mind the consensus around New Orleans, that our neighborhoods and long-term residents need protection rather than policies that cater to wealthy tourists.”

“We hope that the city remains committed to enforcing solutions that prioritize the people who make our city special,” Hill said.

### **An uneasy compromise**

New Orleans’ 2019 short-term rental law represented an uneasy compromise between residents fed up with the rapid growth of Airbnb, VRBO and other short-term rental listings in their neighborhoods and operators who argued in favor of the burgeoning industry.

Advocates of short-term rentals said they served as a way for residents to make extra money and help deal with skyrocketing housing costs. But fair-housing advocates said that short-term rentals were responsible for displacing long-term residents and were, in fact, a primary cause of the surging property prices in gentrifying neighborhoods close to the city’s tourism areas.

The ordinance passed by the City Council gave wide latitude to short-term rental operators in commercial areas such as the Central Business District and along retail corridors in the city. But it limited short-term rentals in residential areas to owner-occupied properties. It also created licensing and enforcement mechanisms, and put in place fees to support them.

In their 2019 suit, the plaintiffs challenged several aspects of the law, but the Fifth Circuit’s ruling against the residency requirement has the broadest implications.

U.S. District Court Judge Ivan Lemelle previously found the law violated the commerce clause, but Lemelle determined the city’s interest in keeping the housing market under control, reducing STR-related nuisances and protecting the character of residential neighborhoods created legal exceptions.

The appeals court disagreed, highlighting a series of policy alternatives that it said could achieve the city’s goals without discriminating against out-of-state owners.

For example, the city could limit the number of licenses per neighborhood to keep the housing market in tune with the local economy and to preserve neighborhood character, the appeals court said. To limit nuisances, the city could strengthen penalties and enforcement actions on disorderly guests and owners who commit other quality-of-life violations, according to the ruling authored by Smith.

Smith also suggested the city could raise taxes on STRs, which he said “would discourage younger – and rowdier – guests from renting them and provide additional funds that could also be used to mitigate nuisances.”

Complaints about lax enforcement of the law popped up almost as soon as it was passed, and data provided by a city contractor last year found that the number of illegal listings outnumbered legal ones in a city database by more than three to one.

Mayor LaToya Cantrell’s administration hired that contractor, Granicus, to automatically detect illegal listings on platforms like Airbnb. The administration also recently hired new inspectors to respond to complaints and ramp up code enforcement hearings.

District A Council member Joe Giarrusso said he had not seen the ruling, but acknowledged that the City Council will likely need to once again draft a new law.

“My personal view is if the 5th Circuit has ruled this way, and said that (the law) is not constitutional and has provided potential alternatives, then let’s look at the alternatives,” Giarrusso said.

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media%2Fnews-articles%2F2022%2F08%2Fappeals-court-denies-limit-short-term-  
rentals&hc=16ded13b9f3526a8beff5e645d8200307ee9a02c&location=)

**From:** [John Wilson](#)  
**To:** [HOLM, SEAN](#)  
**Subject:** Short term rentals - proposed changes  
**Date:** Thursday, September 1, 2022 2:56:00 PM

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Hi Sean,

We live downtown (garden district) and own another home in the garden district which is registered with you as a short term rental (STR). The address is 622 E Indiana Avenue.

I just watched the August 22, 2022 City Council meeting online and noted that the recommendation for STR's is to allow only those that are owner occupied (and have a property tax exemption) to continue to operate. Since this property was a STR when we purchased it in 2016 and we have continued to manage and operate it as a short term rental since that date, I would like to make sure I understand the proposal correctly and that the proposal would disallow us from getting a renewal of our STR on March 1, 2022 because we hold this as an investment and business rather than occupy this property more than six months per year?

If this change were to be implemented, it would of course be a major event for us (and perhaps hundreds of other property owners in Coeur d'Alene) as we would have just two choices (1) to do a long term lease, say 12 month rental agreement, or (2) to sell our property which has for many years successfully welcomed many visitors to Coeur d'Alene.

My main purpose of this correspondence is to just have you confirm or correct me (if need be) on my understanding of the proposed change to the STR requirements. Secondly, as a very experienced real estate professional and one that has managed commercial, residential and most important STR's in the city of Coeur d'Alene, I have provided public feedback in advance of the public meeting you anticipate holding in the near future, prior to finalizing the new rules that go into effect March 1, 2023.

Thank you for your kind response and consideration of my comments (below).

**JOHN WILSON**  
Homeowner/Business Owner  
622 E. Indiana Avenue  
Coeur d'Alene, ID 83814

## **FOR PUBLIC COMMENTS**

Dear City of Coeur d'Alene:

I viewed the August 22, 2022 City Council meeting and had the following comments regarding proposed new rules for STR's:

My wife and I have operated a short term rental in the garden district for the last 6 years. We live downtown in the garden district and purchased the property in 2016 from another family that operated the home as a short term rental. We have enjoyed managing and operating this rental and together with the past owners have had well over 100 five star reviews. Our neighbors all have friends stay with us and we have been happy to introduce many people to Coeur d'Alene, many of which have subsequently moved here. We actively manage the rental business activities ourselves and greatly enjoy the business. Our income is derived from rental activity during just 12 weeks per year from beginning of June, usually ending near the end of August. We maintain the home to the highest standards and accordingly have been a very good neighbor.

I understand that the city wishes to change the rules starting March 1, 2023 to only allow renewal of STR's where the owner's occupy the home for more six months (and accordingly have a homeowner's exemption). We would like to publicly comment that this very significant change will disallow us and the majority of the STR owners. Had this been the original rule, we of course would not have ever acquired this business from the prior owners as we looked at this venture as a long term investment. This change seems to be unfair to those of us that are very responsible owners, live in the community and provide a much needed service to both in town and out of town guests.

I would recommend that the City reconsider this change to STR's. The unintended consequences of eliminating this business opportunity are that (1) it may prove to be illegal, (2) will not serve the needs of in town and out of town visitors that need quality rentals in our city, and (3) is not fair to those of us that have transitioned from no rules to current rules and now are being told our business must end February 28, 2023.

I thank the City Council for reconsidering the proposed STR requirement which would require us to discontinue our rental business unless our home is owner occupied.

Kind regards,

**JOHN WILSON**

622 E. Indiana Avenue  
Coeur d'Alene, ID 83814



**From:** [Ed Dordea](#)  
**To:** [HAMMOND, JIM](#); [GOOKIN, DAN](#); [MILLER, KIKI](#); [HOLM, SEAN](#); [WOOD, CHRISTIE](#); [wmcervers@cdaid.org](mailto:wmcervers@cdaid.org); [ENGLISH, DAN](#); [EVANS, AMY](#); [MCLEOD, RENATA](#)  
**Subject:** FEWER Short Term Rentals needed  
**Date:** Wednesday, September 21, 2022 11:08:10 AM

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

Hello,

I heard that the city is reconsidering STR regulation.

I am writing to tell you that we need fewer, not more STRs.

There are 2 main reasons

1. We have a shortage of housing here, pricing life long residents out. Allowing hundreds if not thousands of properties to stay unavailable as full time residences, exacerbates the housing shortage. Every home purchased by an investor and turned into a STR is a home that cannot be used by a full time resident. Every home that leaves the market increases the price of all other housing. STRs are their core, hurt locals by increasing the cost of living. I hear all the time how nobody can find employees. Well, when a 1 bedroom apartment rents for \$2K, is it surprising jobs paying \$15-20/hour can't be filled?

2. There is one AirBnB behind me. At least once a week in summer, I have to go over and tell the short term renters to quiet down. At 10, 11, even midnight or later. Loud music, with a large group, 6,7,8 or more obnoxious drunks, partying it up. I live in a residential neighborhood, not a hotel district. And I'd like to keep this way. The property behind me is owned by an investment group. It's not a retired home owner renting out a room for some extra income or anything like that. It is a for profit business, incorporated outside of Idaho, that has no concern for the well being of the neighborhood or the city. Their only concern is maximizing revenue. And that is the typical AirBnb owner. I have nothing against businesses or profits. But not when it comes to the expense of the community. Their right to use their property as they see fit, does not trump my right to enjoy my property.

Please reign this in. Please keep CDA a city for residents. Please do not allow the city to turn into nothing but party homes for wealthy out of town tourists who couldn't care less about the well being of the city.

Thank you.

**From:** [HOLM, SEAN](#)  
**To:** [ANDERSON, HILARY](#); [MCLEOD, RENATA](#)  
**Subject:** FW: 604 Tubbs Hill Dr.  
**Date:** Monday, August 22, 2022 8:20:23 AM

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FYI

-----Original Message-----

From: Chris Seaberg <chris.seaberg@att.net>  
Sent: Sunday, August 21, 2022 1:09 PM  
To: HOLM, SEAN <sholm@cdaid.org>  
Subject: 604 Tubbs Hill Dr.

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

Hello Sean,

We received the Minor Hillside Deviation Request Regarding our neighbors At 604 Tubbs Hill Dr. We are next door at 606 Tubbs Hill Dr. My wife and I support the Request and believe it will give our neighbors safe access to their property with minimal or no ecological or environmental impact.

On another matter, I was reading the news article regarding Short Term Rentals and their impact and saw you were named as addressing the General Services/Public Works Committee Monday at noon. Having lived in a popular resort/tourist community for many years which had a high use of Short term Vacation rentals going back well into the eighties and seen and heard many of the problems to be addressed tomorrow, I can say that the number one change that has had very beneficial results was limiting the proximity of these short term rentals to one another. What was proposed and implemented about 15 years ago was that Short Term Rentals, owner occupied or not, were required to be no closer than 300 feet to one another, determined by a 300 foot radius from the property boundary. This helped immensely in maintaining neighborhood cohesiveness and general peace and quiet. It also had the effect of dramatically slowing the purchase of SFRs for short term rentals as it became difficult for investors to find properties that met the 300 ft. distance criteria, allowing the properties to be purchased by owner occupied or long term rental investors.

Thank you,  
Chris and Jacquelyn Seaberg  
805-235-1965

Sent from my iPad

**From:** [HOLM, SEAN](#)  
**To:** [MCLEOD, RENATA](#); [PATTERSON, HILARY](#); [ADAMS, RANDY](#); [SETTERS, KELLEY](#)  
**Subject:** FW: heres an idea  
**Date:** Friday, September 9, 2022 4:11:07 PM

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FYI

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**From:** Jan Marie <jan58marie@gmail.com>  
**Sent:** Friday, September 9, 2022 4:01 PM  
**To:** HAMMOND, JIM <jhammond@cdaid.org>; GOOKIN, DAN <dgookin@cdaid.org>; MILLER, KIKI <kmiller@cdaid.org>; HOLM, SEAN <sholm@cdaid.org>; WOOD, CHRISTIE <cwood@cdaid.org>; wmcervers@cdaid.org; ENGLISH, DAN <denglish@cdaid.org>; EVANS, AMY <aevans@cdaid.org>  
**Subject:** heres an idea

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

Hello!

Now we have a group of 72 ppl not necessarily from here (NEW) that have formed a "for property rights " group!

I am sending you links to changes that I hope will be of interest, from the City and County of Chelan, Wash. ! They are one of MANY resort communities dealing with "the quality of our lives being upended by STR's!

As elected officials, you are tasked with protecting the CITIZENS of Cda! As this discussion goes on in our community, it feels as though you are protecting the tourist industry and not the citizens! Our charming downtown Cda has been catered to tourists and NOT locals. You want to do something to make a difference in the employment and housing crisis? All single family homes are just that, single family homes, for local families, not STR's. Build an ADU if you want to make \$\$! (but must live on property !) I ALWAYS SAY " If you want to know the motives of people, "follow the MONEY" Always gives you the answer!

Moving at a turtle's pace only gives more time for buyers to "get in" before you do something! I have lived in Cda (30 years and Silver Valley (15 years) and this is just a slap in the face to those of us that LIVE, WORK , and pay taxes here! I am sick of living in a "hotel district"! see links below for some insight! Moratorium? hmmm

{We own a home downtown and have a studio apt. that is an STR, but we live on site! We have off street parking for our Guests! I get WHY ppl do it, its income! we don't own other homes that disrupt neighborhoods, just our studio apt.}

- <https://lakechelannow.com/county-commissioners-pass-new-short-term-rental-code/>
- <https://www.co.chelan.wa.us/community-development/pages/short-term-vacation-rentals->

[str-code-development](#)

- [https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments\\_Combo\\_2021\\_0505.pdf](https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments_Combo_2021_0505.pdf)

With Kind Regards,

Jan Marie

**From:** [MCLEOD, RENATA](#)  
**To:** [PATTERSON, HILARY](#); [HOLM, SEAN](#)  
**Subject:** FW: Regarding str info request.  
**Date:** Tuesday, September 13, 2022 5:05:10 PM  
**Attachments:** [Council Letter 2022 \(2\).docx](#)  
[Public Record Data.docx](#)  
[New report examines the economic impact of short-term rentals in Colorado.pdf](#)  
[Short Term Rentals California.pdf](#)  
[Research Restricting Airbnb Rentals Reduces Development.pdf](#)  
[Census confirmation Our county is booming Coeur d'Alene Press.pdf](#)

---

I didn't receive the original email from this group and wanted to make sure you guys received it as well.

---

**From:** MILLER, KIKI <KMILLER@cdaid.org>  
**Sent:** Tuesday, September 13, 2022 5:01 PM  
**To:** Jan Marie <jan58marie@gmail.com>  
**Cc:** MCLEOD, RENATA <RENATA@cdaid.org>  
**Subject:** Regarding str info request.

Thank you for your time on the phone today . I don't think it's necessary to go through a public records request regarding emails from the referenced Facebook group (i copied our city clerk here and verified that if you want more emails you can go through the request process) - here is one I received today. Please let me know if I can be of further assistance.

Kiki Miller

Dear City Council Members,

My name is Melissa Radford, my husband Jeremy and I have been residents and property owners in Coeur d'Alene since the beginning of 2021. We were able to attend the council meeting on August 22<sup>nd</sup> and our take-away from the meeting was that the true problem that needs to be addressed is non-permitted STRs in the area. Jeremy and I started a Facebook group called CDA-Vacation Rental Alliance in response to the concerns we had after the first meeting. Our group has been up for just over 2 weeks, and we already have 156 members. Many of us attended the meeting on September 12<sup>th</sup>, and the tone was completely different from the previous meeting. The STR community has been reaching out to let you know how the proposed changes to the current ordinance will decimate our ability to make a living and infringe on our constitutional right to rent. We are starting to feel heard.

Vacation rentals in our community are contributing significantly to the local economy through taxes, offering vibrant options for guests to our vacation-destination city, and providing those guests with walkable access to the downtown amenities and the lake. Short term rentals also support hundreds of local jobs such as cleaning services, laundry, maintenance, property management, patronage at local restaurants and businesses, etc. There have been several detailed studies on the benefits of STRs to the communities they are part of. I have attached a few to this email. I hope you will take the time to read them, and that you will consider that this type of in-depth study is needed in our area for the city council to support targeted and effective ordinances for the vacation rental market, embracing the symbiotic relationship between STRs and the local economy here in CDA.

It is more than clear that the city planning committee has a major and blatant bias against STRs, and we reject ANY of their proposed changes to the current ordinance until they can substantiate their slanderous accusations towards our legally permitted STR community and its impact on our neighbors. They have ZERO facts about impacts. They have ZERO facts about how their proposals will improve the lives of the people of CDA. And they are failing to do their job in our community with their inability to manage enforcement of the current ordinance. No data has been presented to prove that vacation rentals which are following the current ordinances

and permitting requirements negatively affect the public health and welfare in a way that allows changes to the current ordinance that will attempt to circumvent the Chapter 18, Title 63 Idaho Code protecting short-term rental owners from regulations hampering the free market of these rentals in Idaho.

We do have facts. We obtained a list of noise/disturbance complaints to CDAPD from May of 2020 to August 2022 as well as a list of the permitted short-term rental properties in CDA. Out of 1122 total complaints, only 14 were associated with a legally permitted vacation rental. That is ~ 1 % of the total. Those advocating for the new rules have presented no proof of damage to the health, safety, and welfare of the city, only anecdotal stories and vague blame for the “housing crisis”. The current issues with housing in the area are multifactorial and can be attributed to things like the desirability of Idaho as a place to live, multi-million-dollar high rises, and growth outpacing building. Only 3% of the homes sold in Coeur d’Alene since January 2020 are currently permitted vacation rentals (133 permitted STRs out of 4409 homes sold).

We believe efforts would be most effective at supporting community and neighborhood integrity if they are focused on bringing non-permitted STRs into compliance with the current STR rules. And while the moratorium on new permits seems like it would be a good temporary solution to prevent over-saturation prior to these decisions being made, it will effectively keep the STRs that are currently in non-compliance in the shadows. If they cannot obtain a permit now, and they see that the current ordinances are not able to be enforced, why would they just stop operating at this point?

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 positive impacts short-term rental properties have here in Coeur d’Alene. We know from experience that the current ordinances and permitting process provide an excellent balance between safety, neighbor engagement, and benefit to both the city and property owners. We also know that there are potentially several hundred properties that do not comply with the law, and that these properties reflect badly on properly permitted and well-managed homes. If non-compliant properties are truly the problem, how do increased restrictions on the law-abiding improve quality of life for those living in Coeur d’Alene?

We are committed to continuing an open dialogue with the State entities, Coeur d’Alene councils, and community members about local vacation rentals. Members of our group would love to participate in the STR Steering Committee that was recommended by the City Council members at yesterday’s meeting. Please don’t hesitate to reach out if we can provide any information, insights, or resources on behalf of the Vacation Rental Community.

Thank You~

Jeremy and Melissa Radford

[jandmradford@gmail.com](mailto:jandmradford@gmail.com)

Sent from my iPhone

**From:** [HOLM, SEAN](#)  
**To:** [ANDERSON, HILARY](#); [ADAMS, RANDY](#); [MCLEOD, RENATA](#); [SETTERS, KELLEY](#)  
**Subject:** FW: Short Term Rental Name/Address Excel File Request  
**Date:** Wednesday, August 31, 2022 11:33:08 AM

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FYI: Probably need to set something up to paste all the correspondence into?

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**From:** Jim Loper <jimloper99@yahoo.com>  
**Sent:** Friday, August 26, 2022 2:44 AM  
**To:** HOLM, SEAN <sholm@cdaid.org>  
**Cc:** Jen Loper <jjmclloper@verizon.net>  
**Subject:** Short Term Rental Name/Address Excel File Request

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

Dear Sean,

I recently learned of the short-term rental code rewrite that is being considered by the City. While I am of course in favor of reasonable regulations that ensure the safety and welfare of the community, and many of the proposed changes seem helpful in this regard, I am concerned about the proposal to limit short-term rentals to owner-occupied properties within residential zones. I understand that this aspect of the proposal would eliminate an estimated 52% of short-term rentals in CDA in a single stroke. In my opinion such a drastic measure would clearly not be within the spirit and intent of the 2017 Idaho law that prohibits a City or County from enacting an ordinance that has the effect of prohibiting rentals. State law provides for a limited exception for reasonable regulations to safeguard the public health, safety and general welfare. Eliminating over half of short-term rentals simply because they are not owner-occupied would almost certainly be an over-reach that would set the City up for an unnecessary legal challenge.

In my experience, the benefits of STRs vastly outweigh the potential burdens. Short-term rental homes, such as my own at 115 E. Foster Ave., can accommodate gatherings of families that would otherwise not be able to afford or want to stay in hotels. At our STR listed on VRBO (a 1920's vintage home which we call "Holladay Road CDA"), we have a large back yard with adirondacks and a fire pit to make s'mores and a garage game room for the kids. We provide a first-class experience to our guests. In the last year, we used a local contractor to install central A/C and employed a born and raised local carpenter to upgrade our 100 year old garage into a beautiful game room. Our property manager is local to the area and supplements her school teacher salary by managing our property. Our guests bring a lot of spending money to CDA and are strong contributors to the health of CDA's tourism industry. All of our guests are very respectful of neighbors and our property, and we make every effort to ensure that. I regularly ask my neighbors how our guests have been and the response is universally positive with zero complaints. We ask our guests to park in our driveway and they do, unless they have a third car (which is rare). In short, our STR has brought great value to CDA without any of the problems cited by certain individuals in the local news articles. It brings my wife and I great pleasure to know that, through our little bungalow, we are literally bringing generations of families together and helping to make memories for a lifetime. Having our right to use our property for this purpose taken from us by the City would be extraordinarily disappointing, and certainly not what we'd expect to have happen in Idaho.

To ensure that interested parties are fully aware of this initiative and have an opportunity to express their views on this important matter, I intend to reach out to short-term rental permit holders. I understand that names and addresses of permit holders are currently available on the City website, and I will take the time to manually transfer the data to an Excel file for mailing purposes if needed. If, however, you already have an Excel file that you could readily provide, I would be grateful. I sincerely appreciate you taking the time to accommodate this request.

Thank you and best regards,

Jim Loper



**From:** [ADAMS, RANDY](#)  
**To:** [ANDERSON, HILARY](#); [HOLM, SEAN](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Tuesday, August 23, 2022 8:24:40 AM

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FYI

Randall R. Adams  
City Attorney/Legal Services Director  
(208) 769-2350  
radams@cdaid.org

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**From:** Maureen StPierre <brennangirlmo@gmail.com>  
**Sent:** Tuesday, August 23, 2022 8:23 AM  
**To:** ADAMS, RANDY <radams@cdaid.org>  
**Subject:** Short Term Rentals

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

I read the article in the CDA Press this morning regarding the short term rental issue discussed at the General Services, Public Works Committee meeting yesterday.

We recently moved here from Tucson and were realtors there. We managed 23 residential short and long term homes. The ordinance in Tucson was that any residence used for rental purposes was to be reported annually to the tax assessor and be taxed at the higher rate that is used for hotels and B & B's.

I am not familiar with the ordinances here but could this be added to the new guidelines for the short term rental issue. We ran into the same issue in Tucson. For the gated communities, the home owners associations spelled it out to the homeowner. Not only did they have to report it to the tax assessor but a copy of the lease had to be sent to the management company.

The gated community we lived in had a rule that the lights surrounding the pool and spa area (community Property) were shut off at 10:00 pm when the pool closed. If there was a problem with late night pool parties and gatherings it was to be reported to the HOA management who would then contact the property owner. It could result in a fine if they were not in compliance. The non-gated community owners would call the local law enforcement officials.

Maureen St. Pierre

**From:** [PATTERSON, HILARY](#)  
**To:** [HOLM, SEAN](#); [MCLEOD, RENATA](#); [TYMESEN, TROY](#); [ADAMS, RANDY](#); [SETTERS, KELLEY](#)  
**Subject:** FW: Short-Term Rental (STR) Rules  
**Date:** Monday, September 12, 2022 8:37:13 AM

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FYI.

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**From:** Roger Smith <rdsmith2009@gmail.com>  
**Sent:** Sunday, September 11, 2022 7:39 AM  
**To:** MILLER, KIKI <KMILLER@cdaid.org>; MCEVERS, WOODY <wmcevers@cdaid.org>; Dan Gookin <dan.gookin@gmail.com>  
**Cc:** WOOD, CHRISTIE <cwood@cdaid.org>; EVANS, AMY <aevans@cdaid.org>; ENGLISH, DAN <denglish@cdaid.org>; HAMMOND, JIM <jhammond@cdaid.org>; PATTERSON, HILARY <handerson@cdaid.org>  
**Subject:** Short-Term Rental (STR) Rules

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

I attended the recent General Services meeting (8/22) regarding Short-Term Rentals, and I strongly agree with the rule changes being proposed, which would require:

- owner occupant ("owner" needs to be clearly defined - as the person on title, not a child, cousin, family member, etc.)
- off-street parking
- stiff fines and possible loss of permit for violations (parking, noise, etc.)
- posting of City rules on the premises
- notification of neighbors with owner's name and phone #
- limiting the number of people renting

Thank you!

Roger Smith  
CDA

**From:** [kathryn.kincel](#)  
**To:** [PlanningDiv](#)  
**Subject:** Fw: STR 420 S Dollar St  
**Date:** Saturday, September 24, 2022 1:27:14 PM  
**Attachments:** [STR DollarWord.docx](#)

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

Please see attached letter and photos.  
Thank you.

Kathryn

----- Forwarded Message -----

**From:** kathryn kincel <kathrynkincel@yahoo.com>  
**To:** Kathryn Kincel <kathrynkincel@yahoo.com>  
**Sent:** Saturday, September 24, 2022 at 10:58:46 AM PDT  
**Subject:** STR 420 S Dollar St

Sent from my iPhone

Planning Department  
710 E. Mullan Ave  
Coeur d'Alene ID 83814  
email: [planningdiv@cda.org](mailto:planningdiv@cda.org)

9/24/22

To All This May Concern,

I have seen the minutes discussing short term rentals in CDA. All residents hope that owners will choose clean, considerate and responsible tenants and have managers that stay on it when houses are not owner occupied. It's a wish anyway.

The owner of 420 S. Dollar Street delivered a one page "notice" for STR dated 9/20 to my house. I've seen Jon once and he said they were fixing up the place to rent. I had no idea that putting on a new roof and forgetting all else would lead to a STR notice! A camper has been stored on his corner along with a blue compact car. The vehicles hide the dry and never cut "grass" from view but still. That has become the impression of 420 S. Dollar.

I'm sure others have already asked these type of questions; if it looks abandoned now, what will it be like with multiple renters coming and going? How many can stay (not mentioned)? Who will clean it up? What if there's a fire in all that dry brush? Will the stored camper and car remain out front? Do the neighbors have to switch up where they park any given weekend?

I can see why folks have been concerned about STR's because property values and the neighborhood vibe changes. It's becoming a clash between peace and quiet on weekends vs. the visitor of the day at the STR's? Who wants to call an unknown number or the police about noise (on or off the record)? Ask any realtor about sales value with an STR going in across the street?

I know the planning commission has been asked to consider the number of STR's with the concentration and impact in the downtown area. There's bound to be conflict with an increasing number of these hotel type businesses operating in neighborhoods. Outside of paying the city a fee, I wonder if these businesses have requirements like other multiple occupancy hotels?

For the reasons above, I respectfully request the permit application and premises of 420 S. Dollar be reviewed before short term rental is granted.

Thank you.

Sincerely,

Kathryn

421 S. Dollar Street

**From:** [kathryn kincel](#)

**To:** [PlanningDiv](#)

**Subject:** Fw: STR 420 S Dollar St

**Date:** Saturday, September 24, 2022 1:27:14 PM

**Attachments:** [STR DollarWord.docx](#)

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

Please see attached letter and photos.

Thank you.

Kathryn

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**From:** [HOLM, SEAN](#)  
**To:** [ANDERSON, HILARY](#); [ADAMS, RANDY](#); [MCLEOD, RENATA](#); [SETTERS, KELLEY](#)  
**Subject:** FW: VACATION RENTAL ORDINANCE  
**Date:** Wednesday, August 31, 2022 2:08:36 PM

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FYI

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**From:** Bethany Derrough <[bhappe4u@gmail.com](mailto:bhappe4u@gmail.com)>  
**Sent:** Wednesday, August 31, 2022 1:27 PM  
**To:** HOLM, SEAN <[sholm@cdaid.org](mailto:sholm@cdaid.org)>  
**Subject:** Fwd: VACATION RENTAL ORDINANCE

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

Begin forwarded message:

**From:** Bethany Derrough <[bhappe4u@gmail.com](mailto:bhappe4u@gmail.com)>  
**Subject:** VACATION RENTAL ORDINANCE  
**Date:** August 31, 2022 at 1:24:44 PM PDT  
**To:** [mayor@cdaid.org](mailto:mayor@cdaid.org), [dgookin@cdaid.org](mailto:dgookin@cdaid.org), [denglish@cdaid.org](mailto:denglish@cdaid.org),  
[aevans@cdaid.org](mailto:aevans@cdaid.org), [kmiller@cdaid.org](mailto:kmiller@cdaid.org), [cwood@cdaid.org](mailto:cwood@cdaid.org),  
[wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)  
**Cc:** Lee Derrough <[ladderrough@huntmidwest.com](mailto:ladderrough@huntmidwest.com)>

We understand that you are studying enhancing the City' Vacation Rental Ordinance. We'd like to share our views on this important issue for our community.

**THE PROBLEM:** The legalization and protection of vacation renting of residentially zoned properties by state legislatures is one of the most destructive and dishonest bits of legislation ever perpetrated on residential neighborhoods and their municipalities and or counties. To say that vacation rentals are not a business but a residential activity to circumvent residential zoning restrictions is hypocrisy of the highest order. Interestingly, courts around the country are split on this issue. No surprise. Thus it may be legal in some states but it's morally reprehensible where ever it's allowed. Idaho is such a state. The reality is that Vacation Rentals are neighborhood destroyers.

**WHO BENEFITS** from vacation rentals:

SILICON VALLEY INVESTORS in Airbnb, VRBO, [Bookings.com](#), TripAdvisor, Expedia... LANDLORDS, who put profit over the negative issues of vacation renting.

RENTERS, who have no affinity or understanding of the CC&R's in the neighborhood they're being allowed to live in. Do people behave on vacation like they do at home? Think about that.

### **WHO LOSES:**

Let's start with THE NEIGHBOR who has to live next to the vacation rental. They bought their home in a residential neighborhood, expecting the security and quiet enjoyment of their property. Now they have the same as a motel next to them with daily or weekly renters who could be anything from criminals, sex offender, pedophiles or who knows what. These renters have no interest or ties to the community or the understanding of who their neighbors are or what the policies are of the community. Why should a neighbor have to deal with or worry about such things? Ask yourself, do you want a vacation rental next to your home? I bet not.

THE NEIGHBORHOOD. Vacation rentals destabilize a neighborhood because:

- Short term renters rarely show respect for the norms of a neighborhood.
- They park where they shouldn't.
- They leave trash bins out for days before for pickup.
- They party into the night.
- They leave laundry drying on deck railings.

None of this behavior happens with the neighbors who own their homes. No one wants to live next to vacation rental. No one wants to buy a home next to a vacation rental unless the purchaser wants to rent it short term which just adds to to the problems for the neighborhood. Most vacation rentals are absentee owned. That creates a whole new set of problems when it comes to home maintenance and CC&R compliance, as well as security issues when the house sits empty. I can't think of one positive for the neighborhood to have Vacation rentals.

THE CITY OF COEUR D'ALENE. Vacation rentals have:

- Exacerbated the inflation of home prices by Landlords paying well over listed residential prices because the property can be rented for a high rate of return;
- Reduces the number of homes available for sale to local residents for the same reason;
- Reduces the number of long term rentals available for medical personnel and other necessary workers because of high rates for vacation rentals;
- A disregard for compliance with the City's Short Term Rental Ordinance.

Our neighborhood is an example. We have 9 licensed properties and probably over 30 active vacation rentals. Of the licensed properties, few if any, comply with the neighbor notification requirements.

## **SOLUTIONS:**

### **FIRST AND FOREMOST, AT LEAST ENFORCE THE EXISTING**

**ORDINANCE.** Add the necessary personnel and consultants to do the job. Pay for the increased costs by significantly increasing registration and renewal fees, as well as fining landlords who fail to get a permit a minimum \$10,000 and a loss of the right to rent for five years. These landlords are making thousands and thousands of dollars every season. They can afford it. Why should the City and its' citizens, who don't benefit from the rental income and have to put up with the problems created, have to pay for the costs of adequate regulation?

### **STUDY WHAT OTHER COMMUNITIES HAVE DONE TO CONTROL THIS CIVIC MENACE**

- Limit the number of permits to 5% of living units by neighborhood and the City as a whole. Issue permits by lottery. Limit permits to one per landlord. Require landlord to live in a rental unit 6 months a year or rent the unit for 6 months or more a year. Require adequate off street parking.
- Rally the Association of Idaho Cities to lobby the State legislature to change the state law to eliminate the exception that vacation rentals are a residential activity when we all know that it's really a commercial enterprise that has no place in residential neighborhoods.

We encourage you to take corrective action on this activity that is so negatively affecting the neighborhoods of Coeur d'Alene. You owe that to the citizens of Coeur d'Alene. You don't owe special protection to the absentee, or out of state, or local insensitive, greedy landlords that profit at others expense by this disruptive, destructive business practice masquerading as a residential use.

Respectfully,

Lee and Bethany Derrough  
1370 West Bellerive Land • Coeur d'Alene, Idaho • 83814

**From:** [Jan Marie](#)  
**To:** [HAMMOND, JIM](#); [GOOKIN, DAN](#); [MILLER, KIKI](#); [HOLM, SEAN](#); [WOOD, CHRISTIE](#); [wmcervers@cdaid.org](mailto:wmcervers@cdaid.org);  
[ENGLISH, DAN](#); [EVANS, AMY](#)  
**Subject:** heres an idea  
**Date:** Friday, September 9, 2022 4:02:30 PM

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

Hello!

Now we have a group of 72 ppl not necessarily from here (NEW) that have formed a "for property rights " group!

I am sending you links to changes that I hope will be of interest, from the City and County of Chelan, Wash. ! They are one of MANY resort communities dealing with "the quality of our lives being upended by STR's!

As elected officials, you are tasked with protecting the CITIZENS of Cda! As this discussion goes on in our community, it feels as though you are protecting the tourist industry and not the citizens! Our charming downtown Cda has been catered to tourists and NOT locals. You want to do something to make a difference in the employment and housing crisis? All single family homes are just that, single family homes, for local families, not STR's. Build an ADU if you want to make \$\$! (but must live on property !) I ALWAYS SAY " If you want to know the motives of people, "follow the MONEY"  
Always gives you the answer!

Moving at a turtle's pace only gives more time for buyers to "get in" before you do something! I have lived in Cda (30 years and Silver Valley (15 years) and this is just a slap in the face to those of us that LIVE, WORK , and pay taxes here! I am sick of living in a "hotel district"! see links below for some insight! Moratorium? hmmm

{ We own a home downtown and have a studio apt. that is an STR, but we live on site! We have off street parking for our Guests! I get WHY ppl do it, its income! we don't own other homes that disrupt neighborhoods, just our studio apt. }

- <https://lakechelannow.com/county-commissioners-pass-new-short-term-rental-code/>
- <https://www.co.chelan.wa.us/community-development/pages/short-term-vacation-rentals-str-code-development>
- [https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments\\_Combos\\_2021\\_0505.pdf](https://www.co.chelan.wa.us/files/community-development/documents/STR/Attachments_Combos_2021_0505.pdf)

With Kind Regards,

Jan Marie

City of Coeur d'Alene  
710 E. Mullan Ave.  
Coeur d'Alene, ID 83814  
208-769-2300

Jim Hammond, Mayor: [jhammond@cdaid.org](mailto:jhammond@cdaid.org)

Dan Gookin, City Council Seat 3 (Term 1/7/20 – 1/2/24): [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
Amy Evans, City Council Seat 2 (Term 1/2/18 – 1/6/26): [aevans@cdaid.org](mailto:aevans@cdaid.org)  
Christie Wood, City Council Seat 1 (Term 1/1/20 – 1/2/24): [cwood@cdaid.org](mailto:cwood@cdaid.org)  
Kiki Miller, City Council Seat 6 (Term 1/1/18 – 1/6/26): [kmiller@cdaid.org](mailto:kmiller@cdaid.org)  
Dan English, City Council Seat 5 (Term 1/1/20 – 1/2/24): [denglish@cdaid.org](mailto:denglish@cdaid.org)  
Woody McEvers, City Council Seat #4 (Term 1/2/18 – 1/6/26): [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org)

Sean Holm, Senior Planner: [Sholm@cdaid.org](mailto:Sholm@cdaid.org)  
Renata McLeod, City Clerk: [Renata@cdaid.org](mailto:Renata@cdaid.org)  
Kelley Setters, Deputy City Clerk: [Ksetters@cdaid.org](mailto:Ksetters@cdaid.org)  
Hilary Anderson, Community Planning Director [handerson@cdaid.org](mailto:handerson@cdaid.org)

Dear Mayor Hammond, Council Members and City Planners,

I am writing to express my concern about the proposal currently under discussion by City leaders to eliminate non-owner-occupied short-term rentals. Eliminating over half of STRs is likely illegal under the 2017 Idaho law that specifically protects a property owner's right to use their property as an STR. It will subject the City to a legal challenge that will be a waste of taxpayer money to needlessly defend. While the City is within the legitimate scope of its power to preserve the integrity of our neighborhoods by establishing reasonable, tailored restrictions, the "problem" of STR concentration is unclear and seems to be vastly exaggerated. Limiting STRs to owner-occupied properties is a blunt instrument that is both illegal and bad policy.

Rather than a wholesale elimination of non-owner STRs, City officials need to be thoughtful and consider targeted measures to address whatever issues our City has experienced (e.g., non-permitted STRs, excessive street parking, unruly gatherings, etc.). While it is unclear exactly how STRs are negatively impacting our neighborhoods, one line of attack seems to be that STR guests are not suitably "neighborly." Anecdotes of wild bachelorette parties and disorderly groups of young males have been provided in the Press. The number of incidences of this type are not clear, however, and it should be noted that these types of groups are not permitted under CdA's current STR ordinance. If anything, STR guests and owners have more incentives to be "good neighbors" than owners and long-term renters, as they risk losing security deposits, suffer poor ratings and face potentially immediate eviction. Where there is disorderly conduct, the current City Code is sufficient to address any impact on the integrity of our neighborhoods. It just needs to be enforced.

As City leaders consider ordinance amendments, they need to be good stewards of our City. Eliminating non-owner-occupied STRs could have a substantial negative impact on the CdA economy, which relies upon tourists, and particularly family tourists. Per the CDA ordinance, family tourists are exactly who STRs are required to cater to. Hotels are simply not appropriate for many larger groups of family members who look to non-owner occupied STRs to accommodate their gatherings, and who can be expected to look elsewhere than CDA if non-owner occupied STRs are not an option. For guests that might still wish to visit CdA, elimination of non-owner-occupied STRs can be expected to benefit the hotel industry, incentivizing more hotels to be built and thereby eroding the integrity of the very neighborhoods the City seeks to protect (particularly the higher occupancy R-17 residential areas that border the downtown commercial district and are perhaps more likely to house "blue collar" workers). Furthermore, eliminating non-owner-occupied STRs could have negative impacts on housing values and result in unintended shifts of the property tax burdens to areas where these STRs are not currently located.

While City leaders may have a legitimate concern for the welfare of blue-collar workers, the cost of housing in CDA is being driven up by the general demand to live in our City (as it is in Idaho generally). Permitted non-owner-occupied

STRs (which are less than 1% of the housing stock) are not the cause of blue-collar workers not being able to afford rent. Eliminating non-owner-occupied STRs will not address the problem since these workers will still be priced out by long-term rental rates. City Planners need to focus on the real issue of growth and new housing rather than making non-owner-occupied STRs the scapegoat for this issue.

Eliminating non-owner-occupied STRs is both illegal and bad policy. If, however, the City decides to proceed, it should at the very least grandfather currently permitted non-owner-occupied STRs, to potentially avoid a legal challenge and as matter of fairness to STR owners who have played by the rules.

Sincerely,

*Paul Meyer* 10/7/2022 253-632-2034

*Jose Meyer* 10/7/2022 206-919-3172

**From:** [Tom Pehlke](#)  
**To:** [GOOKIN, DAN](#); [ENGLISH, DAN](#); [WOOD, CHRISTIE](#); [EVANS, AMY](#); [MCEVERS, WOODY](#); [MILLER, KIKI](#);  
[PATTERSON, HILARY](#)  
**Subject:** Please stop the out of control short term rentals.  
**Date:** Thursday, September 22, 2022 1:01:01 PM

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

Please stop the out of control short term rentals and accessory dwelling units. They are removing, not adding to the supply of homes that are available to live in. Any new rules should come with a degree of enforcement to shut this all down. You currently have rules that are being broken by almost all of them.

Thank you

Tom Pehlke

621 Coeur d'alene Ave.

208 651-2520

**From:** [TYMESEN, TROY](#)  
**To:** ["Mark Robitaille"](#)  
**Cc:** [HOLM, SEAN](#); [PATTERSON, HILARY](#)  
**Subject:** RE: Attn: Mark Robitaille  
**Date:** Wednesday, September 21, 2022 12:12:17 PM

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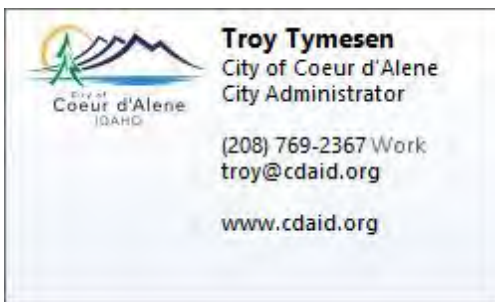
Good day Mark,

The Short Term Rental discussion was not on the Council agenda.

It will be moving to a Planning and Zoning Commission and Council joint workshop in the near future.

Thanks for the information.

Troy



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**From:** Mark Robitaille <Mark@coeurdalene.org>  
**Sent:** Wednesday, September 21, 2022 11:35 AM  
**To:** TYMESEN, TROY <TROY@cdaid.org>  
**Subject:** FW: Attn: Mark Robitaille

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Hey Troy,

I'd imagine you've heard from this group but thought I'd forward it if not. I followed their FB page but have not replied and don't plan to. I didn't get to watch last night's Council meeting. Was anything decided?

Mark Robitaille  
Executive Director  
Coeur d'Alene Convention and Visitors Bureau  
105 N 1<sup>st</sup> Street, Ste. 100  
Coeur d'Alene, ID 83814  
208.415.0114



[www.coeurdalene.org](http://www.coeurdalene.org)

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**From:** Jeremy Radford <[cdavacationrentalalliance@gmail.com](mailto:cdavacationrentalalliance@gmail.com)>

**Sent:** Sunday, September 18, 2022 10:16 AM

**To:** Coeur d'Alene Information <[info@coeurdalene.org](mailto:info@coeurdalene.org)>

**Subject:** Attn: Mark Robitaille

Hi Mr. Robitaille~

We wanted to reach out to the Coeur d'Alene Conference and Visitors Bureau on behalf of members of our Facebook group, CDA-Vacation Rental Alliance. We just started the page 3 weeks ago, and are already 178 members strong! Our members include mainly Short Term Rental (STR) owners and local realtors, both of whom depend on STR opportunities to make a living. I included our mission statement at the bottom of this email, but the main focus of our group is to highlight the positives STRs bring to the community.

Downtown businesses are huge beneficiaries of the symbiotic relationship between business and a flourishing STR market. Many of the STR restrictions that are currently being considered by the City Council will have MAJOR impacts on the business community in town, so we'd love to become allies as we seek to communicate the disastrous downstream effects their proposals will cause.

We are in the process of forming our leadership/steering team and would LOVE if you or a member of your team would like to participate. Please get in touch if you have any questions or ideas! The QR code below takes you to our FB page.

Thanks so much!

Jeremy & Melissa Radford  
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.*

**From:** [Josh Suhr](#)  
**To:** [ANDERSON, HILARY](#)  
**Subject:** Re: Short term rental regulations  
**Date:** Monday, August 22, 2022 3:59:29 PM

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I would loop in Lindsay, myself, Tom Torgerson, and Michael Wendland

Thanks Hilary

On Mon, Aug 22, 2022 at 3:46 PM ANDERSON, HILARY <[HANDERSON@cdaid.org](mailto:HANDERSON@cdaid.org)> wrote:

Hi Josh.

Thank you for reaching out. Yes, we would definitely like to work with the CDA Regional Realtors as we relook at the Short-Term Rental Code and possible amendments. We will be presenting the same information to the other three City Council members at the September 12<sup>th</sup> General Services/Public Works Subcommittee meeting to get some early input, and then we will begin working on stakeholder outreach. That stage will include working with your group. Who all should we involve at this stage, other than you and Lindsay?

Hilary

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**From:** Josh Suhr <[brickandmortarcda@gmail.com](mailto:brickandmortarcda@gmail.com)>  
**Sent:** Monday, August 22, 2022 3:28 PM  
**To:** ANDERSON, HILARY <[HANDERSON@cdaid.org](mailto:HANDERSON@cdaid.org)>  
**Subject:** Short term rental regulations

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Hilary

I caught the meeting online regarding the STR changes

The Realtors have a vested interest in this issue and would like to be a part of this discussion. I feel like we had a fairly productive dialogue with staff previously and I would

like to see that continue

Thanks and please keep me in the loop

Josh Suhr

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**From:** [Stacey Armstrong](#)  
**To:** [PlanningDiv](#)  
**Cc:** [GOOKIN, DAN](#); [EVANS, AMY](#); [WOOD, CHRISTIE](#); [MILLER, KIKI](#); [ENGLISH, DAN](#); [MCEVERS, WOODY](#)  
**Subject:** Sept 12th - General Services Meeting - Planning Div Bias  
**Date:** Monday, September 12, 2022 1:50:06 PM  
**Attachments:** [Screen Shot 2022-09-12 at 1.45.49 PM.png](#)  
[Screen Shot 2022-09-12 at 1.47.15 PM.png](#)

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Hello Planning Department,

I am thoroughly disgusted and disappointed in your non-verbal bias towards short-term rentals. Your chosen images for the PowerPoint presentation were anti-short-term rental. The subliminal messages are discouraging and shocking, coming from a team that has worked in public service for nearly their entire careers; you should know better.

The planning department needs to offer a public apology for the biased images used in its presentation with the City Council today,

Sincerely,

Stacey Armstrong 208-661-1949

**From:** [David Schlactus](#)  
**To:** [PATTERSON, HILARY](#)  
**Subject:** Short Term Rental Concerns  
**Date:** Wednesday, September 21, 2022 4:09:44 PM

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Hilary

I've revised my letter somewhat since I sent it to you and am sending it to all City Council members. I thought I should send you a copy as well. David Schlactus

September 21, 2022

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

I recently attended the City Council Planning Commission meeting at the CDA Library where the topic was Short Term Rentals in our community. I want to tell you that my wife and I support stronger regulations and enforcement of short-term rentals.

We live at 408 S. 18th Street in CDA. Of the 5 homes that are adjacent to us (one on either side of our house and 3 behind us across the alley), one is a long term rental and three are full time Airbnb's. That means that only our house and our neighbor to the north of us are owner occupied. In addition, there are 3 additional Airbnb's on our block alone. In addition, virtually every new construction in the Sanders Beach area where we live includes an ADU – which, based on current events in our area, we all know is not for the owners mother-in-law.

I am a capitalist and appreciate everyone's right to a profitable business. But the unintended consequences of too many short-term rentals is profound.

- Non owner occupied homes are not cared for in the same manner as owner occupied homes. The existence of weeded yards is but one example.
- Parking is often an issue. Although the contracts state renters are allowed only two cars, it is not uncommon for us to come home and find 3, 4 and sometimes 5 cars associated with the rental just south of us, which sleeps us to 14 people!
- When there are too many short term rentals in a community, there are fewer owner occupied homes for sale and hence, prices of existing homes skyrocket, making it virtually impossible for our children and the next generation to own a home; certainly in our neighborhood.
- This puts added pressure on the well documented housing crisis in CDA

We know for a fact that one of Airbnb's owners has not been in his property in close to a year.

Absentee landlords don't care about parking issues, water issue, maintenance issues or more. Three times in the last 3 months we have had to call the absentee owner of one of the Airbnb's, who is a very nice man, but lives full time in Montana and tell him his sprinkler has been running non-stop for more than 36 hours. He's not here. How would he know that he is wasting valuable resources in our community.

Twice in the past year we have had to call the local management company to complain that the party next door was still going on at close to midnight. Three times we have had to call and complain that way more cars are parking in our area than they are allowed, forcing us to park further down the street just to get in to our own home. During the winter when my wife had broken foot (and two young granddaughters in tow), and was in a walking boot, this was an issue.

At the recent meeting one of the council members made the comment that he did not feel Bachelor and Bachelorette parties were a very common occurrence. Perhaps not in his neighborhood but it is in ours. We are a high destination area as we are within walking distance of downtown. We have had 3 parties in the past three weeks. Last weekend I caught one of the party goers urinating outside in my neighbor's backyard, within view of myself and our neighbors on the other side of the Airbnb. A neighbor down the street was awoken after midnight to the sound of a party goer throwing up in between his house and the Airbnb next to him.

The owners of these Airbnb's, many of whom do not live in our community, will tell you that they hire Property Management companies to manage their business. Despite their best intentions, they can't be at the property all hours of the day and night. We, their neighbors are left to police these properties. This is not right. We did not sign up to police our neighbor's businesses. Yet they are not there at midnight and again at 4 am when we have had to tell the people next to us to go inside and quiet down or we will call the police.

The management company has no idea that when the Airbnb runs out of room in their garbage – they put their extra trash in our garbage cans. In fact, when our neighbor first established his Airbnb he did not arrange for garbage service. It wasn't until we called and complained that he finally initiated it.

The management company doesn't review if the carport behind the house is being used, which it isn't, because it's chock full of weeds.

I know some will argue that they invested a lot of money to get their business up and running. But every business comes with risk. And the existence of so many unregistered STR's tell all of us that many people are not playing by the rules – they are not invested in our community. They are simply out to make a buck, at our expense.

We believe that there should be a limit within each neighborhood. The stability and development of our neighborhood's are not well served when there are too many short-term rentals and ADU's. As a result, we would support a limit on STR's to a logical percentage in each neighborhood.

We would also support a restriction on the number of weeks that a home could be rented out - to no more than 2 weeks per month.

I sound like an old curmudgeon. I don't mean to be. We feel that there should be a middle ground, and with the current lack of regulations there is no middle ground. As a result, we would support the implementation of some steps designed to promote owner's being actively involved in their properties for the betterment of our neighborhood's, not just to make some additional income for themselves.

Thank you and good luck,

David & Kristen Schlactus

**From:** [David Schlactus](#)  
**To:** [ANDERSON, HILARY](#)  
**Subject:** Short-Term Rentals  
**Date:** Saturday, August 20, 2022 10:28:10 AM

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Ms. Anderson and the Planning Commission,

I read the article in the Saturday, August 20, 2022 CDA Press today that mentioned you and the commission are taking up the issue of Short-term Rentals in our community. I want to tell you that my wife and I completely agree with your thought process and would support stronger regulations and enforcement of these short-term rentals.

We live at 408 S. 18th Street in CDA. Of the 5 homes that are adjacent to us (3 behind us across the alley), one is a long term rental, two are full time Airbnb's and one is for sale, but has been a long term rental as well. That means that only our house and the neighbor to the north of us are owner occupied.

I am a capitalist and appreciate everyone's right to a profitable business. But the unintended consequences of too many short-term rentals is profound.

- Non owner occupied homes are not cared for in the same manner as owner occupied homes. The existence of weeded yards is but one example.
- Parking is often an issue. Although the contracts state renters are allowed only two cars, it is not uncommon for us to come home and find 3, 4 and sometimes 5 cars associated with the rental just south of us, which sleeps us to 14 people!
- When there are too many short term rentals in a community, there are fewer owner occupied homes for sale and hence, prices of existing homes skyrocket, making it virtually impossible for our children and the next generation to own a home; certainly in our neighborhood.
- This puts added pressure on the well documented housing crisis in CDA

We know for a fact that one of Airbnb's owners has not been in his property in close to a year.

We realize that you may not be able to limit the number of current Airbnb's - but we believe that there should be a limit within each neighborhood. The stability and development of our neighborhood's is not well served when there are too many short-term rentals and ADU's. As a result, we would support a limit on future development to a logical percentage in each neighborhood.

We would also support a restriction on the number of weeks that a home could be rented out - to no more than 2 weeks per month.

Absentee landlords don't care about parking issues, water issue, maintenance issues or more. Three times in the last 2 months we have had to call the absentee owner of one of the Airbnb's, who is a very nice man, and tell him his sprinkler is running non-stop. He's not here. How would he know that he is wasting valuable resources in our community. Twice in the past year we have had to call the local management company to complain that the party next door was still going on at close to midnight. Three times we have had to call and complain that way



more cars are parking in our area than they are allowed, forcing us to park further down the street just to get in to our own home. During the winter when my wife had a bad sprained ankle and was in a walking boot, this was an issue.

I sound like an old curmudgeon. I don't mean to be. We feel that there should be a middle ground, and with the current lack of regulations there is no middle ground. As a result, we would support the implementation of some baby steps designed to promote owner's being actively involved in their properties for the betterment of our neighborhood's, not just to make some additional income for themselves.

Thank you and good luck,

David & Kristen Schlactus

**From:** [Justin Druffel](#)  
**To:** [PATTERSON, HILARY](#)  
**Cc:** [Elizabeth Druffel](#)  
**Subject:** Short Term Rental  
**Date:** Thursday, September 15, 2022 8:32:06 AM  
**Attachments:** [image.png](#)

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Hillary,

I hope all is well. I thought I would start with you to see who I should send the following message to regarding short term rentals in CDA?

We have lived at 1101 East Lakeshore for the past 14 years. We have put significant investment into our home and are active members of the community. When we invested we expected our Sanders Beach neighborhood to be local residents who do the same. Unfortunately we have spent the majority of that time with short term VRBO rentals surrounding our home.

1102 E Lakeshore Dr. was a VRBO until recently sold to a couple that also purchased a home down the street from us. It is now kept up well, but unoccupied and awaiting construction.

1103 E Lakeshore Dr. is an active VRBO who's owner lived in Southern California until recently and lives elsewhere in Coeur d' Alene. We have had issues over the years with keeping up the property and the noise of different people in and out of the home.

815 S 11th St. is an active VRBO whose owners are great, and live over in Bellingham, WA . We have had very little issue, and are constantly checking with us when they are here.



All that said, we live in one of the nicest established neighborhoods to be part of the community and build relationships with our neighbors. I would argue that many of these homes could be owner occupied if they were not VRBO and likely have owners that were invested in the property and their surrounding neighbors.

The strategy of putting in place owner occupied short term rentals would in every case here eliminate the situation we have where we have a valuable home surrounded by short term rentals. I would also argue that these short term rentals have artificially inflated housing prices in Coeur d'Alene, making it even more difficult for our community to attain home ownership for the local citizens who work and pay taxes here.

As you know I am a big fan of planned sustainable long term growth in communities from my time on the Urban Renewal board and appreciate the city looking into a better plan for our communities future.

Regards,

Justin Druffel

208-447-7895

--

Regards,

Justin Druffel  
208-447-7895

**From:** [joel@todddeds.life](mailto:joel@todddeds.life)  
**To:** [PlanningDiv](#)  
**Cc:** [GOOKIN, DAN](#); [EVANS, AMY](#); [WOOD, CHRISTIE](#); [MILLER, KIKI](#); [ENGLISH, DAN](#); [MCEVERS, WOODY](#)  
**Subject:** Short term Rentals  
**Date:** Friday, September 16, 2022 1:35:55 PM  
**Attachments:** [Dear City Council Members.docx](#)

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Also attached

Dear City Council Members,

9/15/2022

My name is Joel Reinholz and I own 2 STRS in the city of CDA.

My wife and I have been coming to CDA on a regular basis since we were married there in 1997. In March 2016 we purchased one of the Ice Plant townhouses and rented it furnished as an STR. I knew both neighbors and they both had my contact information, and my local managers contact information. In July 2017 the HOA decided to no longer allow STR. While a STR I had no complaints. I started renting as a LTR and started having problems and complaints. I sold in October 2019 and bought a house on Front Street and began STR through a local CDA agency. Again, my neighbors have my contact information, and my managers contact information. This property has 4 bedrooms that I rent out with a maximum of 8 people.

In July 2021, I retired and sold my business. I put my life savings into another STR on 18<sup>th</sup> Street. Again, both neighbors have my contact information and my local CDA managers contact information. It is a 4-bedroom house with 2 living rooms and a sofa sleeper. I rent this out with a maximum of 10 people.

We stay in our STRs when we travel to CDA several months of the year and may some day move into one permanently. I talk with my neighbors regularly and get along with them well. This is how I found out about your proposals. I have had no complaints and most of them have rented my houses when they had company. I rent with 3-day minimum and large deposits. The person renting must be at least 25 years old. I advise an outdoor quiet time of 10:00 pm for use of the outdoor amenities. Maintenance on STRs is kept to a higher standard than long term. Professionals take care of them instead of the long-term renters. My properties are inspected between every guest and well maintained.

Both units are currently permitted with the city and not renewing my permits would greatly affect my life and the community of CDA financially.

I rely on the income to supplement my retirement. CDA would lose beds for 18 tourists a day or approximately 5400 a year by eliminating my 2 houses.

These people that rent form me.

Eat in local CDA restaurants.

Shop in local CDA stores.

Go to local CDA events.,

Ski at area courses.

Hike the local trails.

Bike the local bike paths.

Golf the local golf courses.

Along with all the other businesses they support in CDA and the area.

I alone spent approximately \$90,000 last year and \$66000 so far this year in CDA to operate and maintain these 2 properties.

Some of the places where this money goes to help support CDA.

A local CDA rental management company.

A local CDA cleaning company.

A local CDA glass shop.

Local CDA lawn services.

Local CDA sprinkler services.

Local carpenters.

Local CDA HVAC contractors.

Local CDA electricians.

Local CDA plumbers.

Local CDA furniture stores.

Various other Local CDA stores and suppliers.

Kootenai County.

And The City of Coeur d' Alene

And I have only 2 that you want to eliminate.

I hope you consider the financial loses of all the people in the area.

Thank you for the opportunity to be heard

Joel Reinholz

joel@toddandeds.life



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Roger Smith](#)  
**To:** [MILLER, KIKI](#); [MCEVERS, WOODY](#); [Dan Gookin](#)  
**Cc:** [WOOD, CHRISTIE](#); [EVANS, AMY](#); [ENGLISH, DAN](#); [HAMMOND, JIM](#); [PATTERSON, HILARY](#)  
**Subject:** Short-Term Rental (STR) Rules  
**Date:** Sunday, September 11, 2022 7:46:03 AM

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I attended the recent General Services meeting (8/22) regarding Short-Term Rentals, and I strongly agree with the rule changes being proposed, which would require:

- owner occupant ("owner" needs to be clearly defined - as the person on title, not a child, cousin, family member, etc.)
- off-street parking
- stiff fines and possible loss of permit for violations (parking, noise, etc.)
- posting of City rules on the premises
- notification of neighbors with owner's name and phone #
- limiting the number of people renting

Thank you!

Roger Smith  
CDA

**From:** [Save CDA STRs](#)  
**To:** [GOOKIN, DAN; aeevams@cdaid.org; WOOD, CHRISTIE; MILLER, KIKI; ENGLISH, DAN; MCEVERS, WOODY; HOLM, SEAN; MCLEOD, RENATA; SETTERS, KELLEY; PATTERSON, HILARY; HAMMOND, JIM](#)  
**Cc:** [bbuley@cdapress.com; agwasden@ag.idaho.gov](#)  
**Subject:** Short-term Rental Ordinance Amendment  
**Date:** Wednesday, September 7, 2022 5:43:50 PM

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Dear Mayor Hammond, Council Members and City Planners,

We are writing to express our concern about the proposal currently under discussion by City leaders to eliminate non-owner-occupied short-term rentals. Eliminating over half of STRs is likely illegal under the 2017 Idaho law (ID statute 67-6539) that specifically protects a property owner's right to use their property as an STR. It will subject the City to a legal challenge that will be a waste of taxpayer money to needlessly defend. While the City is within the legitimate scope of its power to act for the general welfare and preserve the integrity of our neighborhoods by establishing reasonable, tailored restrictions, the "problem" of STR concentration is unclear and seems to be vastly exaggerated. Limiting STRs to owner-occupied properties is a blunt instrument that is both illegal and bad policy.

Rather than a wholesale elimination of non-owner STRs, City officials need to be thoughtful and consider targeted measures to address whatever issues our City has experienced (e.g., non-permitted STRs, excessive street parking, unruly gatherings, etc.). While it is unclear exactly how STRs are negatively impacting our neighborhoods, one line of attack seems to be that STR guests are not suitably "neighborly." Anecdotes of wild bachelorette parties and disorderly groups of young males have been provided in the Press. The number of incidences of this type are not clear, however, and it should be noted that these types of groups are not permitted under CdA's current STR ordinance. If anything, STR guests and owners have more incentives to be "good neighbors" than owners and long-term renters, as they risk losing security deposits, suffer poor ratings and face potentially immediate eviction. Where there is disorderly conduct, the current City Code is sufficient to address any impact on the integrity of our neighborhoods. It just needs to be enforced.

As City leaders consider ordinance amendments, they need to be good stewards of our City. Eliminating non-owner-occupied STRs could have a substantial negative impact on the CdA economy, which relies upon tourists, and particularly family tourists. Per the CDA ordinance, family tourists are exactly who STRs are required to cater to. Hotels are simply not appropriate for many larger groups of family members who look to non-owner occupied STRs to accommodate their gatherings, and who can be expected to look elsewhere than CDA if non-owner occupied STRs are not an option. For guests that might still wish to visit CdA, elimination of non-owner-occupied STRs can be expected to benefit the hotel industry, incentivizing more hotels to be built and thereby eroding the integrity of the very neighborhoods the City seeks to protect (particularly the higher occupancy R-17 residential areas that border the downtown commercial district and are perhaps more likely to house "blue collar" workers). Furthermore, eliminating non-owner-occupied STRs could have negative impacts on housing values and result in unintended shifts of the property tax burdens to areas where these STRs are not currently located.

While City leaders may have a legitimate concern for the welfare of blue-collar workers, the cost of housing in CDA is being driven up by the general demand to live in our City (as it is in Idaho generally). Permitted non-owner-occupied STRs (which are less than 1% of the housing stock)



are not the cause of blue-collar workers not being able to afford rent. Eliminating non-owner-occupied STRs will not address the problem since these workers will still be priced out by long-term rental rates. City Planners need to focus on the real issue of growth and new housing rather than making non-owner-occupied STRs the scapegoat for this issue.

Eliminating non-owner-occupied STRs is both contrary to state law and bad policy. If, however, the City decides to proceed, it should at the very least grandfather currently permitted non-owner-occupied STRs, to potentially avoid a legal challenge and as matter of fairness to STR owners who have played by the rules.

Sincerely,

Save CDA STRs

### **Annex – Expanded arguments for your consideration**

- **This is Idaho, not California, and we respect property rights!** Idaho has a long record of standing behind property rights. Eliminating a property owner's ability to rent their property as an STR simply because it is non-owner-occupied is unreasonable and therefore illegal under the 2017 state law. We expect unreasonable ordinances from politicians and planners in California, but Idahoans believe in property rights and there is a law with an express legislative intent to preserve personal property rights to prove it. We expect better from our City leaders.
- **Eliminating non-owner-occupied STRs is illegal and will waste taxpayer money to needlessly defend.** An amendment which outright eliminates a vast proportion (if not a majority) of STRs, and most likely eliminates a significantly higher percentage of individual guests from staying in STRs in non-owner-occupied STRs (vs owner-occupied STRs), is almost certainly contrary to the express purpose of the 2017 Idaho state law that prevents cities and counties from adopting ordinances that eliminate STRs. It can be anticipated to subject the City to unnecessary legal challenges at taxpayer expense. City officials need to be good stewards of City funds and use them to further the interest of the community. Setting up the City for a legal challenge because certain city planners and council members have a preference against STRs in their own neighborhoods will not be viewed as acting in the interest of the broader community.
- **The “problem” of STR concentration is likely overstated.** City Planners note that STRs make up 3-4 homes in certain blocks. This is clearly the exception to the rule. There are many blocks in the City, even south of Harrison, that have no STRs. Based on the City Planning extrapolated numbers discussed at the August 22<sup>nd</sup> meeting (which include actual permitted STRs and an admitted “guess” by Senior Planner, Sean Holm, of the number of non-permitted STRs), STRs may make up around 4% of the housing stock. Assuming, for ease of illustration, a block of 10 houses, then there is less than one STR (whether permitted or not) on average per block (there is .4 per block on average). In fact, there is not on average even one STR for every two blocks (there are .8 STRs per block). Even if you accept the City's estimate that 80% of STRs are south of Harrison, if we assume for the sake of illustration that 50% of residences are south of Harrison, then the math still works out to less than .8 STRs (permitted or non-permitted) per block south of Harrison. What this further indicates is that for every instance where there are five STRs on a block south of Harrison, there are correspondingly more than five entire blocks South of Harrison on average without any permitted or non-permitted STRs. To say that STRs are a significant problem that City Planners should be focused on stretches credulity.

- **City officials need to be thoughtful and consider targeted measures rather than blunt instruments.** Amendments addressing the general welfare of the community and integrity of neighborhoods should be specifically targeted to address neighbor complaints. Limits on the number of cars able to street park, increasing fines, misdemeanor citations, or possible revocation of permits for multiple violations etc. might all be reasonable in some more restrictive fashion. An ordinance that baselessly limits STRs to non-owner-occupied properties is a blunt instrument that is not targeted to address a clearly identified problem.
- **The current STR ordinance is sufficient. It just needs to be enforced.** While we can only guess at the true motivations for eliminating non-owner-occupied STRs, it was suggested at the August 22<sup>nd</sup> GS/PW meeting that elimination might address issues with out-of-state property managers who are not available to immediately handle problems with renters or properties. If out-of-state property managers are really an issue and the motivation for the amendment to limit STRs to owner-occupied properties, then this should be demonstrated with data. Assuming for the sake of discussion, however, that this is true, then the targeted, reasonable solution would be to ENFORCE THE STR REGULATIONS THAT ALREADY EXIST. There is already an existing requirement that a responsible person be readily available 24/7 to handle issues within 60 minutes. Phone numbers of responsible persons are already required to be distributed to neighbors to receive a permit. Limitations are already placed on groups of guests (i.e., occupants are limited to “families” as that term is defined in section 17.02.055 of Title 17 of the Municipal Code). The fundamental problem is not non-owner-occupied STRs, but rather the lack of enforcement of the STRs regulations that are already on the books.

Before taking action to eliminate non-owner-occupied STRs in a single stroke of the pen, the City Council should thoughtfully consider actual complaints and how they’ve been, or might have been, handled in the past. Only then, will it be in position to understand what reasonable measures look like. Relying on knee-jerk reactions to hearsay accounts of the wild bachelorette party or the unruly group of young males that stayed next door or down the street once upon a time may play well in the CDA Press, but political sound bites do not make for good policy. The circumstances surrounding these incidents need to be examined. Did they happen at a non-permitted STR that should have been permitted? If so, then impose a fine (or misdemeanor for a repeat violation). Did they happen during the 14-day exemption period? If so, then consider eliminating the exemption period so that all STRs are subject to the regulations. Did the individuals involved constitute a “family”? If not, then impose a fine if the STR owner did not adequately vet the group. Was a responsible person not available within 60 minutes to address the issue? If not, then impose a fine. Did the incidents involve a disturbance of the peace? If so, then call the Police. If such things happen, and they are already violations of City ordinances, then the solution is enforcement. If they are not violations under the current Ordinance, then the City needs to consider enacting tailored solutions. Eliminating permitted and compliant non-owner-occupied STRs might be an easy and politically expedient solution for some, but “throwing the baby out with the bathwater” is not the right (nor the legal) solution.

- **STR guests and owners have more incentives to be “good neighbors” than long-term renters.** Inherent in the idea that guests that stay in non-owner-occupied STRs are less “neighborly” seems to be the idea that visitors act worse than long-term renters. This does not stand to reason and is also not the case in our experience. While certain residents may complain about nuisances created by guests that stay at STRs, STR guests have more incentives than long-term renters to be on their best behavior, as they generally risk losing substantial security deposits and/or being immediately required to leave should they violate the Good Neighbor policy and any other restrictions that are included in their STR

contracts. Furthermore, STR operators are more likely to ensure the good behavior and safety of their STR guests as they risk monetary fines and potential loss of permits should they not follow the rules and requirements of the CDA STR regulations. As City Planners and Council Members think about any alterations to the ordinance or its enforcement, they should consider specifically tailored regulations that will encourage good guest behavior (like requiring security deposits) and good owner behavior, rather than outright prohibition which is contrary to the 2017 Idaho law.

- **Eliminating non-owner-occupied STRs could have a substantial negative impact on the CdA economy.** As responsible stewards of our City, it is incumbent on City Planners and Council Members to consider the potential negative economic impact of the drastic proposal to eliminate non-owner-occupied STRs. Whether you like it or not, CdA is on the map as a summer vacation town and tourists spend lots of money to keep CdA locals employed. Part of the allure of CdA for tourists is the wholesome, family-friendly, old-school image that families come here to enjoy. The businesses that cater to tourism contribute to the character of our community and are its lifeblood. The shops, restaurants, bars, galleries, and coffee shops on Sherman Avenue and adjacent streets, as well as mid-town and throughout CdA, and a vast number of other small businesses that employ our local citizens, all depend heavily on tourist dollars for their success. Local STR property managers and cleaners make their living, or supplement their income, by managing and cleaning non-owner-occupied STRs. Local builders renovate historic homes that become STRs. Owners invest heavily in the maintenance and upkeep of STRs to make them as attractive as possible. If hotel rooms are unaffordable or not accommodative of their needs, families, who might otherwise rent an STR to celebrate an anniversary, birthday, wedding, or other gathering, will look elsewhere than CdA. Losing tourist dollars, and particularly family tourist dollars, can be anticipated to result in a substantial negative impact on local businesses, employers and employees that depend on the revenue that these guests to our City generate. These are precisely the types of visitors that CdA leaders should seek to attract to sustain jobs for our local citizens. A measure that requires a two-night minimum STR stay would be a targeted solution to the quick turnovers that the City seeks to avoid. Banning non-owner-occupied STRs will have exactly the opposite effect, causing CdA to lose out on the benefits of the family visitors that we seek to attract, destroying the jobs that we want to keep.
- **The goal of protecting the integrity of neighborhoods and addressing blue-collar worker housing by eliminating non-owner-occupied STRs could backfire, eroding neighborhoods by benefiting hotels.** Accommodating visitors who might still be interested in visiting CdA if family friendly STRs become scarce could foreseeably result in hotel room rate increases, which would incentivize even more hotels to be built, further crowding out our vintage neighborhoods. It is foreseeable that pressure would be brought to change R-17 zoning designations that are adjacent to commercial districts (and which are more likely to be affordable to blue collar workers) to commercial. Furthermore, the “little guy” mom and pop STR establishment owners and property managers who dote over their STRs would be crushed in the drive to build more and larger hotels, with the irony that what might have been a well-intended effort to preserve the integrity of our neighborhoods and address the problem of blue-collar workers has exactly the opposite effect. When you seek to find the motivations behind an initiative, it is always wise to follow the money to see who benefits. While on the surface this may be presented as a well-intended solution, the likelihood that large hotel corporations will be the ultimate beneficiaries at the expense of the little guys should not be ignored.
- **Eliminating non-owner-occupied STRs could foreseeably shift property tax burdens to neighborhoods where STRs are not currently concentrated.** City planners have

highlighted that STRs are highly concentrated south of Harrison and in certain areas along the river. This is likely due to the attractiveness to visitors of being proximate to Sherman Ave., mid-town, and the water. Eliminating non-owner-occupied STRs in these areas can be anticipated to deflate property values relative to the areas where STRs are not concentrated. Because CdA taxing jurisdictions require a set level of revenue that is apportioned based on relative property values, eliminating STRs can be expected to result in a shift of the property tax burden to areas where STRs are not located, making it even more costly for locals and blue-collar workers to live in those areas.

- **STRs are not the cause of blue-collar workers not being able to live in certain areas of CdA and should not be a scapegoat for this issue. City Planners need to focus on the real issue of growth and new housing.** City Planners and certain council members seem to be legitimately concerned about blue-collar workers that can no longer afford to rent in CdA. Lack of affordability is not, however, being driven by increased non-owner occupied STRs, except perhaps on the margins, as these properties represent only a small percentage of overall housing. Rather, overall demand to live in CdA (and in Idaho generally) has been on the rise, driving up the price of housing everywhere. In the absence of an increased supply of new housing, housing prices have escalated. Long term rental rates rise in line with housing prices. Forcing an owner to use their property as a long-term rental will not be helpful to the issue of affordable blue-collar housing, as long-term rates will still increase to price out these renters regardless. The sad reality of increased overall demand to live in CdA is that some people who might have been able to rent in certain areas a decade ago may not be able to today. Rather than insert government regulations to alter the laws of supply and demand in order to score populist political points and tout that they've taken action to address the problem of the terrible, awful, no-good tourist strangers prowling our neighborhoods and depriving our businesses of workers, City Planners and the City Council members would be better served focusing on the real and very critically important issue of how to plan for more new housing supply to meet the needs of our vital workers in a time of change.
- **At the very least, permitted non-owner-occupied STRs should be grandfathered.** If City leaders nevertheless decide to set good policy and common sense aside and proceed with banning non-owner-occupied STRs come hell or high water, then existing permitted non-owner-occupied STRs (a mere 1% or less of residential properties in CdA) should be grandfathered to avoid a challenge of illegally restricting property rights under the 2017 statute or "taking" property rights due to confiscation of reasonable investment expectations. This is not just a matter of the law, however. It is also a matter of simple fairness and decency to existing mom and pop permitted STR owners who have played by the rules.

Dear Mayor Hammond,

I am writing to you to express my concern about the proposed restrictions to Short Term Rentals in Coeur d'Alene.

I practiced medicine in Coeur d'Alene for 30 years and contributed to this community in many ways. Over the past few years, as I neared retirement, I invested over \$100,000 of my retirement savings into improvements to my personal property to convert to a short-term rental. I put in a new deck, and remodeled it with new floors, granite countertops, new doors, paint, landscaping, etc. I followed ALL of the city requirements, obtained the proper permits, completed the fire safety requirements, and off-street parking requirements. I notified all of my neighbors and let them know about the nature of the short-term rentals and encouraged them to contact our professional property manager (VACASA) about ANY problems that might arise.

Additionally, I employed a team of lawyers to advise me and help me protect my investment from liability and they recommended that I form a limited liability corporation which they helped me accomplish, at no small expense.

My point in recounting all this personal experience to you is to make you aware that some of us have made significant life decisions and spent considerable time, effort and money while following the rules that you established. To have the rug pulled out from under me is very disconcerting. From what I have read you are considering NOT grandfathering those of us who have played by your rules all along. I expect that it will take me many years to recoup my investment in the best of circumstances. But if you prohibit me from renewing my license, for no fault of my own, this will result in a significant financial loss on my part.

I understand that affordable housing is a significant issue in Coeur d Alene, and there are many innovative solutions. But those solutions require long-term, well-thought-out compromises. Pulling the rug out from under the law-abiding, tax-paying, responsible citizens among us is not the way to solve this problem.

Sincerely,

A handwritten signature in black ink that reads "D. Justin StormoGipson, MD". The signature is written in a cursive style with a large initial "D" and "J".

D. Justin StormoGipson, MD

Coeur d'Alene Calm, LLC  
310 S. 13<sup>th</sup> St  
Coeur d'Alene, ID 83814  
208.964.0565

**From:** [Stephanie Berl](#)  
**To:** [PATTERSON, HILARY](#)  
**Subject:** STR  
**Date:** Friday, September 9, 2022 10:24:11 AM

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

September 9, 2022

Dear Ms. Henderson,

Thank you for taking the time to read our letter regarding STR. First we would like to introduce ourselves—Lance and Stephanie Berl. We are retired teachers born and raised in Rockford, IL. Our son moved for his job to CDA in the summer of 2019 and bought a house in downtown CDA. In June 2020 we bought a home 8 blocks from our son.

We decided to rent our home as an Airbnb after spending thousands to fix it up, and purchased our permit #55810 in July 2020. We have maintained our home, and earned the title of Superhost on Airbnb. We have followed all the rules as non-owner occupied, with our son for contact just down the street. Our guests have spent lots of money, eating out, shopping, renting bikes, and enjoying CDA plus paid for the occupancy taxes. If you force us to rent long term, all of the occupancy tax income will be lost. We pay the same in state income tax whether we are STR or long term, but the city gets less by not getting the occupancy taxes on long term rentals..

One question, how much occupancy tax does Airbnb and VRBO pay Idaho and CDA yearly? That will be down 60% if they require owner-occupied. We gave Idaho 6% sales tax and 2% Tourism tax on the rent and cleaning fee that we received from Airbnb guests for a total of \$8,096.43 for 7/2020 to 9/2022. We have a two bedroom one bath home with off street parking and rent only to 4 people maximum. A suggestion would be to allow only two people per bedroom for each STR. Please consider grandfathering in the non-owner occupied who have obeyed all the rules.

We also have hired our cleaning lady who we love and appreciate all she has done for us for the past two years plus. We would have to tell her she is unemployed if you change to owner-occupied. Please take this also into consideration.

With an owner-occupied STR rule, the only way a single family home can be a STR is if the owner has an ADU to rent or else they rent only a room in their home. The owner-occupied without ADUs will have to vacate their homes to be able to rent their whole home on Airbnb thus becoming non-owner occupied. The time they rent their home as STR now becomes non-owner occupied because they can't live in the house and rent it out as a STR.

Some ideas for you to consider please. Grandfather the STRS to those who have licenses now. Put a limit to the number of STR licenses CDA will allow at a time for non-owner occupied. Have a waiting list. Allow any new non-owner or owner occupied STR to get a license up to the maximum STRs that you feel is appropriate below Harrison Avenue in CDA. Require non-owner occupied to have a local management company.

Please feel free to contact us for any questions you may have. We really appreciate your taking your time to read and consider our thoughts for non-owner occupied STRs. Please provide us with a response. Thank you so much.

Lance and Stephanie Berl  
507 S. 13th St.  
Coeur d' Alene, ID 83814  
715.462.4446 landline

September 2, 2022

City of Coeur d'Alene  
City Council

RE: General Services/Public Works STR Committee Meeting, September 12, 2022 —  
Absentee Input to be read

We, Tom & Linda Thompson, owners of an Airbnb located south of Harrison would like to address the committee with the following points.

Having been a legally permitted STR since 2018, we have done everything to comply with the city's requirements, renewing our permit each year as requested.

Our goal is to set the standard in the neighborhood by consistently upgrading and maintaining control of our home by conscientiously being responsible managers. We are driving by the home almost daily just to make sure our guests are following the rules.

We hope that the committee would consider some points not discussed in the previous meeting. We would hope that the decisions made by this committee will NOT punish responsible owners. We are "hands on" cleaning, lawn care, maintenance at our STR several times a week. Our neighbors are all aware of our STR as we engage with them often — as well as the compliance of the requirements for our permit notifying them of our contacts should they have ANY concerns. (They are our "eyes and ears" on the ground and we live nearby).

We ask that you don't let any personal issues cloud your judgement as you proceed. We ask that you consider the following points in making changes to the current permit.

- Issue no new permits
- Limit the number of STRs in concentrated areas to reduce density
- Grandfather in those who meet and oblige by the current rules
- Limit the number of guests allowed
- Two night minimum
- Off street parking required
- Allow NO parties or events (Currently Airbnb venue does NOT allow parties or events. Guests will be evicted immediately and banned from the Airbnb platform.



- Airbnb monitors guests with reviews from hosts. Each owner has the ability to refuse guests or block them from renting on their platform all together.

#### CONSIDER THE IMPACT .....

- The lodging taxes that the guest's pay. Won't this be lost income for the city — funds that might help pay for the revised planning?
- Coeur d'Alene is such a popular tourist town. Many of our guests have commented there is not enough affordable lodging and appreciate having the opportunity to visit our town.
- What about owner occupied STR's .... how will you control the noise, parking situations for these?
- Ceasing all STRs will impact MANY service employed personnel ... loss of income.
- Switching to long term rentals does NOT guarantee there will be noisy parties, loud tenants or lack of parking. In fact, the neighborhood would have to tolerate the noise/parking for a longer term rather than just two days or so. Most guests only stay for two days on average.
  - Would it be legal for two families with ten plus kids to occupy a house? Or 6 bachelors?
- Forcing owners to switch to long term rentals will not help the low incoming house crunch. In fact, many owners would be charging the the same going rates as those in their neighborhood.

As you move forward with your committee, please allow the owners/hosts to be a part of your process.

Thank you for sharing our concerns with the board.

Tom & Linda Thompson  
mazamarocks@gmail.com

Dear City Council Members,

9/15/2022

My name is Joel Reinholz and I own 2 STRS in the city of CDA.

My wife and I have been coming to CDA on a regular basis since we were married there in 1997. In March 2016 we purchased one of the Ice Plant townhouses and rented it furnished as an STR. I knew both neighbors and they both had my contact information, and my local managers contact information. In July 2017 the HOA decided to no longer allow STR. While a STR I had no complaints. I started renting as a LTR and started having problems and complaints. I sold in October 2019 and bought a house on Front Street and began STR through a local CDA agency. Again, my neighbors have my contact information, and my managers contact information. This property has 4 bedrooms that I rent out with a maximum of 8 people.

In July 2021, I retired and sold my business. I put my life savings into another STR on 18<sup>th</sup> Street. Again, both neighbors have my contact information and my local CDA managers contact information. It is a 4-bedroom house with 2 living rooms and a sofa sleeper. I rent this out with a maximum of 10 people.

We stay in our STRs when we travel to CDA several months of the year and may some day move into one permanently. I talk with my neighbors regularly and get along with them well. This is how I found out about your proposals. I have had no complaints and most of them have rented my houses when they had company. I rent with 3-day minimum and large deposits. The person renting must be at least 25 years old. I advise an outdoor quiet time of 10:00 pm for use of the outdoor amenities. Maintenance on STRs is kept to a higher standard than long term. Professionals take care of them instead of the long-term renters. My properties are inspected between every guest and well maintained.

Both units are currently permitted with the city and not renewing my permits would greatly affect my life and the community of CDA financially.

I rely on the income to supplement my retirement. CDA would lose beds for 18 tourists a day or approximately 5400 a year by eliminating my 2 houses.

These people that rent form me.

Eat in local CDA restaurants.

Shop in local CDA stores.

Go to local CDA events.,

Ski at area courses.

Hike the local trails.

Bike the local bike paths.

Golf the local golf courses.

Along with all the other businesses they support in CDA and the area.

I alone spent approximately \$90,000 last year and \$66000 so far this year in CDA to operate and maintain these 2 properties.

Some of the places where this money goes to help support CDA.

A local CDA rental management company.

A local CDA cleaning company.

A local CDA glass shop.

Local CDA lawn services.

Local CDA sprinkler services.

Local carpenters.

Local CDA HVAC contractors.

Local CDA electricians.

Local CDA plumbers.

Local CDA furniture stores.

Various other Local CDA stores and suppliers.

Kootenai County.

And The City of Coeur d' Alene

And I have only 2 that you want to eliminate.

I hope you consider the financial loses of all the people in the area.

Thank you for the opportunity to be heard

Joel Reinholz

joel@toddandeds.life



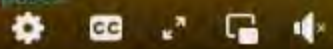
August 22, 2022

[cdaid.org](http://cdaid.org)

### General Services/ Public Works Comm.

This event was recorded in its entirety.  
August 22, 2022 [Click to expand](#)  
Any editing was done for public safety purposes.

0:08 / 43:31



Boost this post to reach up to 1242 more people if you spend \$35.

**Boost post**

1

8 Comments 5 Shares



Like


Comment


Share



Most relevant

Write a comment...   


 You're commenting as Hilary Gibson Patterson.

 Jan Marie · 28:10  
thankyou for addressing this growing QUICKLY problem! needs to move along, or stop issuing permits until it's resolved!

Like Reply 1w

 Jan Marie · 41:05  
compliance fees should go to the company monitoring it! not the "general fund" to disappear!...wow!


Like Reply 1w

 Jan Marie · 29:43  
your "pushback" from ppl will be GREED.

Like Reply 1w

 Jeremy Radford · 0:14  
Skip to 8 min, 25 sec

Like Reply 3d

 Barbara Yeager  
The application should ask if the applicant home is located in an Hoa and if short term rentals are allowed per the CCRs and rules and regulations. I know the city can't enforce that but it was an issue in my neighborhood when a homeowner was issued a... [See more](#)

Like Reply 1w Edited

Most Relevant is selected, so some comments may have been filtered out.

Write a comment...

Coeur d'Alene City Council  
710 Mullan Ave  
Coeur d'Alene, ID 83814

Dear Mayor and City Council Members,

I am writing in response to the recent articles in the Cda Press and the General Services/Public Works committee meeting regarding proposed changes to the current short term rental ordinance.

I would specifically like to address the staff reports reasons for amending the code which included:

- “A well-documented housing crisis
- A lack of available for-rent and for-sale housing units throughout Kootenai County that is severely impacting many local businesses and major employers related to retaining and recruiting employees,
- The strain on the residential long-term rental market by having a significant number of short-term rentals that are not available for long-term rentals,
- The growing number of short-term rentals in the community, the high number of unpermitted short-term rental units, and complaints from residents about the high concentration of short-term rentals in certain neighborhoods impacting their quality of life and integrity of neighborhoods.”

I view the first three bullet points as one reason written three different ways. I will address the bullet points as written:

**“A well documented housing crisis”**- I agree there is a housing crisis in the region however it is a matter of affordability. The average sale price for new construction in Kootenai County as of August 2022 was \$709,589 and for resales \$682,529 for an average of \$696,509. Assuming a buyer could come up with a standard 20% down payment of \$139,219 they would have a monthly payment on a 30 year mortgage of \$3,916 excluding taxes and insurance. To qualify for that mortgage the buyer would need an income of roughly \$15,000/month or \$180,000 a year. Attempting to reduce the number of short term rental properties will not have any impact on average home prices in Kootenai County, and especially Coeur d'Alene proper.

**“A lack of for-rent and for-sale housing units throughout Kootenai County”**- A search of available rental properties in the region (Craigslist) showed 247 properties available from \$650/mo. for a room in a house to \$5,000/mo. for a home- there appears to be plenty of properties for rent, though the recurring theme for residents is finding an “affordable rental”. For example one post was advertising a 420 square foot studio apartment (about the size of a hotel room) downtown on Mullan Ave. for \$1,895 a month. As far as homes available for sale there are, as of 9/9/2022, 352 properties available in Coeur d'Alene with 116 priced over \$1,000,000 ;144 priced between \$500,000 and \$1,000,000 and only 92 properties

available under \$500,000. Attempting to reduce the number of short term rental properties will have little to no impact on the pricing for currently available rental and properties for sale in the city.

**"The strain on the long term rental market by having a significant number of short term rentals that are not available for long term rentals"**- According to City-Data.com in 2019 there were 24,004 housing units in Coeur d'Alene and there are more now. Currently there are 380 permitted vacation rentals -this is only 1.6% of the housing units. It would be reaching at best to say this number of properties potentially being unavailable for long term rentals is "putting a strain on the long term rental market".

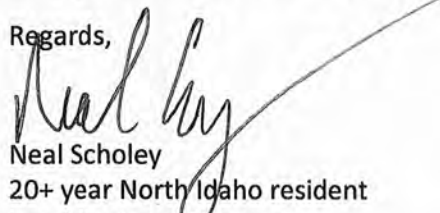
**"The growing number of short term rentals in the community, the high number of unpermitted short term rental units, and complaints from residents about the high concentration of short term rentals in certain neighborhoods impacting their quality of life and integrity of neighborhoods"**- It would seem the initial and most logical step would be to address the unpermitted rentals to either bring them into compliance (and confirm the actual number currently operating) or force them to cease renting short term.

It was noted in the recent meeting that the biggest concentration of vacation rentals lies south of Harrison Ave down to the lake. This also happens to be the area with the highest priced long term rentals and higher priced homes for sale. Again, changes to the current short term rental ordinance will have little impact at all on available AFFORDABLE rentals or AFFORDABLE homes for sale.

It does not make sense to immediately look at punishing those that have followed the rules, paid their fees, taxes, etc. by obtaining a license. It would seem to be most logical first step is to address the unpermitted properties . We look forward for the opportunity to work with the committee on this subject.

Simply stated these are not reasons to amend the current code.

Regards,



Neal Scholey  
20+ year North Idaho resident  
Local Business Owner  
Second home owner  
208-512-0176  
nealscholey@gmail.com



Coeur d'Alene Mayor and City Council  
710 E Mullan Ave  
Coeur d'Alene, ID 83814

September 9, 2022

Dear Mayor Hammond and Council Members,

I am writing to you regarding the recently proposed restrictions and prohibitions to the City of Coeur d'Alene's short term rental ordinance. I am a resident of Coeur d'Alene and have been in the area for over 20 years. My husband and I live next door to a vacation rental on N 5<sup>th</sup> St in Coeur d'Alene and in fact there are a few of them in our neighborhood. Every single one of these properties is well maintained and the visitors to CDA who have rented these homes, have been quiet, friendly and respectful.

Additionally, my husband and I own one vacation rental in downtown Coeur d'Alene and were among the first to obtain a permit. We have paid sales tax and lodging/convention tax for the past 7 years on the rental income. We have gracefully and faithfully followed the rules. The neighbors to our vacation rental, and the guests alike have enjoyed meeting one another.

We have also owned long-term rentals in Coeur d'Alene, Kellogg, and Bend, OR. We have converted our two single-family home rentals into vacation rentals in Coeur d'Alene and Bend after dealing with multiple long-term tenants failing to maintain the property, disturbing the neighbors, failing to pay rent, and causing physical damage to the property. After one too many long-term tenants turning our properties into a neighborhood blight, we'd had enough and so had our neighbors. Now, both properties are well-maintained and our neighbors are happy, as are we.

We attended the August 22, 2022 meeting of the Planning and Development Committee where staff presented information and proposed additional prohibitions and regulations on vacation rentals. We found the research presented to be largely incomplete and inadequate for proposing such drastic measures. The entire presentation was extremely one-sided. The information presented was based on estimates and assumptions as opposed to verified data and it failed to address all aspects of the matter of vacation rentals in Coeur d'Alene.

Staff opened the presentation by stating the reasons for amending the code which were, in short, to:

1. Resolve the "well documented" housing crisis borne by a lack of for-sale and for-rent housing.
2. Address the growing number of short-term rentals, the high number of unpermitted rentals and address complaints from residents about short term rentals in downtown and midtown about how STRs are impacting their quality of life and integrity of the neighborhoods.

The Committee failed to identify, vet and quantify concerns that are uniquely caused by short-term rentals in the community, nor did it address so many other important components before drawing swift conclusions and presenting severe restrictions and prohibitions that will a) not solve a housing crisis, b) appear to be in direct conflict with Idaho Code.

First, with regard to the matter of a housing crisis, there was no data presented to:

- define and detail the components of a housing crisis,
- identify the cause of the housing crisis in CDA,
- quantify the scale of the housing crisis in CDA,
- identify solutions to the housing crisis in CDA,

There is no evidence that STRs have holistically caused a housing crisis in Coeur d'Alene, nor that restricting vacation rentals to solely owner occupied properties would solve any reasonable measure of the housing crisis in Coeur d'Alene. If affordability is the issue, it is naïve to think that if homes in downtown and midtown are shifted into the long-term rental market or listed for sale, that any measure of an affordability issue will be resolved. Rents and list prices in these highly desirable neighborhoods will remain vastly higher than other areas in the City and certainly not meet the affordability criteria. Furthermore, solving an inventory issue does not come from a small number of homes becoming available for sale in the most sought-after neighborhoods in town. There was no information presented about the number of apartments and other housing units that are currently under construction that will put more housing inventory into the marketplace. This information is readily available at the City's building department and yet it was not presented for consideration. As the market shifts into a Buyer's market, more housing inventory is already available, prices are moving downward and market corrections are underway that will counteract some level of the affordability and inventory shortage issues. However, Coeur d'Alene is a highly desirable place to live, and more people want to live here than our City's housing inventory and infrastructure can bear at present. Prohibiting STRs through severe restrictions based on unit type will not solve any of these issues and will only damage a market sector that is critical to Coeur d'Alene's vibrancy and success as a tourist destination.

Second, with regard to the complaints about short-term rentals impacting the quality of life of residents and the integrity of the neighborhood, the presentation lacked data on:

- the frequency and nature of complaints about STRs
- detailed information on the types of STRs about which such complaints are made
- location of the STRs about which complaints were made
- whether the complaints were made about STRs that are in compliance and permitted OR out of compliance and/or unpermitted
- specifically show how the safety and welfare of the residents of Coeur d'Alene are negatively impacted by vacation rentals or how the integrity of neighborhoods has been compromised
- how the proposed restrictions and prohibitions resolve identified and vetted safety and welfare issues

Staff was clear in their presentation that the existing regulations on STRs have not been enforced, including a complete lack of enforcement on unpermitted vacation rentals. Enforcement of the EXISTING rules should be the first step. Implementing new rules and severe restrictions and prohibitions on top of a set of rules that has never been enforced is a knee jerk reaction. In addition, complaints raised about residential properties that are related to noise, parking and neighborhood integrity are not specific to vacation rentals and the police complaint log data demonstrates that these issues are rare among vacation rentals and far more common among long term renters and owner occupants.



The 8/22/22 presentation completely ignored the benefits that vacation rentals bring to the community including:

1. the amount of Lodging and Convention Tax revenue, Sales Tax revenue collected by the City of Coeur d'Alene, where these funds go and what they have been used for in the community,
2. the estimated amount of tax deposits to Coeur d' Alene if unpermitted STRs were all paying taxes, and had been paying taxes for the past 5 years and the community-wide benefits added if this revenue had been collected
3. needs that many vacation rentals provide for tourists such as providing places for intimate family experiences that hotels and small ADUs can't provide such as: full kitchens for families to cook together, a place to have coffee together, play games, spend time together when in town for funerals, weddings, sports tournaments, vacations, etc.,
4. that vacation rentals provide off-season furnished housing for critical workers in the community such as traveling nurses, doctors, pilots, engineers, construction workers and so on,
5. jobs created from housekeepers, property managers, bookkeepers, reservationists to maintenance workers, and so many more,
6. the total value this sector of the tourism industry brings to CdA including tourist dollars spent at local businesses on activities, dining, retail, etc.

Third and possibly the most egregious of all failures in the work done preemptively to drafting a proposed code amendment on this matter is that the stakeholders in the vacation rental community were not invited into the discussion and do not have an opportunity to be heard or included in providing data, until months AFTER new restrictions have been drafted and presented to Council. This approach is wholly inequitable.

Lastly, the restrictions proposed by the Committee appear highly unreasonable and glaringly in violation of Idaho Code. While other restrictions proposed seem unenforceable and unnecessary, the most major issue is the restriction of vacation rentals to solely owner-occupied properties/ADUs. This would result in a clear PROHIBITION of a large number of complying, permitted vacation rentals from continuing to serve this tourism need in Coeur d'Alene. This proposed measure, while unreasonable and impractical on so many levels, is an *express AND practical prohibition of vacation rentals*. Idaho Code Chapter 18, Section 2, 67-6539 states that, "Neither a county nor a city may enact or enforce any ordinance that has the express or practical effect of prohibiting short-term rentals or vacation rentals throughout the jurisdiction...".

Furthermore, the Legislative Intent of Idaho Code Chapter 18, Section 2, (63-1802) is designed "to **promote access to short-term rentals and vacation rentals by limiting local governmental authority to prohibit these beneficial property uses**, or to specifically **target** them for regulation...".

There was no evidence presented that vacation rentals have a negative impact on the safety or welfare of neighborhoods nor are they more disruptive or compromise the integrity of a neighborhood or the City more than any other residential type of occupancy. In fact, there is a large amount of data that

suggests vacation rentals are far less disruptive to neighborhoods than other forms of residential occupancy.

Under Idaho Code, operating a short-term rental is **NOT** considered operating a commercial enterprise in a residential zone and the Committee should not view it as such. Idaho Code Chapter 18, Section 2, 67-6539 states, "A short term rental or vacation rental shall be classified as a **residential land use** for zoning purposes, subject to all zoning requirements applicable thereto".

The Committee has failed to demonstrate how the severe restrictions being proposed on vacation rentals will resolve the housing crisis. The Committee also failed to show that vacation rentals put the safety and welfare of neighbors at risk or how the proposed restrictions and prohibitions on vacation rentals will improve the safety and welfare of Coeur d' Alene neighborhoods.

We look forward to being involved in this matter that so significantly impacts us as property owners, and that also involves the community and tourism industry. We aim to work with the committee to identify real issues and find solutions that are considerate of all stakeholders in the matter of vacation rentals in Coeur d'Alene. What is being proposed by the Committee is unfair, government overreach, and a glaring violation of Idaho Code.

Sincerely,



Karey Scholey

Coeur d'Alene Resident

Business Owner

Vacation Rental Owner

[karey@sco-northwest.com](mailto:karey@sco-northwest.com)

208-512-0254

**From:** [impactlighting@roadrunner.com](mailto:impactlighting@roadrunner.com)  
**To:** [PlanningDiv](#)  
**Subject:** Single family neighborhoods ruined by short term vacation rental companies  
**Date:** Sunday, January 23, 2022 2:09:15 PM

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

CDA Planning Division,

(I sent this email to a Sean Holm who I found online, perhaps not the place to send correspondence on the issue described below. So here goes)...

Good day! I hope I have the proper contact for the following note. I need to vent and let our thoughts be known. As a long time CdA and North Idaho resident, over 40 years with my wife from the Silver Valley for generations, I am dismayed by the vacation home rentals popping up all over. We have lived up on Cherry Hill for over 20 years and now have an untenable situation next door.

Our neighbors sold this past June and the new owners, from California, have turned the home into a 'Vacasa' rental house and plan on doing this for years as they told my wife Gretta after knocking on our door to hand my wife a sticky note with their contact info and asking for our contact info. Did not even bother to introduce themselves. Not knowing anything about these people she did not give the new owners our contact info.

So now in our single-family neighborhood we have no idea from one day to the next who is staying next door. Currently have 6-8 men working for TDS Fiber staying there with up to a half dozen work trucks parked up and down the street. We share the backyard separated by a fence. We are forced to listen to our temporary 'neighbors' getting drunk in the backyard most every night!

The notice we received stuffed in our mailbox says if there is a problem call the Vacasa Oregon phone number provided, if nothing happens within an hour call the police. Really? We have to monitor how their guests are acting and take action? Let's say we call the police due to inaction taken by the number provided, the 'guests' would know it was a neighbor who called in the complaint. Not knowing these people who may react Lord knows how. We have had folks staying there starting fires in the backyard using gasoline to make it a bonfire, strangers looking into our home from the back deck, some 'activity' in the hot tub. We have to leave our own backyard due to drunken foul language on a regular basis. I finally met the new owners walking by a week or so ago, asking me if the many random guests were behaving. I let them know politely just how much we and the entire neighborhood are so disappointed having to have random strangers staying there from one day to the next. They shrugged and that will be the only conversation we ever have. It is a disaster and not sure we can live like this for years to come. We have decided when there is a blowout party and there will be, we are not calling anybody partly because of potential retribution and mostly because I hope they destroy the house. I say house because it is no longer a home.

From what I can find out they rules for temp vacation rentals is from 2018. The explosion of these out-of-town investors ruining neighborhoods needs to be looked at through new eyes since 2018. I do not have the answers. We were so waiting to see who our new neighbors would be, now we are God smacked with the worst case scenario nightmare we have zero control over. I never imagined at 65 years old on the cusp of retirement I have to live like this for years to come. I never thought we would consider moving after paying off our mortgage and thinking of the next chapters of our lives moving forward.

Thank you for your time in reading my rant and letting me blow a little steam off.

Regards,

Jim & Gretta Volke  
Impact Lighting Systems, LLC

C: (208) 660-4473

[www.impactlightingsystems.com](http://www.impactlightingsystems.com)

**From:** [J & J Gabriel](mailto:J&JGabriel)  
**To:** [DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)  
**Subject:** STR ordinance changes  
**Date:** Friday, September 23, 2022 10:32:01 AM

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

Dear Councilman Gookin,

I recently read the CDA Press article on possible changes for the city's STR ordinance and then followed up by watching the published video of the GS/PW Committee meeting held on Aug 22, 2022. I realize there will eventually be a joint workshop on this topic but I'd like to start sharing thoughts on this process earlier rather than later.

It's good that you began your process of due diligence with legal counsel as whether these changes are legal is obviously paramount. I understand you've been granted the authority for jurisdiction to implement reasonable regulations as deemed necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods. That of course is a complex and subjective concept. I live and work in the downtown area within 1 mile of the STR we own. We bought the home for the express purpose of providing a quality STR owned and fully operated by locals. We remodeled it while maintaining the historical significance of the original dwelling, we clean it when guests leave, we do the lawn care, we do all communications with guests to include sharing recommendations for local restaurants, services, and events and we are the people who immediately respond in person to any issue—whether our neighbor alerts us to a problem or a guest. This STR was a way we build deeper roots into the community after 23 years of active duty military service, we chose CDA as our home and we want to live in and protect this city for generations to come. That means protecting the tourist trade which is the primary industry in CDA that generates incomes for residents and protecting investments of taxpaying local CDA residents who currently comply with all legal requirements for running a STR. I wholehearted agree that long distance STR ownership is a problem. I believe that is where the problem desperately needs to be addressed. People who do not live in this area shouldn't run STRs here because it just begs for problems that don't reflect well on the city and certainly do not protect the integrity of residential neighborhoods. I also believe that third party property management is an issue because they are never as invested and engaged with properties as a personal owner would be which leads to more problems for the surrounding neighbors and community with regard to quality of life and safety issues.

Part of the charm of CDA is that it's not filled with strip malls and giant hotels everywhere. Providing only commercial opportunities for tourist accommodations is impersonal, inferior in scope of experience, and will degrade the charm of this small-town resort community—all of which could deter visitors from coming. I know many don't like the summer visitors but there is no other significant industry here now that logging and mining are gone so there has to be compromise.

Parking is an issue that should be addressed. If a STR says it holds up to 12 people, the parking on-site should be appropriate for the potential number of guests that could be staying in the home.

Realistically, I'd assume any number of guests should be divided by four to represent typical family size so a STR with room for 12 people should have parking for three cars—perhaps a mixture of on-street AND off-street parking would be generous for STR owners but an improvement for surrounding neighbors.

Limiting the number of STRs within a certain area seems incredibly indiscriminate. Some areas are much better for STR locations than long term rentals or owner occupied homes. Our STR, for instance, is on 3<sup>rd</sup> street immediately behind the Safeway. That road is busy and adjacent to a large commercial area of Midtown. I would never want to live there but I'd love to stay there as a visitor in a STR while vacationing based on location and nearby amenities. I just don't foresee any one size fits all logic being applied judiciously in determining how many is too many in one particular area.

Obviously people running STRs and not being licensed with the city, paying for the permit, notifying adjacent neighbors, and following other licensing guidance needs to be addressed. Sadly, one must often adapt rules to account for the lack of integrity or knowledge of the general public. Sounds like a third-party company to scrub sites to determine where the STRs are is the only way to do that and I do realize that additional cost will have to be passed along to STR owners, including the ones who have always complied with existing code to operate their STR. I do wonder if there's any grandfather clause that could be activated for people who are currently complying with all requirements for licensing so we don't have to bear the brunt of those who don't want to follow the rules since the independent company will be hired (and paid for) only based on the need to ferret them out?

Another factor that I'm very concerned about as a CDA resident is the mass glut of homes that would flood the market if a requirement was made within the city ordinance that required all STRs to be in owner occupied residences. As I said previously, we bought this home adjacent to the commercial area of Midtown expressly for the purpose of running it ourselves as an STR. It is not suitable for a long term rental because it has no storage, no closets, and no garage in addition to its very small size and being on a busy road adjacent to a commercial district. We also bought when the market was high so the mortgage, increased property taxes and other costs most likely wouldn't be covered by a monthly rent while the STR market does cover the costs. So we would be forced to sell the house if we couldn't run it as a STR, as many would, and I'm hoping a real estate professional will be speaking up to talk about what the sudden onset of a massive number of homes in one small area (the downtown area in particular south of I90) would do to property values for all CDA homeowners. As you're probably already aware, the real estate inventory has dramatically rebounded so there's plenty for sale now which has started the general lessening of prices as people are forced to cut prices in order to sell.

Also—I think it's pretty easy to eliminate single night stays as an option for STRs. There is a lot of upheaval associated with that much turnover and it's typically people who plan to come to party and don't want to travel after a long night of doing so. Not really the kind of guest we need to encourage in the community.

Finally, for large annual events like the Ironman, I am in support of keeping a 7 day homeowner exemption just to continue to provide suitable accommodations close enough to the race to help support holding those kinds of revenue generating events in the community. Other than that, any

kind of homeowner exemption is ridiculous. Those people are obviously double dipping and should be paying appropriate taxes for running a commercial venture out of their homes.

Thank you for your time. I understand this is an important issue and it will need careful deliberation on these concerns and others to make sound changes to the current ordinance governing STRs in this area. I appreciate the effort, work, critical thinking, and logic that you'll be applying to do so.

Jessica Gabriel

CDA resident, taxpayer, active voter and single downtown CDA STR owner

Sent from [Mail](#) for Windows

Sent from [Mail](#) for Windows



**From:** [chelsea.campbell](mailto:chelsea.campbell)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** STR regulations and matters  
**Date:** Saturday, September 10, 2022 11:03:46 AM

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Dear Council Members,

My name is Chelsea and I have been a property owner in Coeur d'Alene for 3 years. Since I started hosting in 2019, my short-term rental has welcomed many professional business travelers, first responders and families. My rental has enabled me to have an income after these past hard three years for everyone. I pay all of my STR and property taxes, and I send my guests to support local businesses like Satay Bistro, Izzy's Comfort Kitchen, Vine and Olive, The Garnet Café, The Breakfast Nook, Jimmy's Down the Street, The Resort and many more. We give them a whole blog that we have put together on all the different stores, restaurants and things to do in the area. I am a respectful neighbor, responsible host, and a valuable part of the Coeur d'Alene economy.

I am committed to continuing an open dialogue with the Coeur d'Alene city and community members about local STRs. Please don't hesitate to reach out if I can provide any information, insight or resources on behalf of the STR community.

Thank you,

Chelsea Campbell

[campbellclee@gmail.com](mailto:campbellclee@gmail.com)

25-327-0302



**From:** [Julie](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org)  
**Subject:** Thoughts on Short Term Rentals  
**Date:** Saturday, October 8, 2022 9:50:40 AM

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Dear Council Members,

As a new arrival to Kootenai County, I'd first like to thank you for what you've done and express how thrilled I am to be here. Yes, I'm a refugee from a big red state. I love North Idaho for how it is and what it stands for. I hope that won't change.

I was not prepared for the emotion and even anger over the short term rental issue! However, as a new AirBnB host myself (license #59234), I have mixed feelings over this very complicated topic.

I spent a fair amount of money and effort this year turning a little 2 BR/1 BA house into a 2+2 (permit #140951-B). It's great to have a guest suite for visitors. It's also great to be able to rent out my master suite to help recoup a bit of what I put into the renovation.

The the concern about lack of "community" in a semi-transient neighborhood is very valid. My block of 7<sup>th</sup> Street between Spokane and Walnut – not even a super desirable neighborhood – has 11 homes. Five are owner occupied. Three are full time rentals (including one that's a halfway house – yay!). Three are short term rentals. That's not the sense of "community" I'd hoped for when relocating here. And it's undoubtedly worse closer to downtown and the lake.

I also realize it's going to be challenging for you to regulate what owners do with their personal property and that's a good thing too, frankly.

**My hope is that you will continue to develop your plan to make the fees and the restrictions/requirements more onerous on non-owner occupied STRs.** Having read the minutes from your September 12 meeting, I know you have started that discussion.

The "Sandpoint model", with a ~\$50 difference between owner occupied and non-owner occupied, will make ZERO difference to someone who's profiting heavily from a STR. You would need to make it hurt financially. Make it no more profitable to operate a STR than it is to have monthly or annual renters. Make it really inconvenient in terms of management, parking, whatever.

But please don't hurt the little guys like me. With a room in my home that I rent out for \$70-75/night, the annual \$285 STR fee is significant. For someone renting out an entire home for hundreds of dollars a night, it's nothing. And another \$50/year will make absolutely no difference.

**Also, if you are intent on sticking with the proposed requirement in Occupancy (E.3) that "all requirements for a dwelling until must be accessible to all occupants (provisions for living, sleeping, eating, cooking, and sanitation", I will no longer be able to offer my master suite for rent.** I'm not looking for a roommate! My guests have a private entrance, a private bedroom and a private bath. My price reflects that there's no kitchen, no laundry, etc. available for their use. I work from home and cannot have strangers traipsing through my office (aka dining room) to use my kitchen and

laundry. I can't be the only AirBnb host with this arrangement.

Whatever you decide on should be put to a vote by the good people of Kootenai County, who are impacted by it. Out of state voters wouldn't (or at least SHOULDN'T!) be able to weigh in and you would find out what the majority of the people you represent actually think.

A regular shuttle between GEG and downtown CdA, at least during peak season, might alleviate the need for absolutely everyone who comes to visit to rent (and therefore park) a car. A shuttle that circulates between main points of interest downtown, and perhaps even further afield, would additionally reduce the need for all visitors to have cars.

Uber is not the answer. I came from a big city that had horrible traffic before Uber. When Uber somehow became a full time job for myriad people/cars circulating through downtown, traffic got even worse. I hope you will carefully manage Uber in CdA, just as you need to manage STRs. Both, I think, have grown into wildly successful businesses but not necessarily in the way they were originally intended to operate and both, too often, to the detriment of the communities which they operate.

That's my two cents. I'm sure I'm due change. :-)

Thank you again for what you're doing.

Julie Champion  
1314 N. 7<sup>th</sup> Street  
415-823-8011

**From:** [Bethany Derrough](#)  
**To:** [mayor@cdaid.org](#); [dgookin@cdaid.org](#); [denglish@cdaid.org](#); [aevans@cdaid.org](#); [kmiller@cdaid.org](#); [cwood@cdaid.org](#); [wmcevers@cdaid.org](#)  
**Cc:** [Lee Derrough](#)  
**Subject:** VACATION RENTAL ORDINANCE  
**Date:** Wednesday, August 31, 2022 1:24:50 PM

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

We understand that you are studying enhancing the City' Vacation Rental Ordinance. We'd like to share our views on this important issue for our community.

**THE PROBLEM:** The legalization and protection of vacation renting of residentially zoned properties by state legislatures is one of the most destructive and dishonest bits of legislation ever perpetrated on residential neighborhoods and their municipalities and counties. To say that vacation rentals are not a business but a residential activity to circumvent residential zoning restrictions is hypocrisy of the highest order. Interestingly, courts around the country are split on this issue. No surprise. Thus it may be legal in some states but it's morally reprehensible where ever it's allowed. Idaho is such a state. The reality is that Vacation Rentals are neighborhood destroyers.

**WHO BENEFITS** from vacation rentals:

SILICON VALLEY INVESTORS in Airbnb, VRBO, [Bookings.com](#), TripAdvisor, Expedia...

LANDLORDS, who put profit over the negative issues of vacation renting.

RENTERS, who have no affinity or understanding of the CC&R's in the neighborhood they're being allowed to live in. Do people behave on vacation like they do at home? Think about that.

**WHO LOSES:**

Let's start with THE NEIGHBOR who has to live next to the vacation rental. They bought their home in a residential neighborhood, expecting the security and quiet enjoyment of their property. Now they have the same as a motel next to them with daily or weekly renters who could be anything from criminals, sex offender, pedophiles or who knows what. These renters have no interest or ties to the community or the understanding of who their neighbors are or what the policies are of the community. Why should a neighbor have to deal with or worry about such things? Ask yourself, do you want a vacation rental next to your home? I bet not.

THE NEIGHBORHOOD. Vacation rentals destabilize a neighborhood because:

- Short term renters rarely show respect for the norms of a neighborhood.
- They park where they shouldn't.
- They leave trash bins out for days before for pickup.
- They party into the night.
- They leave laundry drying on deck railings.

None of this behavior happens with the neighbors who own their homes. No one wants to live next to vacation rental. No one wants to buy a home next to a vacation rental unless the purchaser wants to rent it short term which just adds to the problems for the neighborhood. Most vacation rentals are absentee owned. That creates a whole new set

of problems when it comes to home maintenance and CC&R compliance, as well as security issues when the house sits empty. I can't think of one positive for the neighborhood to have Vacation rentals.

THE CITY OF COEUR D'ALENE. Vacation rentals have:

- Exacerbated the inflation of home prices by Landlords paying well over listed residential prices because the property can be rented for a high rate of return;
- Reduces the number of homes available for sale to local residents for the same reason;
- Reduces the number of long term rentals available for medical personnel and other necessary workers because of high rates for vacation rentals;
- A disregard for compliance with the City's Short Term Rental Ordinance.

Our neighborhood is an example. We have 9 licensed properties and probably over 30 active vacation rentals. Of the licensed properties, few if any, comply with the neighbor notification requirements.

## **SOLUTIONS:**

**FIRST AND FOREMOST, AT LEAST ENFORCE THE EXISTING ORDINANCE.** Add the necessary personnel and consultants to do the job. Pay for the increased costs by significantly increasing registration and renewal fees, as well as fining landlords who fail to get a permit a minimum \$10,000 and a loss of the right to rent for five years. These landlords are making thousands and thousands of dollars every season. They can afford it. Why should the City and its' citizens, who don't benefit from the rental income and have to put up with the problems created, have to pay for the costs of adequate regulation?

## **STUDY WHAT OTHER COMMUNITIES HAVE DONE TO CONTROL THIS CIVIC MENACE**

- Limit the number of permits to 5% of living units by neighborhood and the City as a whole. Issue permits by lottery. Limit permits to one per landlord. Require landlord to live in a rental unit 6 months a year or rent the unit for 6 months or more a year. Require adequate off street parking.
- Rally the Association of Idaho Cities to lobby the State legislature to change the state law to eliminate the exception that vacation rentals are a residential activity when we all know that it's really a commercial enterprise that has no place in residential neighborhoods.

We encourage you to take corrective action on this activity that is so negatively affecting the neighborhoods of Coeur d'Alene. You owe that to the citizens of Coeur d'Alene. You don't owe special protection to the absentee, or out of state, or local insensitive, greedy landlords that profit at others expense by this disruptive, destructive business practice masquerading as a residential use.

Respectfully,

Lee and Bethany Derrough

1370 West Bellerive Land • Coeur d'Alene, Idaho • 83814

**From:** [J & J Gabriel](mailto:J&JGabriel)  
**To:** [DGOOKIN@cdaid.org](mailto:DGOOKIN@cdaid.org)  
**Subject:** STR ordinance changes  
**Date:** Friday, September 23, 2022 10:32:01 AM

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

Dear Councilman Gookin,

I recently read the CDA Press article on possible changes for the city's STR ordinance and then followed up by watching the published video of the GS/PW Committee meeting held on Aug 22, 2022. I realize there will eventually be a joint workshop on this topic but I'd like to start sharing thoughts on this process earlier rather than later.

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Parking is an issue that should be addressed. If a STR says it holds up to 12 people, the parking on-site should be appropriate for the potential number of guests that could be staying in the home.

Realistically, I'd assume any number of guests should be divided by four to represent typical family size so a STR with room for 12 people should have parking for three cars—perhaps a mixture of on-street AND off-street parking would be generous for STR owners but an improvement for surrounding neighbors.

Limiting the number of STRs within a certain area seems incredibly indiscriminate. Some areas are much better for STR locations than long term rentals or owner occupied homes. Our STR, for instance, is on 3<sup>rd</sup> street immediately behind the Safeway. That road is busy and adjacent to a large commercial area of Midtown. I would never want to live there but I'd love to stay there as a visitor in a STR while vacationing based on location and nearby amenities. I just don't foresee any one size fits all logic being applied judiciously in determining how many is too many in one particular area.

Obviously people running STRs and not being licensed with the city, paying for the permit, notifying adjacent neighbors, and following other licensing guidance needs to be addressed. Sadly, one must often adapt rules to account for the lack of integrity or knowledge of the general public. Sounds like a third-party company to scrub sites to determine where the STRs are is the only way to do that and I do realize that additional cost will have to be passed along to STR owners, including the ones who have always complied with existing code to operate their STR. I do wonder if there's any grandfather clause that could be activated for people who are currently complying with all requirements for licensing so we don't have to bear the brunt of those who don't want to follow the rules since the independent company will be hired (and paid for) only based on the need to ferret them out?

Another factor that I'm very concerned about as a CDA resident is the mass glut of homes that would flood the market if a requirement was made within the city ordinance that required all STRs to be in owner occupied residences. As I said previously, we bought this home adjacent to the commercial area of Midtown expressly for the purpose of running it ourselves as an STR. It is not suitable for a long term rental because it has no storage, no closets, and no garage in addition to its very small size and being on a busy road adjacent to a commercial district. We also bought when the market was high so the mortgage, increased property taxes and other costs most likely wouldn't be covered by a monthly rent while the STR market does cover the costs. So we would be forced to sell the house if we couldn't run it as a STR, as many would, and I'm hoping a real estate professional will be speaking up to talk about what the sudden onset of a massive number of homes in one small area (the downtown area in particular south of I90) would do to property values for all CDA homeowners. As you're probably already aware, the real estate inventory has dramatically rebounded so there's plenty for sale now which has started the general lessening of prices as people are forced to cut prices in order to sell.

Also—I think it's pretty easy to eliminate single night stays as an option for STRs. There is a lot of upheaval associated with that much turnover and it's typically people who plan to come to party and don't want to travel after a long night of doing so. Not really the kind of guest we need to encourage in the community.

Finally, for large annual events like the Ironman, I am in support of keeping a 7 day homeowner exemption just to continue to provide suitable accommodations close enough to the race to help support holding those kinds of revenue generating events in the community. Other than that, any

kind of homeowner exemption is ridiculous. Those people are obviously double dipping and should be paying appropriate taxes for running a commercial venture out of their homes.

Thank you for your time. I understand this is an important issue and it will need careful deliberation on these concerns and others to make sound changes to the current ordinance governing STRs in this area. I appreciate the effort, work, critical thinking, and logic that you'll be applying to do so.

Jessica Gabriel

CDA resident, taxpayer, active voter and single downtown CDA STR owner

Sent from [Mail](#) for Windows

Sent from [Mail](#) for Windows



**From:** [chelsea.campbell](mailto:chelsea.campbell)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org)  
**Subject:** STR regulations and matters  
**Date:** Saturday, September 10, 2022 11:03:46 AM

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Dear Council Members,

My name is Chelsea and I have been a property owner in Coeur d'Alene for 3 years. Since I started hosting in 2019, my short-term rental has welcomed many professional business travelers, first responders and families. My rental has enabled me to have an income after these past hard three years for everyone. I pay all of my STR and property taxes, and I send my guests to support local businesses like Satay Bistro, Izzy's Comfort Kitchen, Vine and Olive, The Garnet Café, The Breakfast Nook, Jimmy's Down the Street, The Resort and many more. We give them a whole blog that we have put together on all the different stores, restaurants and things to do in the area. I am a respectful neighbor, responsible host, and a valuable part of the Coeur d'Alene economy.

I am committed to continuing an open dialogue with the Coeur d'Alene city and community members about local STRs. Please don't hesitate to reach out if I can provide any information, insight or resources on behalf of the STR community.

Thank you,

Chelsea Campbell

[campbellclee@gmail.com](mailto:campbellclee@gmail.com)

25-327-0302

**From:** Tyler Lowe <tyler.d.lowe@gmail.com>  
**Sent:** Tuesday, September 13, 2022 1:20 PM  
**To:** PATTERSON, HILARY <HPATTERSON@cdaid.org>  
**Subject:** STR Topic

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1. Santa Cruz has a pretty restrictive ordinance for STRs. I'd recommend pulling some of the language from that ordinance.

<https://www.codepublishing.com/CA/SantaCruz/#!/SantaCruz24/SantaCruz2412.html#24.12.1700>

3. Since 2017, Airbnb landlords in France are required to register their homes and display registration numbers in their ad under the Elan Law. It's a process that requires that extra step for compliance and consideration for STR approval.

4. Catalan residents specifically cite STRs as the reason why it's difficult to secure housing in Barcelona, which has spurred legislation making it more difficult to start and maintain STR properties. The Catalan government has fined AirBnB €600,000 for encouraging illegal properties, which remains contested and unpaid.

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For the record, I am not against STRs and support the freedom of property owners to do what they want with their private property. That being said, freedom goes both ways—left unchecked, STRs can devastate a local community's housing and property valuations, so the community should ALSO have the freedom to present legislation and restrictions that allow STR enterprises to exist, but not at the cost of the community's identity or wallets. I remember walking the Royal Mile in Edinburgh and seeing nothing but STR lockboxes in every flat entryway—out of country investors had purchased or leased the flats, then converted them into STRs which caused enormous issues that are still being resolved 6 years later: we see similar instances here. We are not as bad in CDA, but there are still more than 1,000 airbnbs in CDA alone. And why wouldn't a home owner take advantage of that opportunity? When a 2 bed 1 bath in downtown CDA can yield \$150,000k a year on STR sites, why wouldn't you take advantage of \$12k/mo cash flow? I personally want to support LOCAL residents ability to diversify cash flow opportunities with STRs, but also want to restrict out of state investors from taking advantage of our growing community.

In my opinion, I think the following should be considered for STR regulations in CDA:

1. **90 day STR maximums:** locals can still benefit, but the math doesn't pencil out for an out of state investor with multiple properties dedicated to STR. I don't want to call this an occupancy requirement, because a home owner has the right to keep their property vacant for 9 months out of the year if they wish.

2. **Application Process:** this allows the city to determine what STRs exist where, and can approve or deny applications based on neighborhood STR density. 5th and Montana has 6+ airbnbs within a half block at any given time, and will only get worse. Fines for STRs operating illegally in CDA.

What I DONT recommend:

1. I do not think taxation is the problem solver. Cities like Santa Monica are implementing a 14% tax to STRs, but I think this is double dipping. Home owners are already paying property taxes, and should not be subject to further taxation regardless of the STR context. In fact, I'm going to be the catalyst for arguing to DECREASE property taxes so home owners are not pressured to rent their rooms out so they can try and break even on a mortgage—that would help the STR problem.

In Service,  
T. Douglas Lowe  
M.A., M.Litt  
208-763-8439  
Archaeologist | Arts & Humanities Entrepreneur  
[Roxyart.io](http://Roxyart.io) | *NW Conservation Services | Lamplight Heritage Building Group*

**From:** [Julie](#)  
**To:** [dgookin@cdaid.org](mailto:dgookin@cdaid.org); [denglish@cdaid.org](mailto:denglish@cdaid.org); [cwood@cdaid.org](mailto:cwood@cdaid.org); [aevans@cdaid.org](mailto:aevans@cdaid.org); [wmcevers@cdaid.org](mailto:wmcevers@cdaid.org); [kmiller@cdaid.org](mailto:kmiller@cdaid.org)  
**Subject:** Thoughts on Short Term Rentals  
**Date:** Saturday, October 8, 2022 9:50:40 AM

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

Dear Council Members,

As a new arrival to Kootenai County, I'd first like to thank you for what you've done and express how thrilled I am to be here. Yes, I'm a refugee from a big red state. I love North Idaho for how it is and what it stands for. I hope that won't change.

I was not prepared for the emotion and even anger over the short term rental issue! However, as a new AirBnB host myself (license #59234), I have mixed feelings over this very complicated topic.

I spent a fair amount of money and effort this year turning a little 2 BR/1 BA house into a 2+2 (permit #140951-B). It's great to have a guest suite for visitors. It's also great to be able to rent out my master suite to help recoup a bit of what I put into the renovation.

The the concern about lack of "community" in a semi-transient neighborhood is very valid. My block of 7<sup>th</sup> Street between Spokane and Walnut – not even a super desirable neighborhood – has 11 homes. Five are owner occupied. Three are full time rentals (including one that's a halfway house – yay!). Three are short term rentals. That's not the sense of "community" I'd hoped for when relocating here. And it's undoubtedly worse closer to downtown and the lake.

I also realize it's going to be challenging for you to regulate what owners do with their personal property and that's a good thing too, frankly.

**My hope is that you will continue to develop your plan to make the fees and the restrictions/requirements more onerous on non-owner occupied STRs.** Having read the minutes from your September 12 meeting, I know you have started that discussion.

The "Sandpoint model", with a ~\$50 difference between owner occupied and non-owner occupied, will make ZERO difference to someone who's profiting heavily from a STR. You would need to make it hurt financially. Make it no more profitable to operate a STR than it is to have monthly or annual renters. Make it really inconvenient in terms of management, parking, whatever.

But please don't hurt the little guys like me. With a room in my home that I rent out for \$70-75/night, the annual \$285 STR fee is significant. For someone renting out an entire home for hundreds of dollars a night, it's nothing. And another \$50/year will make absolutely no difference.

**Also, if you are intent on sticking with the proposed requirement in Occupancy (E.3) that "all requirements for a dwelling until must be accessible to all occupants (provisions for living, sleeping, eating, cooking, and sanitation", I will no longer be able to offer my master suite for rent.** I'm not looking for a roommate! My guests have a private entrance, a private bedroom and a private bath. My price reflects that there's no kitchen, no laundry, etc. available for their use. I work from home and cannot have strangers traipsing through my office (aka dining room) to use my kitchen and

laundry. I can't be the only AirBnb host with this arrangement.

Whatever you decide on should be put to a vote by the good people of Kootenai County, who are impacted by it. Out of state voters wouldn't (or at least SHOULDN'T!) be able to weigh in and you would find out what the majority of the people you represent actually think.

A regular shuttle between GEG and downtown CdA, at least during peak season, might alleviate the need for absolutely everyone who comes to visit to rent (and therefore park) a car. A shuttle that circulates between main points of interest downtown, and perhaps even further afield, would additionally reduce the need for all visitors to have cars.

Uber is not the answer. I came from a big city that had horrible traffic before Uber. When Uber somehow became a full time job for myriad people/cars circulating through downtown, traffic got even worse. I hope you will carefully manage Uber in CdA, just as you need to manage STRs. Both, I think, have grown into wildly successful businesses but not necessarily in the way they were originally intended to operate and both, too often, to the detriment of the communities which they operate.

That's my two cents. I'm sure I'm due change. :-)

Thank you again for what you're doing.

Julie Champion  
1314 N. 7<sup>th</sup> Street  
415-823-8011

**From:** [Bethany Derrough](#)  
**To:** [mayor@cdaid.org](#); [dgookin@cdaid.org](#); [denglish@cdaid.org](#); [aevans@cdaid.org](#); [kmiller@cdaid.org](#); [cwood@cdaid.org](#); [wmcevers@cdaid.org](#)  
**Cc:** [Lee Derrough](#)  
**Subject:** VACATION RENTAL ORDINANCE  
**Date:** Wednesday, August 31, 2022 1:24:50 PM

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

We understand that you are studying enhancing the City' Vacation Rental Ordinance. We'd like to share our views on this important issue for our community.

**THE PROBLEM:** The legalization and protection of vacation renting of residentially zoned properties by state legislatures is one of the most destructive and dishonest bits of legislation ever perpetrated on residential neighborhoods and their municipalities and counties. To say that vacation rentals are not a business but a residential activity to circumvent residential zoning restrictions is hypocrisy of the highest order. Interestingly, courts around the country are split on this issue. No surprise. Thus it may be legal in some states but it's morally reprehensible where ever it's allowed. Idaho is such a state. The reality is that Vacation Rentals are neighborhood destroyers.

**WHO BENEFITS** from vacation rentals:

SILICON VALLEY INVESTORS in Airbnb, VRBO, [Bookings.com](#), TripAdvisor, Expedia...

LANDLORDS, who put profit over the negative issues of vacation renting.

RENTERS, who have no affinity or understanding of the CC&R's in the neighborhood they're being allowed to live in. Do people behave on vacation like they do at home? Think about that.

**WHO LOSES:**

Let's start with THE NEIGHBOR who has to live next to the vacation rental. They bought their home in a residential neighborhood, expecting the security and quiet enjoyment of their property. Now they have the same as a motel next to them with daily or weekly renters who could be anything from criminals, sex offender, pedophiles or who knows what. These renters have no interest or ties to the community or the understanding of who their neighbors are or what the policies are of the community. Why should a neighbor have to deal with or worry about such things? Ask yourself, do you want a vacation rental next to your home? I bet not.

THE NEIGHBORHOOD. Vacation rentals destabilize a neighborhood because:

- Short term renters rarely show respect for the norms of a neighborhood.
- They park where they shouldn't.
- They leave trash bins out for days before for pickup.
- They party into the night.
- They leave laundry drying on deck railings.

None of this behavior happens with the neighbors who own their homes. No one wants to live next to vacation rental. No one wants to buy a home next to a vacation rental unless the purchaser wants to rent it short term which just adds to the problems for the neighborhood. Most vacation rentals are absentee owned. That creates a whole new set

of problems when it comes to home maintenance and CC&R compliance, as well as security issues when the house sits empty. I can't think of one positive for the neighborhood to have Vacation rentals.

THE CITY OF COEUR D'ALENE. Vacation rentals have:

- Exacerbated the inflation of home prices by Landlords paying well over listed residential prices because the property can be rented for a high rate of return;
- Reduces the number of homes available for sale to local residents for the same reason;
- Reduces the number of long term rentals available for medical personnel and other necessary workers because of high rates for vacation rentals;
- A disregard for compliance with the City's Short Term Rental Ordinance.

Our neighborhood is an example. We have 9 licensed properties and probably over 30 active vacation rentals. Of the licensed properties, few if any, comply with the neighbor notification requirements.

## **SOLUTIONS:**

**FIRST AND FOREMOST, AT LEAST ENFORCE THE EXISTING ORDINANCE.** Add the necessary personnel and consultants to do the job. Pay for the increased costs by significantly increasing registration and renewal fees, as well as fining landlords who fail to get a permit a minimum \$10,000 and a loss of the right to rent for five years. These landlords are making thousands and thousands of dollars every season. They can afford it. Why should the City and its' citizens, who don't benefit from the rental income and have to put up with the problems created, have to pay for the costs of adequate regulation?

## **STUDY WHAT OTHER COMMUNITIES HAVE DONE TO CONTROL THIS CIVIC MENACE**

- Limit the number of permits to 5% of living units by neighborhood and the City as a whole. Issue permits by lottery. Limit permits to one per landlord. Require landlord to live in a rental unit 6 months a year or rent the unit for 6 months or more a year. Require adequate off street parking.
- Rally the Association of Idaho Cities to lobby the State legislature to change the state law to eliminate the exception that vacation rentals are a residential activity when we all know that it's really a commercial enterprise that has no place in residential neighborhoods.

We encourage you to take corrective action on this activity that is so negatively affecting the neighborhoods of Coeur d'Alene. You owe that to the citizens of Coeur d'Alene. You don't owe special protection to the absentee, or out of state, or local insensitive, greedy landlords that profit at others expense by this disruptive, destructive business practice masquerading as a residential use.

Respectfully,

Lee and Bethany Derrough

1370 West Bellerive Land • Coeur d'Alene, Idaho • 83814