

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".

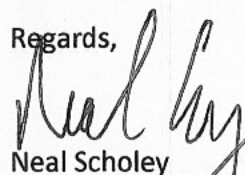
"The growing number of short term rentals in the community, the high number of unpermitted short term rental units, and complaints from residents about the high concentration of short term rentals in certain neighborhoods impacting their quality of life and integrity of neighborhoods"- It would seem 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 5th 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 not solve the housing crisis.

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

208-512-0254

From: [Chris Seaberg](#)
To: [HOLM, SEAN](#)
Subject: 604 Tubbs Hill Dr.
Date: Sunday, August 21, 2022 1:09:34 PM

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: [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: [J & J Gabriel](#)
To: [PlanningDiv](#); [J & J Gabriel](#)
Subject: Comment on STR ordinance changes
Date: Monday, August 29, 2022 10:40:52 AM

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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 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.

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 3rd 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

From: [Ed Dordea](#)
To: [HAMMOND, JIM](#); [GOOKIN, DAN](#); [MILLER, KIKI](#); [HOLM, SEAN](#); [WOOD, CHRISTIE](#); 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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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

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.

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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: [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

FYI

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

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 22nd 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 12th, 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

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

FYI: Probably need to set something up to paste all the correspondence into?

From: Jim Loper <jimloper99@yahoo.com>
Sent: Friday, August 26, 2022 2:44 AM
To: HOLM, SEAN <sholm@cdaid.org>
Cc: Jen Loper <jjmcjloper@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

FYI

Randall R. Adams
City Attorney/Legal Services Director
(208) 769-2350
radams@cdaid.org

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

FYI.

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](#)

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

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

FYI

From: Bethany Derrough <bhappe4u@gmail.com>
Sent: Wednesday, August 31, 2022 1:27 PM
To: HOLM, SEAN <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>
Subject: VACATION RENTAL ORDINANCE
Date: August 31, 2022 at 1:24:44 PM PDT
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 <laderrough@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 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; [ENGLISH, DAN](#); [EVANS, AMY](#)
Subject: heres an idea
Date: Friday, September 9, 2022 4:02:30 PM

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!

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Always gives you the answer!

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{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.}

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- <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

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

Dan Gookin, City Council Seat 3 (Term 1/7/20 – 1/2/24): dgookin@cdaid.org
Amy Evans, City Council Seat 2 (Term 1/2/18 – 1/6/26): aevans@cdaid.org
Christie Wood, City Council Seat 1 (Term 1/1/20 – 1/2/24): cwood@cdaid.org
Kiki Miller, City Council Seat 6 (Term 1/1/18 – 1/6/26): kmiller@cdaid.org
Dan English, City Council Seat 5 (Term 1/1/20 – 1/2/24): denglish@cdaid.org
Woody McEvers, City Council Seat #4 (Term 1/2/18 – 1/6/26): wmcevers@cdaid.org

Sean Holm, Senior Planner: sholm@cdaid.org
Renata McLeod, City Clerk: Renata@cdaid.org
Kelley Setters, Deputy City Clerk: ksetters@cdaid.org
Hilary Anderson, Community Planning Director 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.

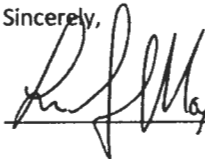
As City leaders consider ordinance amendments, they need to be good stewards of our City. Eliminating non-owner-occupied STRs could have a substantial negative impact on the CdA economy, which relies upon tourists, and particularly family tourists. Per the CDA ordinance, family tourists are exactly who 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,

 10/7/2022 253-632-2034

 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

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

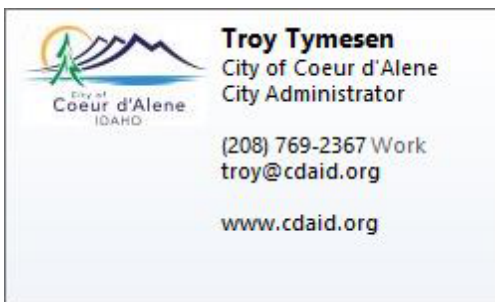
Good day Mark,

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



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 1st Street, Ste. 100
Coeur d'Alene, ID 83814
208.415.0114

www.coeurdalene.org

From: Jeremy Radford <cdavacationrentalalliance@gmail.com>

Sent: Sunday, September 18, 2022 10:16 AM

To: Coeur d'Alene Information <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: [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> 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](#)!

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 3rd 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: [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 <HENDERSON@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 12th 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

From: Josh Suhr <brickandmortarcda@gmail.com>
Sent: Monday, August 22, 2022 3:28 PM
To: ANDERSON, HILARY <HENDERSON@cdaid.org>
Subject: Short term rental regulations

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

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: [HOLM, SEAN](#)
To: [John Wilson](#)
Cc: [ANDERSON, HILARY](#)
Subject: RE: Short term rentals - proposed changes
Date: Thursday, September 1, 2022 4:10:13 PM
Attachments: [image006.png](#)

Hello John,

Thank you for reaching out to city staff regarding the current discussion on updating the STR code in the City of Coeur d'Alene. We have received your email and will share it 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.

To address your inquiry:

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?

City Council has not made a decision to change the code at this time. The [draft code you are referring to](#) (starting at page 13) was drawn up by Legal based on feedback received by members of Council and presented to show what the change to the code could look like. This is why there are strike throughs, text in multiple colors, etc. It is only a draft at this time.

Known dates:

Noon, September 12, 2022: General Services/Public Works (Staff presentation #2)

Date/Time to be determined:

Joint workshop with Planning Commission/City Council (Including Public Comments)

Public Hearings (TBD):

Planning Commission & City Council

Links to watch for additional information:

City's short-term rental page: <https://www.cdaid.org/short-term-rentals>

General Services/Public Works Agenda: <https://www.cdaid.org/94/committees/general-services-public-works-committee/general-services-public-works-agenda>

All the best,

Sean E. Holm

Senior Planner | City of Coeur d'Alene
208.676.7401





From: John Wilson <dsixjws@cox.net>
Sent: Thursday, September 1, 2022 2:56 PM
To: HOLM, SEAN <Sholm@cdaid.org>
Subject: Short term rentals - proposed changes

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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: [YOUNGMAN, SHAWN](#)
To: [MCLEOD, RENATA](#); [HOLM, SEAN](#); [ANDERSON, HILARY](#); [ADAMS, RANDY](#); [SETTERS, KELLEY](#)
Subject: RE: Vacation rentals
Date: Friday, January 21, 2022 10:11:50 AM

All,

I conducted two searches, one for the address 2015 E Crestline DR and one for Mr. James Volke to see his last contact with the PD.

1. 2015 Crestline: Only five total calls going back all the way to 2004, most recent is 5/2021 a Welfare check. No noise complaints ever.
2. Mr. Volke: According to my records has called into the PD three times total, most recent is an electrical hazard in 9/2016. No noise complaints ever.
3. I have no records on Mrs. Volke in my system.

We rarely have any issues up in this part of town...all quiet.

Mr. & Mrs. Volke can call the non-emergency dispatch number at 208-446-1854 and report noise complaints; they can also remain anonymous, they just need to tell the dispatcher that is their wish.

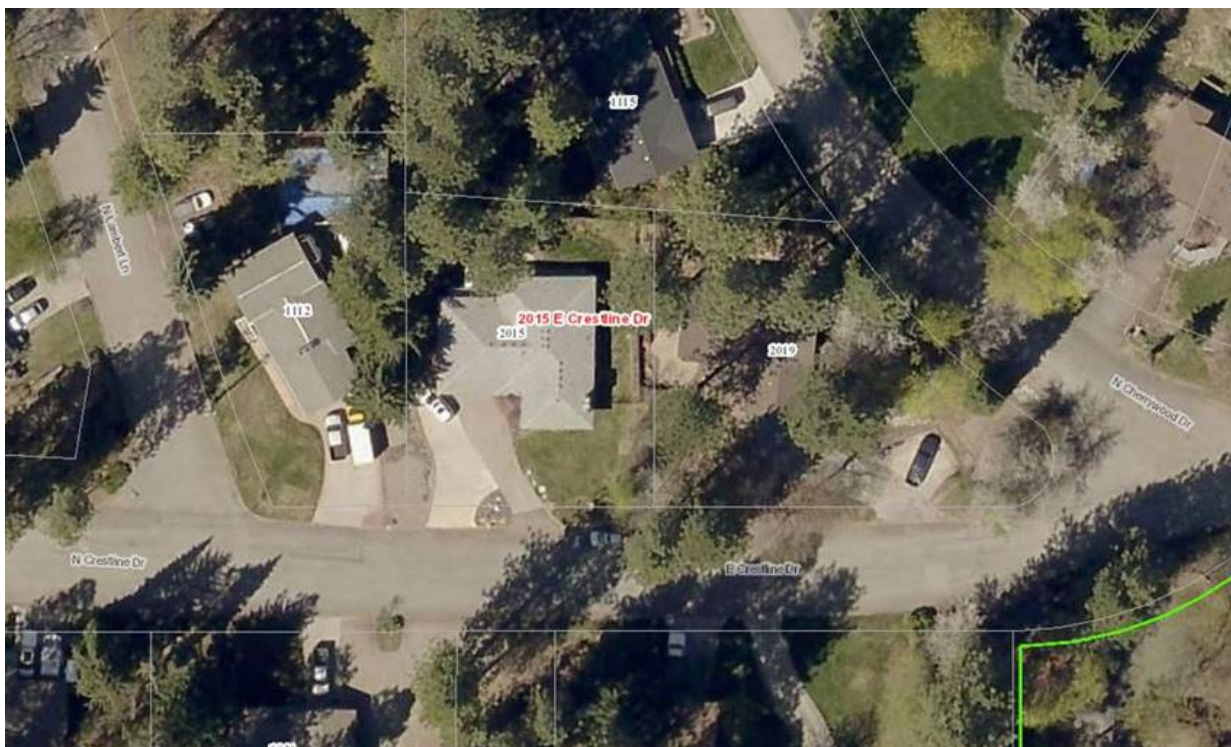
V/R

Shawn Youngman | Code Enforcement Officer
City of Coeur d'Alene Police Department | www.cdaid.org/police
3818 Schreiber Way, Coeur d'Alene, Idaho 83815
Office: 208-769-2390 | Email: syoungman@cdaid.org



From: MCLEOD, RENATA <RENATA@cdaid.org>
Sent: Thursday, January 20, 2022 5:08 PM
To: HOLM, SEAN <SHOLM@cdaid.org>; ANDERSON, HILARY <HANDERSON@cdaid.org>; YOUNGMAN, SHAWN <SYOUNGMAN@cdaid.org>; ADAMS, RANDY <RADAMS@cdaid.org>; SETTERS, KELLEY <KSETTERS@cdaid.org>
Subject: RE: Vacation rentals

Shawn, can you check to see how many times the Volke's have called in about this address. It appears the STR is the 2015 Crestline Drive and the Volkes live at the 1112 Lambert Lane address. I would encourage Mr. Volke to call PD when loud parties are in progress and is gives us a better record of the activity. PD should be logging those in as STR complaints so it is easier for Mr. Youngman to track them down. Not sure we want to chase the family tree but I wonder if they are renting for 30 days or more, you know those work crews are here for several months throughout the summer. Anyway, let's start with verifying complaints and go from there. Renata



From: HOLM, SEAN <SHOLM@cdaid.org>

Sent: Thursday, January 20, 2022 4:55 PM

To: ANDERSON, HILARY <HANDERSON@cdaid.org>; YOUNGMAN, SHAWN <SYOUNGMAN@cdaid.org>; ADAMS, RANDY <RADAMS@cdaid.org>; SETTERS, KELLEY <KSETTERS@cdaid.org>; MCLEOD, RENATA <RENATA@cdaid.org>

Subject: FW: Vacation rentals

All,

It appears that the definition of family is being violated in this case due to the number of occupants referenced, unless they are all related and working for TDS, but I don't know if we can call this an official complaint without an address?

I am a little skeptical on the noise/cussing unless it violates decibel level, only because I had one person call mad that people were outside talking late at night. So what?

Now if they are screaming/fighting/playing LOUD music that violates the ordinance, that is a different issue obviously.

I'm not even sure how to respond to Jim. Seems he just wanted to blow off some steam and fears possible retribution.

Sean

From: impactlighting@roadrunner.com <impactlighting@roadrunner.com>

Sent: Thursday, January 20, 2022 2:07 PM

To: HOLM, SEAN <sholm@cdaid.org>

Subject: Vacation rentals

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Sean,

Good day sir! I hope I have the proper contact for the followin 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. She did not give them 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 every night!!!

The notice we received stuffed in our mailbox says if there is a problem call the 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

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

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

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: [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: [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: joel@toddandeds.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 18th 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

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

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: [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

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

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 22nd 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 22nd 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.

From: [David Schlactus](#)
To: [ANDERSON, HILARY](#)
Subject: Short-Term Rentals
Date: Saturday, August 20, 2022 10:28:10 AM

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

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: 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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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

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, appearing to read "D. Justin StormoGipson, MD". The signature is fluid and cursive, with the last name "StormoGipson" being more prominent.

D. Justin StormoGipson, MD

Coeur d'Alene Calm, LLC
310 S. 13th 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

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

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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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 18th 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 from 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

From: Bethany Derrough
To: [HOLM, SEAN](#)
Subject: Fwd: VACATION RENTAL ORDINANCE
Date: Wednesday, August 31, 2022 1:27:23 PM

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>
Subject: VACATION RENTAL ORDINANCE
Date: August 31, 2022 at 1:24:44 PM PDT
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 <laderrough@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](https://www.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



August 22, 2022

cdaid.org

General Services/Public Works Comm.

August 22, 2022

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0:08 / 43:31



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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...

Planning Department
710 E. Mullan Ave
Coeur d'Alene ID 83814
email: 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

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".

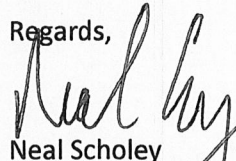
"The growing number of short term rentals in the community, the high number of unpermitted short term rental units, and complaints from residents about the high concentration of short term rentals in certain neighborhoods impacting their quality of life and integrity of neighborhoods" - It would seem 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,



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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 5th 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,



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Vacation Rental Owner

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