



PLANNING AND ZONING COMMISSION MEETING AGENDA

November 18, 2025 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order, Roll Call and Pledge of Allegiance

Announcements

Consent Calendar

1. Approval of Minutes from the Commission's November 4, 2025, Meeting - **action item**

Matters from the Public - General Comments

Public Hearing

2. PUBLIC HEARING: Conditional Use Permit (PCUP25-0002) - Chosen Motors - **action item**
3. PUBLIC HEARING: Amendment to Sandpoint City Code Title 3, Chapter 12 Short Term Rental of Dwelling Units - **action item**

Old/Unfinished Business

4. Discussion on Lot Coverage, Lot Size, and Development Standards in RM & RS Zones

New Business - none

Matters from City Staff

Commissioner Roundtable

Adjourn

Public Participation Notice

Before the meeting, comment in writing: Email cityclerk@sandpointidaho.gov or deliver to City Hall.
Attend in person: See above for meeting location. Seating available on first-come, first-served basis.
Attend remotely: Register at <https://www.sandpointidaho.gov/meetings>.
After the meeting, view the recording on YouTube: <https://www.youtube.com/c/CityofSandpoint>.
For questions or requests for special accommodation: At least 48 hours prior to the meeting, send a message to the email address above or call (208) 263-3310.



PLANNING AND ZONING COMMISSION MEETING MINUTES
November 4, 2025 at 5:30 PM
Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order, Roll Call and Pledge of Allegiance

Chairman Mose Dunkel called the regular meeting of the Sandpoint Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, November 4, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

PRESENT

Commissioner Mose Dunkel, Chair
 Commissioner Wayne Benner, Vice Chair
 Commissioner Grant Simmons
 Commissioner Scott Torpie
 Commissioner Reid Weber
 Commissioner William Mitchell
 Commissioner Ivan Rimar

Chairman Dunkel led all present in the Pledge of Allegiance.

There were no other general announcements or reports from the Commissioners.

Consent Calendar

There were no questions regarding the Consent Calendar and no items removed, and it was **approved** as presented by unanimous vote of the Commissioners present.

Motion made by Commissioner Benner, Seconded by Commissioner Simmons

Voting Yea: Commissioner Benner, Commissioner Simmons, Commissioner Torpie, Commissioner Weber, Commissioner Dunkel, Mitchell, Commissioner Rimar

1. The minutes from the Commission's October 21, 2025, meeting were approved as presented.

Matters from the Public/General Public Comments

Chairman Dunkel recited the rules and procedure for general public comment, followed by an opportunity for comments from the public regarding items on the agenda not related to a public hearing and other topics relevant to the business of the City of Sandpoint.

Public Hearings - none

Old Business - none

New Business

2. Workshop of Lot Coverage Standards

Chairman Dunkel announced that the next item on the agenda was a workshop on lot coverage standards. The presentation was led by Jason Welker Community Planning & Development Director with support from Bill Dean City Planner. Welker and Dean both fielded questions from commissioners.

The commissioners requested further work from staff on a lot coverage standard curve. No action was taken.

Matters from City Staff

Bill Dean gave the commissioners an update on his work on the Historic Preservation Code.

Commissioner Roundtable

There were no topics for discussion during commissioner roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 6:52 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the Board Clerk, were approved by the Commission during their meeting held _____, 2025.

Mose Dunkel, Chair

Attest: Mandy Brown, Board Clerk



Staff Report

To: Planning & Zoning Commission

Prepared by: Erik Brubaker, Associate Planner

Report: November 12, 2025

Hearing: November 18, 2025

Item: PCUP25-0002: A public hearing to consider a Conditional Use Permit application for a used car dealership in the Commercial C Zoning District.

I. Introduction

Craig Leoni, Chosen Motors LLC, is seeking approval of a Conditional Use Permit for a Vehicle Sales lot on a property located adjacent to 1207 US-2. The site contains a vacant commercial structure that was most recently used for a Real Estate Sales office. The rear of the property also contains part of a commercial contractors yard and storage building associated with the adjacent site to the east and south. The property is located in the Commercial C (CC) zoning district which allows vehicle sales of up to 12 passenger vehicles with approval of a conditional use permit.

The ±0.23 acre site is comprised of a single tax parcel (RPS00000226095A) and is legally described 22-57N-2W TAX 73.

Conditional use permits are considered and decided by the Planning and Zoning Commission, following public testimony and deliberation at a public hearing pursuant to Sandpoint City Code §9-9-1.

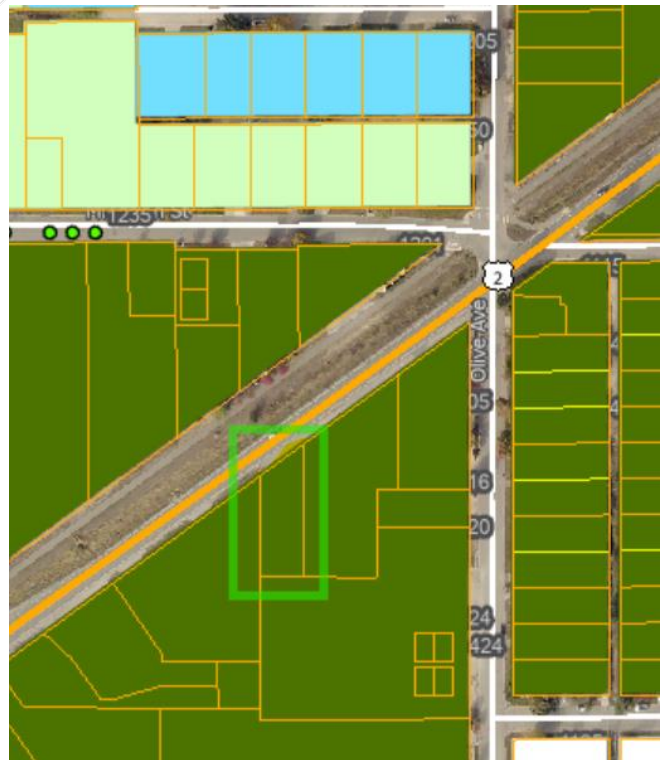
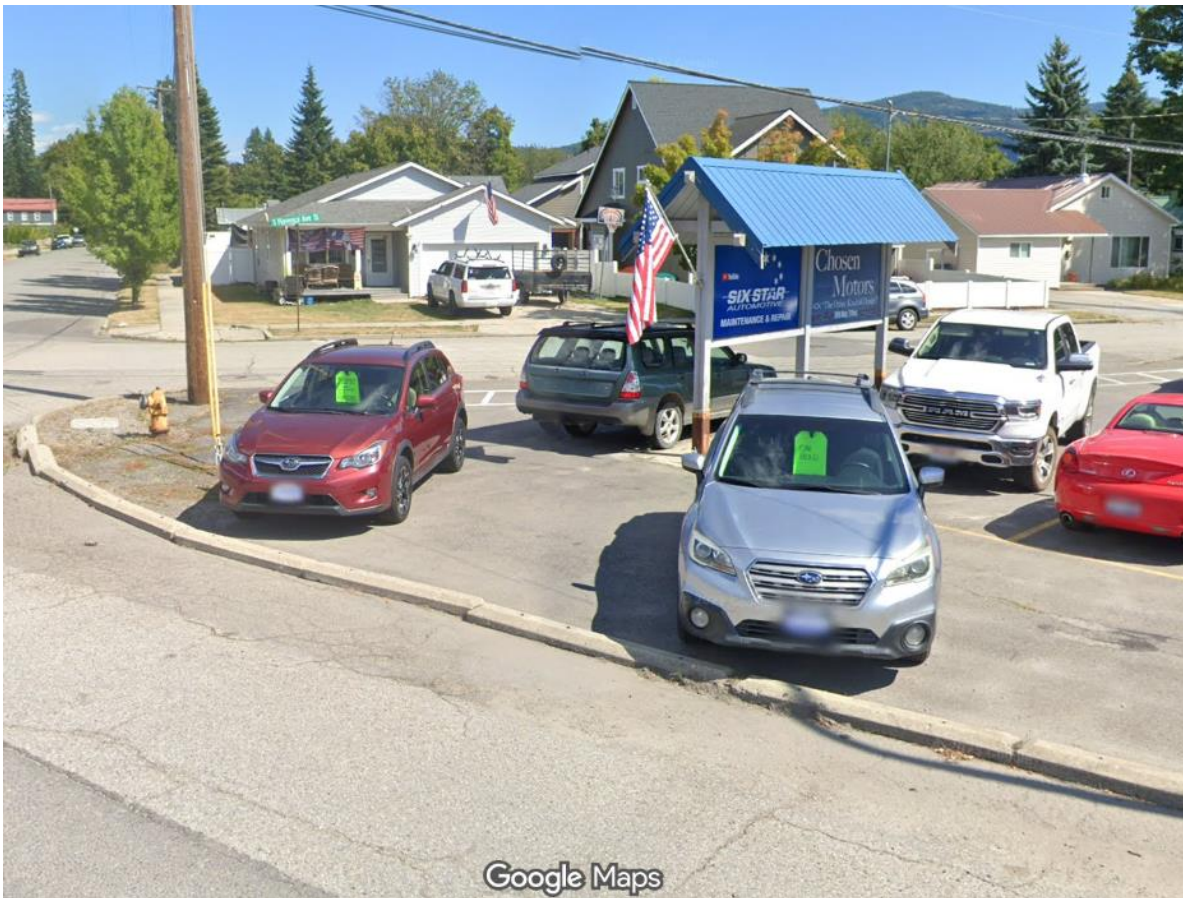


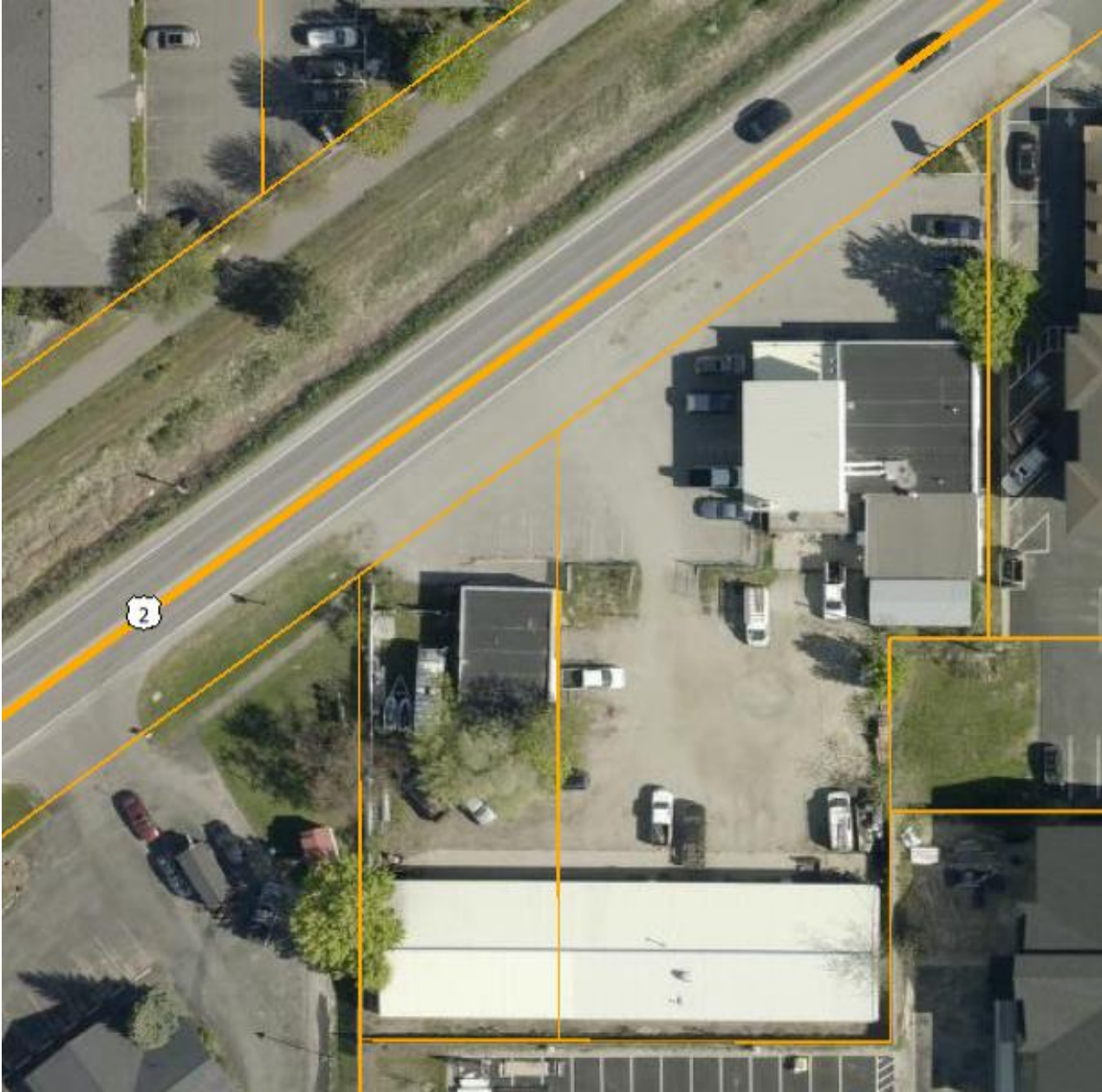
Figure 1 Vicinity & Zoning Map

II. Request

The conditional use permit application is a request for a passenger vehicle sales-lot of less than 12 vehicles with a small sales office. According to the application they typically have less than 7 vehicles of inventory. This is a proposed relocation of an existing Sandpoint business which has been operating at the intersection of Highway 2 and S. Florence Ave. There are no new construction or changes to the site including buildings, vehicle circulation patterns, or otherwise. The proposal includes four parking spaces which exist in front of the office building. Inventory will be displayed outside along the west side of the structure which is an existing gravel surface. Taken together, the site can accommodate both customers and vehicle display area.



Prior Business Location



Site GIS Aerial



Vehicle Circulation

III. Application Timeline and Notification

9/04/2025	Pre-application Meeting
09/12/2025	Application Received
09/23/2025	Application Complete
10/23/2025	Hearing Notice Published and Notice of Application sent to Agencies and Property owners within 300 Feet
11/10/2025	Hearing Notice Sign Posted
11/18/2025	Planning and Zoning Commission Public Hearing

REVIEWING DEPARTMENTS & AGENCIES:				
City of Sandpoint	Local Agencies & Districts	State & Federal	Bonner County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire Dept. <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> City Engineer <input checked="" type="checkbox"/> Operations	<input checked="" type="checkbox"/> Independent Highway District <input checked="" type="checkbox"/> Pend Oreille School District <input checked="" type="checkbox"/> Panhandle Health District <input checked="" type="checkbox"/> City of Dover <input checked="" type="checkbox"/> City of Ponderay	<input checked="" type="checkbox"/> ID Dept. Lands <input checked="" type="checkbox"/> Environmental Quality <input checked="" type="checkbox"/> ID Transportation Dept. (ITD) <input checked="" type="checkbox"/> USACE <input checked="" type="checkbox"/> ID Water Resources <input checked="" type="checkbox"/> ID F&G	<input checked="" type="checkbox"/> Surveyor <input checked="" type="checkbox"/> Sandpoint Airport <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> BC EMS <input checked="" type="checkbox"/> Commission	<input checked="" type="checkbox"/> Avista Utilities <input checked="" type="checkbox"/> Northern Lights <input checked="" type="checkbox"/> Various Utility/Service Providers <input checked="" type="checkbox"/> BNSF Railroad
X = Request for review/comments sent to department or agency.				

Consideration of written comments. At the time of this report, the city has received two (3) agency responses, see attachments. All comments received before the hearing will be forwarded to the Commission and added to the application website. The following agencies have provided comments for Commission and inclusion in the conditions of approval as necessary:

- Idaho Transportation Department (ITD) – Symone Legg – Project Coordinator states that the approach is permitted (no. 1-99-040) and they have no objection due to limited change in use.
- Independent Highway District (IHD) – Ryan Luttmann, P.E. Stated that the CUP does not appear to access a city street and has no comments on behalf of the district. However, he noted that the Site Plan does not have a scale or property line and that the parking spaces appear to be 10’ deep. The site plan was revised to show compliant parking places, property line, and a scale. (Note condition 3).
- Idaho Department of Environmental Quality(DEQ) – Has no environmental impact comments on the proposed project.

IV. Applicable Law & Findings of Fact

This application is subject to review and compliance/consistency with the following. Staff analysis is provided in bold.

A. City Code, Title 9, Chapter 9 - Zoning Administration

Notice of the request and public hearing date was provided as detailed above.

§9-9-6 provides specific procedures and requirements associated with a CUP, including a requirement that a CUP shall not be granted or denied unless the Planning and Zoning Commission makes specific findings of fact based directly on the particular evidence presented

to it as to whether the standards and conditions identified in the code have been met by the applicant. Section 9-9-6-A.3 requires the affirmative finding of the following nine (9) criteria prior to the granting of a CUP.

It is noted that §9-9-6-7 states: “*Commencement Of Work: The proposed work shall commence within one year following the date of Planning Commission or City Council approval of the conditional use permit and shall be diligently pursued or said approval and permit shall be rendered automatically null, void and of no right or recourse.*” **It is the applicant’s stated intent to begin operations upon approval with minimal changes to the site.**

The applicant’s narrative has been provided with the application materials and staff's analysis of the nine criteria are **bolded** below.

- 1) Will, in fact, constitute a conditional use as established on the official schedule of regulations for the zoning district involved.
Finding: The application establishes motor vehicle sales of less than 12 pursuant to SCC 9-2-1-3.
- 2) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the comprehensive plan and/or applicable sections of the Sandpoint Code.
Finding: According to the Applicants project narrative the only changes will be to remove the vinyl fence slats and paint the fence black which would improve the aesthetics of the Highway 2 west gateway to the city pursuant to Community Design goals in the Comprehensive Plan. See code compliance review below. (Condition 4)
- 3) Will be designed, constructed, operated, and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
Finding: The 2024 Comp Plan future land use designation is Mixed Use Corridor and the proposal is consistent. The Commercial C zoning district is supportive of an auto oriented development pattern.
- 4) Will not be hazardous or disturbing to existing neighboring uses.
Finding: The intended use as will not be hazardous or disturbing to existing neighboring uses because neighboring uses include a mix of commercial retail, office, contractor yard and residential. Proposed use is similar in scale and intensity to existing uses occurring on the property.
- 5) Will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service or utility.
The property is situated within the City of Sandpoint, and public utilities and services are available and they have adequate capacity to serve the proposed development.
- 6) Will not create excessive additional requirements at public cost for public services and utilities and will not be detrimental to the economic welfare of the community.
Finding: The applicant’s proposal will not create additional public burden because it is relocation of an extent use along Highway 2 and is consistent with prior uses of

the property.

- 7) Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reasons of traffic, noise, smoke, fumes, glare or odors.
Finding: As a low intensity business, this proposal is not likely to have any environmental impacts detrimental to surrounding properties.
- 8) Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public roads.
Finding: As proposed the proposed land use will not change the existing approaches or current motor car circulation patterns.
- 9) Will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance. **The project is proposed to be developed is consistent with the intended land uses of the Commercial C district zoning standards pertaining to such developments. Nothing in the public record indicates the destruction or loss or damage of notable features of the property.**

B. City Code, Title 9, Chapter 2 – Commercial C

As previously noted, a motor vehicle sales lot of twelve(12) or less is considered a conditional use in the CC zoning district.

Table 2 below provides a preliminary review of Title 9, Chapters 2 and 5, with those items noted as TBD that will receive closer evaluation at the building permit phase. From the materials submitted, it appears that the development will be able to meet all requirements.

§9-4-2 Residential Multifamily Zoning Standards			
Code Section	Code Requirement	Code Compliant	Staff Comment - Findings
9-2-1-3	Establishes the allowed land uses in the CC zone	Yes	Vehicle Sales with 12 or less units are allowed through the Conditional Use process. (Notes 2 and 8)
§9-5 Off-street Parking			
9-2-2-11-C.	Off Street Parking to Side or Rear	No	There are no changes proposed to the current site structures and vehicular circulation. While not compliant the proposed use will not increase the existing non-conformity.
9-5-2	Parking spaces for commercial uses must be located not more than one thousand feet (1,000') from the principal use.	Yes	Parking is on site.
9-5-4	Access and Maneuvering Area	Yes	Site plan complies, details to be verified with the building permit.
9-5-5	Setbacks - minimum 5 feet	No	Site plan complies adds an additional space to the west. This is not compliant See Condition 2
9-5-6	Hard Surfacing	Yes	Site plan complies, details to be verified with the building

			permit.
9-5-8	Lighting	TBD	Not shown See Condition 5
9-5-10	Signs	TBD	Existing parking and circulation. No changes proposed.
9-5-11	Striping	No	Less than 10 spaces provided. See Condition 3.
9-5-12	Landscaping- 10% minimum	TBD	No landscaping proposed. See Condition 6
9-5-13	Accessible parking	TBD	Considered if there is a building permit.
9-5-14	Design & Dimensional Standards	Yes	Site plan conforms.

Table 1 Code Requirement Evaluation

C. City Code, Title 9-5-15 - Minimum and Maximum Surface Parking Space Requirements

Finding: 266 sf of office space is proposed which requires 1 parking space. Three are existing and a new one is proposed, however as proposed it does not meet property line setbacks for parking. (See Condition 2).

D. City Code, Title 11 - Development Regulations

Per SCC§11-3-2 Applicability

Finding: Stormwater Management Ordinance does not apply as there is no development of the site being proposed and it will be utilized as is.

E. City of Sandpoint Comprehensive Plan

The future land use map designation for the property is Mixed Use Corridor (MUC). The MUC designation is intended to “provide a mix of office, retail, and multifamily residential uses along the main arterials and collectors.”

In addition to the future land use map, the comprehensive plan has other goals and objectives relevant to the proposed development, most particularly in Chapter 9, Goal 1 Economic Health discusses supporting a diverse, year round economy, and supporting existing businesses as providers of jobs with living wages and benefits. The proposal is broadly consistent with vision of the plan and does not conflict with the relevant goals and objectives of these sections.

Mixed Use Corridor (MUC)

Mixed-Use Corridors (MUC) provide a mix of office, retail and multifamily residential uses along the main arterials and collectors. Mixed use buildings are encouraged in this land use category, but single use multi-story buildings are allowed. A range of building sizes, setbacks, and styles is allowed as long as multi-modal access is addressed through design. The future land use map identifies MUC along Highway 2, N. Boyer Avenue and Division Avenue, as well as south of Downtown and along N. Division and Baldy Mountain Road.

- Approximate Density Range: Variable
- Formerly identified as Context Area 4 and Context Area 5
- Dominant Street Pattern: Grid or Modified Grid

V. Draft Conditions of Approval

Per City Code §9-9-6, the Planning and Zoning Commission may impose conditions including those that address, but are not limited to, the following:

1. Minimizing adverse impact on other development.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.

4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in an ordinance.

The following conditions are recommended by staff to ensure compliance with the nine (9) CUP criteria and to address issues as noted in the staff report:

1. Pursuant to §9-9-6-7 of Sandpoint City Code, once a CUP is approved, work shall commence within one (1) year following the date of approval and shall be diligently pursued or said approval and permit shall be rendered null, void and of no right or recourse.
2. Prior to commencing the land use, applicant shall submit to the City a revised site plan demonstrating the removal of the westernmost parking space.
3. Prior to commencing the land use, applicant shall restripe parking spaces to city standard per site plan less the westernmost space as addressed in condition 2.
4. Prior to commencing the land use, Applicant shall remove privacy slats and paint chain link black per application, prior to display of inventory.
5. Any future parking lot lighting and/or building lighting shall comply with SCC§9-5-8 and SCC§8-4 or as amended.
6. Prior to commencing the land use, applicant shall submit to the City an amended site plan showing at least 18 square feet of planting, landscaping, flower bed, raised bed or similar; to the satisfaction of the Community Planning and Development Director.

VI. Action

Following public testimony and subsequent deliberations, the Planning & Zoning Commission shall make findings and take one of the following actions in accordance with Sandpoint City Code:

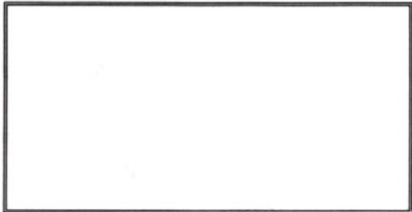
1. Approve the application with conditions.
2. Postpone action on the application to a date certain, with specific direction on additional information needed, or
3. Deny the application.

Following action by the Planning and Zoning Commission, staff will return to the Commission with a written decision reflecting its decision. The effective date of any action is the date such written decision is acted upon.

VII. Attachments

The public record on this matter includes all of the following documents that can be viewed at [Chosen Motors - Conditional Use Permit | Sandpoint, ID](#)

1. Application materials as submitted by the applicant including:
 - a. CUP application form
 - b. Narrative
 - c. Revised Site Plan
 - d. Samuelson civil preliminary design narrative
 - e. Trip generation statement
 - f. Property deed & owner authorization form
2. Public hearing notices & postings
3. Agency & public comments received



File #: _____

CONDITIONAL USE PERMIT APPLICATION

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

Applicant Information:

Applicant's Name: CRAIG LEONI
 Address: 194 TAM TAM DR, SAGLE ID 83864
 Phone: (H) 208-597-6755 (W) 208-597-6755
 E-mail: CHOSEN MOTORS@YAHOO.COM

Holder of Legal Title: DOUG DISHONG (D+D DISHONG LLC) DOUG + DIANA DISHONG
 Address: 1207 HWY 2, SANDPOINT ID 83864 1302 KINNICKINNIK AVE
 Phone: (H) 206-532-4293 (W) SANDPOINT ID 83864
 E-mail: DISHONG40@GMAIL.COM

Representative Information:

Business Name: CHOSEN MOTORS LLC
 Surveyor: _____
 Address: 909 HWY 2 SANDPOINT ID 83864
 Phone: (H) 208 597-6755 (W) 208 597-6755
 E-mail: CHOSEN MOTORS @ YAHOO.COM

Project Information:

Legal Description of Site: Lot(s) _____ Block # _____ Addition _____
 (or) 1213 Hwy 2, SANDPOINT ID 83864
 Section 22 Township 57 NORTH Range 2 WEST
 Total Size of Parcel: _____

Current Zoning:

- | | | |
|---|---|---|
| <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
| <input type="checkbox"/> Rural Residential RR2 | <input type="checkbox"/> Mixed Use Residential (MUR) | <input type="checkbox"/> Industrial General (IG) |
| <input type="checkbox"/> Rural Residential RR1 | <input type="checkbox"/> Commercial A (CA) | <input type="checkbox"/> Industrial Business Park (IBP) |
| <input type="checkbox"/> Residential Single-Family (RS) | <input type="checkbox"/> Commercial B (CB) | <input type="checkbox"/> Industrial Technology Park (ITP) |
| <input type="checkbox"/> Residential Multi-Family (RM) | <input checked="" type="checkbox"/> Commercial C (CC) | |

Current Comprehensive Plan Designation:

Future Land Use Categories

- Low Density Clustered Residential
- High Density Residential
- Downtown
- Parks and Open Space
- Low Density Residential
- Neighborhood Mixed Use
- Public/Quasi Public
- Medium Density Residential
- Mixed Use Corridor
- Light Industrial/Commercial

Airport Safety Zones

- Inner Critical Zone
- Runway Protection Zone
- Lateral Safety Zone
- N/A

What land uses border the site? Describe lot sizes, structures and uses:

North: HWY 2
 South: HVAC MECHANICAL CONSTRUCTOR YARD
 East: HVAC MECHANICAL CONSTRUCTOR OFFICE/YARD
 West: VACANT BURGER EXPRESS RESTAURANT + JITTERZ COFFEE STAND

What Zones border the project site?

North COMMERCIAL C South COMMERCIAL C East COMMERCIAL C West COMMERCIAL C

Existing Structure(s) (Size & Use): SINGLE STORY BLOCK BUILDING 1,315 SQ. FT.
12x12 OFFICE, 6x10 RECEPTION ROOM, SHELVING SPACE.


Brief description of proposal: I WOULD USE THE OFFICE SPACE FOR AN OFFICE,
CARS FOR SALE WILL BE ON THE WEST SIDE OF THE BUILDING, CUSTOMER
PARKING WILL BE ON THE NORTH SIDE OF THE BUILDING. NO CHANGES MADE.

Describe how the site is accessed: HWY 2 IN THE NORTH EASTERLY DIRECTION,
MAKE RIGHT FROM HWY 2 INTO PARKING AREA.

Indicate the availability of public services and utilities to the site: POWER, WATER, SEWER,
TRASH, INTERNET.

The Planning Director may request additional information in specific circumstances in order to assist the Planning Commission in reviewing this request.

I am the owner or owner's representative of the property described in this application. I further attest that all information submitted with this application is true and accurate to the best of my knowledge.



Signature of Applicant

9/10/25

Date

Conditional Use Narrative

Chosen Motors

1213 Hwy 2, Sandpoint ID 83864

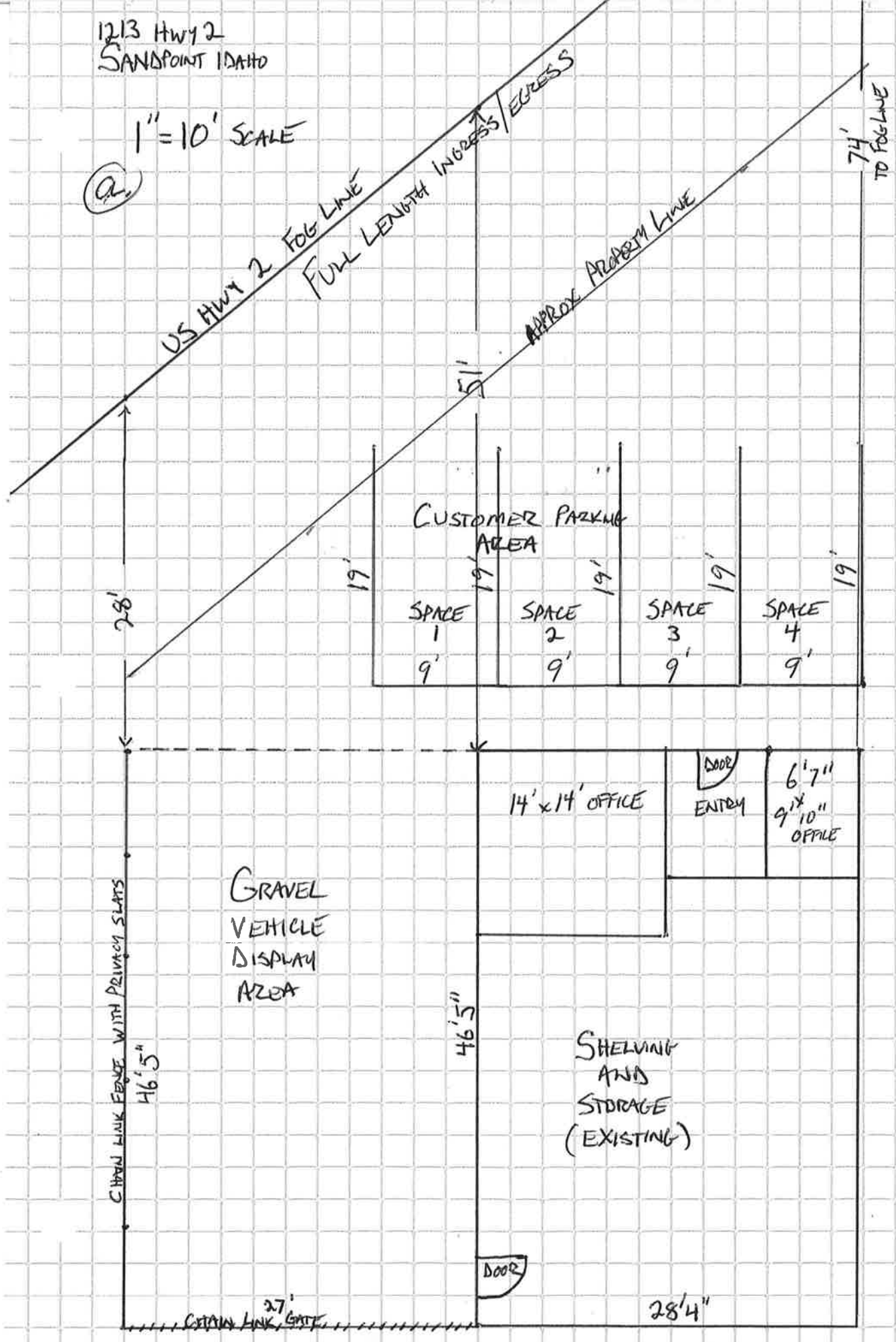
- A. The code for commercial C allows for the sale of vehicles with the restriction of no more than 12 vehicles. This fits our model well as we have only on rare occasion had as many as 7 at one time.
- B. The proposed use fits the comprehensive plan and code. There is a chain link fence with white slats on the west side of the proposed vehicle display area. I do not own said fence, but have gotten permission from the landlord to remove the plastic slats and paint fence black to greatly improve the aesthetics of one of the main entryways into our city.
- C. Will not change the building or leased area except to clean up and improve the appearance of location and represent a positive sense of renewal while keeping the original architecture in place. It will no longer unkept or appear abandoned.
- D. The proposed use will improve the current safety of the community by moving our existing business to a location that is not on a corner of 3 intersecting roads as it is now on Hwy 2, S. Florence, and Superior. Safer ingress/egress as well as better visibility for drivers with vehicles being off of the Hwy itself.
- E. The location is well served by all needed utilities already, and has paved access to and from Hwy 2 with excellent visibility for entering traffic.
- F. The proposed use will not create excessive additional costs to the public.
- G. No detrimental uses, noises, traffic, smoke, fumes, glare, or odors will be generated by the proposed use.
- H. The existing vehicular approach via Hwy 2 is the only access, and provides excellent ingress and egress without interfering with traffic on any roads.
- I. There will be no loss, destruction, or damage to our beloved natural, scenic, nor historic features whatsoever.

1213 HWY 2
SANDPOINT IDAHO

Item #2.

1" = 10' SCALE

(a.)



Traffic Generation and Distribution

Chosen Motors

1213 Hwy 2, Sandpoint ID 83864

The estimated number of trips that our proposed location will generate is approximately 5 trips per day Monday through Friday, and approximately 2 trips per day on Saturday.

As discussed in the Infrastructure and Development Pre-Application Meeting, the number of trips generated to require a traffic study has a threshold of 50 trips per hour. This simply could never happen with our very small part-time operation.

45841A

725386
WARRANTY DEED

FILED BY
SANDPOINT TITLE INSURANCE
2007 MAR 23 A 11: 57

The Grantor, PARROTT MECHANICAL, INC., an Idaho corporation, as
successor in interest to PARROT ACQUISITION SUB, INC., a Tennessee corporation,
by Articles of Merger filed with the Idaho Secretary of State on December 24, 1997, for
value and consideration received, does hereby grant, bargain, sell and convey to D & D
DISHONG LLC, an Idaho limited liability company, P.O. Box 929, Sandpoint, ID
83864, the Grantee, the following real property, situated in the County of Kootenai, State
of Idaho, to wit:

MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

See attached Exhibit A.

To have and to hold the said premises, with their appurtenances, unto the said Grantee,
their heirs and assigns forever.

SUBJECT TO easements, encumbrances, covenants, reservations, and restrictions of
record or visible upon the premises; exceptions and reservations in United States Patents;
encroachments or questions of location, boundary and area, which an accurate survey
may disclose; public or private easements not disclosed by the public records; rights or
claims of persons in possession, or claiming to be in possession, not disclosed by the
public records; material or labor liens or liens under a workman's compensation statute
not disclosed by the public records; water rights or matters relating thereto; any service,
installation or construction charges for sewer, water or electricity; liens for real estate
taxes, if unpaid.

ALSO SUBJECT TO:

1. Those matters disclosed as general and special exceptions to title in
Transnation Title Insurance Commitment No. 00045841.
2. Easement for right of way for water line and sewer line, recorded August 30,
1949, Book 79 of Deeds at Page 146, records of Bonner County, Idaho;
3. Easement for electric transmission line, in favor of Pacific Power and Light
Company, a corporation, recorded December 13, 1966, Book 35 of
Miscellaneous at Page 579, under Instrument No. 109014, records of Bonner
County, Idaho;

- 4. Easement granted Bonner County for road purposes, recorded March 25, 1925 in Book 44 of Deeds, Page 132, records of Bonner County, Idaho;
- 5. Easement for electric transmission line, granted by L.F. Eakin to Mountain States Power Company, a Delaware corporation (now Pacific Power and Light Company), by instrument filed November 30, 1949 and recorded in Book 16 of Miscellaneous, Page 414, records of Bonner County, Idaho;
- 6. Reservations in federal patents, state or railroad deeds, building or use restrictions, zoning regulations, and regulations of any governmental unit.
- 7. Taxes, liens, assessments and any other encumbrances of record, existing, or due to or arising from Grantee's use and possession of the property.
- 8. Any other matters of record.

IN WITNESS WHEREOF, the Grantor has executed this document on this

12th day of MARCH 2007.

PARROTT MECHANICAL, INC.,
An Idaho corporation

By: [Signature]
BOB MAJOR

Its: Vice President



STATE OF TEXAS)
~~DALLAS~~

County of DALLAS) : ss.

On this 12th day of MARCH 2007, before me personally appeared BOB MAJOR, to me known to be the Vice President of Parrott Mechanical, Inc., the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public in and for the State of TX,
residing at 2013 EMORY OAK
My appointment expires: 11/16/07

72722.doc

Exhibit "A"
Legal Description

A portion of the Southwest Quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

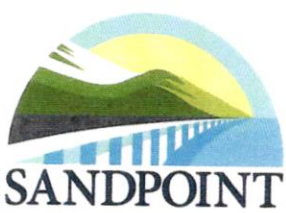
Beginning at a point which is 663.1 feet East and 841.6 feet North of the Southwest corner of Section 22;

Thence North 0° 38' East, 141.1 feet to the Southerly right of way line of U.S. Highway 2;

Thence Northeasterly along said right of way line 74.10 feet;

Thence South, 184.6 feet;

Thence West, 60 feet to the point of beginning.



SANDPOINT
OWNER AUTHORIZATION FORM

Application Number: _____ (Filled by City)

Owner Information:

Name: Doug & Diana Dishong
Address: 1302 Kinnikinnik Ave
Phone: (H) 206-532-4293 (W) _____
E-mail: dishong40@gmail.com

Applicant Information:

Name: CRAIG LEONI
Address: 194 TAM TAM DR. SAGLE
Phone: (H) 208-597-6755 (W) 208-597-6755
E-mail: CRAIG.LEONI@YAHOO.COM

Project Information:

Project Address: 1213 HWY 2 Sandpoint ID 83864
or
Parcel Number: RPS 0000 0226095 A
or
Legal Description of Site: Lot(s) Block # Addition _____

Work Description: APPLYING FOR CONDITIONAL USE PERMIT - NO CHANGES TO BUILDING OR PROPERTY.

I am the owner of the property described above and consent to the application referenced above.

I hereby authorize CRAIG LEONI to act as a representative for this application on my behalf.

[Signature]
Signature of Owner

8/18/2025
Date

[Signature]
Signature of Applicant

8/22/2025
Date

S:\Building-PW Docs\BSA\BSA\Owner Authorization Form.docx

NO-

**TICE OF
PUBLIC HEARING**

Notice is hereby given that the Sandpoint Planning and Zoning Commission will hold a public hearing during their meeting on Tuesday, November 18, 2025, scheduled to begin at 5:30 p.m. in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho, to take public testimony as the Commission considers a recommendation to City Council on a proposal to amend Sandpoint City Code Title 3, Chapter 12, "Short Term Rental of Dwelling Units" to bring the city code regulating short-term rentals into alignment with Idaho Code § 67-6539, including the removal of the cap on the number of non-owner occupied STRs in residential zoning districts, distinguishing between standard and high-occupancy STRs, and streamlining permitting procedures and performance standards.

Seating in Council chambers is available on a first-come, first-served basis. The overflow areas outside chambers will accommodate additional attendance, with live meeting video and audio provided. For public hearings/public comment periods, those who may not be able to be seated within chambers will be allowed entrance to the room and given the opportunity to speak from the podium.

Copies of the complete files for this matter are available for review online at <https://www.sandpointidaho.gov/community-planning-development/page/code-amendment-ss3-12-short-term-rental-dwelling-units> or at the Sandpoint Planning and Building office at City Hall (address above), 208-263-3370. Any written testimony to be considered at this meeting must be delivered to City Hall or by email to cityplanning@sandpointidaho.gov before 5:00 p.m. on Thursday November 13, 2025.

To request special accommodation to view the application files or participate in the above-noticed meeting, contact the City via the email address or phone number stated above no later than two (2) business days prior to the date of the hearing.
Legal#7439 AD#42905
November 4, 11, 2025



AGENDA REPORT

Planning & Zoning Commission Meeting

TODAY'S DATE: October 13th, 2025

MEETING DATE: November 17th, 2025

TO: Chairman Dunkel, members of the Planning & Zoning Commission

FROM: Jason Welker, Planning & Community Development Director

SUBJECT: PUBLIC HEARING: Amendments to Title 3, Chapter 12: Short Term Rental of Dwelling Units

PURPOSE:

The purpose of this item is to consider proposed amendments to Sandpoint City Code Title 3, Chapter 12, regulating short-term rental (STR) operations within city limits. The amendments modernize the existing ordinance, clarify permitting and enforcement provisions, and align the City's regulations with Idaho Code §67-6539, which affirms the authority of municipalities to regulate STRs in order to protect public health, safety, and neighborhood character while respecting private property rights.

DESCRIPTION/BACKGROUND:

Sandpoint first adopted regulations governing short-term rentals (STRs) in 2018, with minor amendments made in 2020. In the years since, Idaho's legal and regulatory landscape surrounding STRs has continued to evolve, shaped most recently by two significant court decisions. In *Idaho Association of Realtors, Inc. v. City of Lava Hot Springs* (2025), the Idaho Supreme Court invalidated that city's prohibition on non-owner-occupied STRs in residential zones, holding that Idaho Code §67-6539 expressly forbids any ordinance that has the "express or practical effect" of prohibiting short-term rentals of any type. Soon after, in *Scott v. City of McCall* (2025), the Fourth District Court largely upheld McCall's STR ordinance as a reasonable exercise of local police power under the same statute—emphasizing that municipalities retain authority to impose objective, health, safety, and welfare-based regulations so long as they do not amount to a functional ban.

Together, these rulings have clarified the boundaries of permissible STR regulation in Idaho, confirming that while cities may not prohibit STRs outright or by effect, they may regulate them to mitigate impacts on neighborhood character and livability. Recognizing that Sandpoint's current ordinance predates these precedents and includes provisions, such as a numerical cap on non-owner-occupied STRs, that are increasingly difficult to defend under state law, the proposed amendments remove that cap while preserving and strengthening the City's ability to regulate operational and neighborhood impacts through reasonable, objective standards related to parking, noise, occupancy, and safety. These changes ensure the City's STR regulations remain legally defensible, enforceable, and consistent with Idaho Code §67-6539.

OVERVIEW OF CHANGES:

The proposed amendment to Sandpoint City Code Title 3, Chapter 12 modernizes and simplifies the City's short-term rental regulations to improve clarity, enforceability, and alignment with Idaho state law. The ordinance has been reorganized for better structure, now moving logically from purpose and applicability to definitions, permitting, operational standards, and enforcement. The purpose statement has been rewritten to clearly align with Idaho Code §67-6539, affirming the City's authority to regulate short-term rentals in order to protect public health, safety, and neighborhood character while balancing private property rights and housing opportunities.

The amendment removes the outdated cap limiting non-owner-occupied short-term rentals in residential zones and eliminates references to owner-occupied distinctions, which are increasingly inconsistent with state law and have been subject to legal challenges in other Idaho cities. In its place, the ordinance introduces two clear permit types, Standard and High-Occupancy, based on guest capacity. High-Occupancy rentals, defined as those accommodating twelve or more guests, require a conditional use permit in residential zones but not in commercial districts.

Other updates consolidate and clarify administrative procedures, including annual renewal requirements and non-transferability of permits. Operational standards have been expanded to include off-street parking requirements to mitigate neighborhood impacts, while existing safety and inspection requirements remain in place. Enforcement language has been strengthened, with fines now tied to the City's adopted fee schedule and clarified provisions for revocation, appeal, and illegal advertising.

Overall, the proposed amendments eliminate outdated and potentially unenforceable restrictions, provide clearer direction to both staff and property owners, and ensure that Sandpoint's short-term rental regulations are consistent with state law and best practices statewide.

Table 1: Comparison between existing STR ordinance and proposed amendment

Topic	Current Ordinance (2018; amended 2020)	Proposed Amendment (Oct 2025 draft)
Purpose	Emphasizes protecting neighborhoods by limiting non-owner-occupied STRs and regulating all STRs.	Rewritten to expressly align with Idaho Code §67-6539, focusing on public health, safety, and neighborhood character while balancing property rights and housing opportunities.
Chapter Structure	Purpose → Definitions → Requirements → Standards → Violations.	Purpose → Applicability (renamed from Requirements) → Definitions → Permit Administration → Standards → Violations.
Permit Categories	One general STR permit; no capacity-based tiers.	Two tiers: Standard STR (<12 guests) and High-Occupancy STR (≥12 guests). High-Occupancy requires a CUP in residential zones; not required in commercial zones.
Owner-occupancy / Caps	Includes a 35-unit citywide cap on non-owner-occupied STRs in residential zones; defines "Owner Occupied."	Removes the 35-unit cap and owner-occupancy distinctions; retains one STR per parcel and two-night minimum in residential zones.
Local Representative	Must be "readily available to respond" (no distance requirement).	Must be "readily available to respond" and reside within 20 vehicular miles of Sandpoint city limits.

Permit Administration	Permit issuance/renewal embedded within Standards; transfer rules present but dispersed.	New Permit Administration section: annual term and renewal and non-transferability (limited exceptions)
Operational Standards	Safety/inspection requirements (smoke alarms, CO detectors, extinguishers); posting and contact info; no STR-specific parking.	Retains safety/inspection and posting; adds off-street parking: 2 spaces/unit + 1 per bedroom over two (max 4); clarifies driveway/garage counting and excludes on-street from minimum.
Enforcement & Penalties	Fixed \$100 fine for operating without a permit; advertising language present.	Fines tied to City's adopted fee schedule; refined suspension/revocation, appeal, and illegal advertising provisions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments to the City's short-term rental regulations are generally consistent with the goals and policies of Sandpoint's 2024 Comprehensive Plan, particularly those addressing neighborhood preservation, housing availability, and livability.

The Comprehensive Plan acknowledges that approximately 20% of Sandpoint's housing stock is used for seasonal, recreational, or occasional purposes and notes that the proliferation of short-term rentals has a *direct impact on the availability of year-round housing*. It further recognizes community concern over the effects of STRs on neighborhood character, affordability, and sense of community, stating that "residents continue to want regulations and enforcement of short-term rentals to ensure neighborhood residential character is maintained."

Within Chapter 5: *Housing and Neighborhoods*, the Plan sets forth policies to (1) *protect the residential character of existing neighborhoods* and (2) *continue to manage short-term rentals to mitigate adverse impacts on year-round residential neighborhoods as allowed by law* (Goal 3, Policy C).

The proposed ordinance advances these goals by strengthening operational standards that address neighborhood impacts, such as parking, occupancy, and safety, while improving clarity and enforceability. It aligns with state law by removing numerical caps that have proven difficult to defend legally, shifting instead toward impact-based regulation consistent with the Comprehensive Plan's intent to "manage" rather than prohibit short-term rentals.

However, staff acknowledge that removal of the citywide cap on non-owner-occupied short-term rentals may represent a *partial divergence* from the Plan's policy direction to maintain housing availability for full-time residents. While the proposed amendment upholds the Plan's neighborhood protection objectives, it does so through administrative and operational controls rather than through quantitative limits on the number of STRs.

Overall, the proposed changes maintain substantial consistency with the Comprehensive Plan by focusing regulation on mitigating neighborhood and housing impacts, ensuring compliance with Idaho Code §67-6539, and preserving the City's ability to monitor and manage STR activity as part of its broader housing strategy.

STAFF RECOMMENDATION:

Staff recommend that the Planning & Zoning Commission recommend adoption of the proposed amendments to Sandpoint City Code Title 3, Chapter 12, as presented. The revised code provides a clearer, more enforceable, and legally defensible framework for regulating short-term rentals consistent with state law and community objectives.

ACTION:

The Planning and Zoning Commission may choose from the following actions:

1. **Recommend approval** of the proposed amendment to Sandpoint City Code, Title 3, Chapter 12, as presented;
2. **Recommend modifications** to the proposed amendment prior to forwarding a recommendation to City Council;
3. **Postpone or table** consideration to a date certain to allow for additional information or revisions; or
4. **Recommend denial** of the proposed amendment.

WILL THERE BE ANY FINANCIAL IMPACT? N HAS THIS ITEM BEEN BUDGETED? N/A

ATTACHMENTS:

Draft amendments to §3-12 Short Term Rental of Dwelling Units

RENTAL OF DWELLING UNITS

CHAPTER 12 SHORT TERM RENTAL OF DWELLING UNITS

3-12-1: Purpose:

~~The purpose of this chapter is to protect the integrity of the city's residential neighborhoods and private property rights by limiting non-owner occupied short term rentals within residential neighborhoods and by regulating all short term rentals of dwelling units to safeguard the health, safety and welfare of short term rental occupants and that of neighboring residents.~~

The purpose of this chapter is to establish reasonable regulations for the operation of short-term rentals, consistent with the Idaho Short-term Rental and Vacation Rental Act currently set forth in Idaho Code §63-1801 et. seq. and §67-6539, in order to safeguard the public health, safety, and general welfare. These regulations are intended to protect the integrity and residential character of Sandpoint's neighborhoods by ensuring that short-term rentals have no greater impacts (such as noise, parking congestion, traffic, and changes to neighborhood character) than typical long-term occupancy, while also supporting private property rights and preserving housing opportunities for the community. These regulations are adopted pursuant to the city's authority under Idaho Code § 67-6539 to protect the public health, safety, and welfare.

(Ord. 1353, 6-6-2018)

3-12-32: Requirements Applicability:

- A. Permit Required: No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease or rent a dwelling unit for short-term rental occupancy within the city without first obtaining a short-term rental permit as provided in this chapter. Commencing on the effective date hereof, any person who is permitted to engage in the rental of a dwelling for short-term occupancy shall have obtained one of the following short-term rental permits, depending on the type of operation:
 - 1. Standard STR permit: for a short-term rental that accommodates fewer than twelve (12) overnight guests.
 - 2. High-occupancy STR permit: for a short-term rental permitted for occupancy for twelve (12) or more overnight guests. High Occupancy STRs are subject to additional review and shall be required to obtain a Conditional Use Permit (CUP), in accordance with the provisions of Title 9, Zoning, when located within residential zoning districts. High-occupancy STRs located within Commercial zoning districts are not subject to the CUP requirement
- B. Compliance with Chapter: Permits for short-term rentals are allowed subject to all provisions of this chapter.
- C. Occupancy Tax: Compliance with the requirements of chapter 10, "Hotel-Motel Occupancy Tax", of this title is required.
- D. Residential Zones: Within residential zones, short-term rentals shall have a minimum two (2) nights stay and shall be limited to one per parcel. All STRs in residential zones shall be limited to one (1) per parcel.
- E. Non-Owner Occupied Short Term Rentals: The sum total of all non-owner occupied short term rentals within the entirety of all residential zones shall not exceed thirty five (35) units, except as provided below:

1. ~~Where the short term rental unit is included in a multi-unit development with the following standards:

 - a. ~~Such development must include not less than ten (10) units.~~
 - b. ~~Such development must include property that adjoins the waterfront.~~
 - c. ~~Such development must be within one thousand five hundred feet (1,500') of the downtown core defined as being within the boundaries of First Avenue, Cedar Street, Fifth Avenue and Pine Street. Developments located farther than one thousand five hundred feet (1,500') from the downtown core that meet standards in subsections E.1.a. and E.1.b. of this section may only be allowed non-owner occupied short term rentals at a ratio of one per ten (10) units.~~~~
2. ~~Where approved for greater short term rental density as part of an approved planned unit development. Existing approved planned unit developments must be formally amended to be eligible for this greater density.~~
3. ~~Where the short term rental was approved prior to the effective date of this chapter.~~

(Ord. 1353, 6-6-2018)

3-12-23: Definitions:

HIGH-OCCUPANCY STR: A short-term rental permitted for occupancy for twelve (12) or more overnight guests. High Occupancy STRs are subject to additional review and shall be required to obtain a conditional use permit, in accordance with the provisions of Title 9, Zoning, when located within residential zoning districts, in addition to a short-term rental permit.

LOCAL REPRESENTATIVE: An area property manager, owner, or agent of the owner, who is readily available to respond to tenant and neighborhood or city questions or concerns, and who resides within twenty (20) miles of Sandpoint city limits.

OWNER: The person or entity that holds legal and/or equitable title to the private property. The owner may act through an agent or property manager, but the owner shall remain responsible for compliance with these provisions.

OWNER OCCUPIED: Where the owner of a dwelling unit resides on the parcel for a minimum of six (6) months out of a calendar year. Homeowner-occupied tax exempt status shall be considered to be proof of homeowner occupied status for the purposes of this code.

SHORT-TERM RENTAL (STR): The use of a dwelling unit, or a portion thereof which is rented for the purpose of overnight lodging for a period of thirty (30) days or less per occurrence. Short-term rentals are also commonly referred to as vacation homes, tourist homes, bed and breakfast establishments or vacation rentals. Short-term rental does not include traditional bed and breakfast establishments licensed separately under city code (as defined in § 9-1-3).

STANDARD STR: A short-term rental that accommodates fewer than twelve (12) overnight guests. A Standard STR may be operated in an owner-occupied or non-owner-occupied dwelling and may be rented in whole or in part, with or without the owner present during guest stays.

(Ord. 1353, 6-6-2018)

3-12-4: Permit Administration

- A. Issuance: Application for a short-term rental permit shall be made upon suitable forms furnished by the city. Each permit is valid for one calendar year, beginning January 1 and expiring December 31. Mid-year

applications will be pro-rated. The issuance of a short-term rental permit shall be subject to the following requirements:

1. Inspection: At the time of application for a new short-term rental permit, the dwelling unit shall be subject to inspection by the building official or their designee. Prior to the issuance of the short-term rental permit, the owner of the dwelling unit shall make all necessary alterations to the dwelling required by the building official pursuant to the requirements of this chapter.
 2. For renewals, applicants shall be required to submit a statement affirming compliance with the standards set forth in this chapter by completing a city provided self-inspection checklist.
 3. Any inspections required under this chapter may be conducted by a private inspector certified by the International Code Council at the owner's expense.
- B. Renewal: To remain active, permits must be renewed prior to expiration. Renewal requires submission of a complete permit renewal application and payment of the reduced renewal fee established by resolution of the City Council. If a permit is not renewed before expiration, it shall be deemed lapsed, and a new permit application with the full fee shall be required to continue operation.
- C. Transferability: Permits are non-transferable and shall lapse upon any change of ownership, except where the property is transferred into an entity wholly owned by the permit holder for estate or liability purposes.

3-12-45: Standards:

A. A short-term rental shall comply with the following standards:

1. Permit:

- a. ~~Commencing on the effective date hereof, any person who is permitted to engage in the rental of a dwelling for short term occupancy shall have obtained a short term rental permit.~~

~~Application for such a permit shall be made upon suitable forms furnished by the city. The permit is valid for one year and must be renewed annually. Renewal of the permit requires a complete permit application and fee. If a complete application and applicable fees have not been received by the city on the annual renewal date, the short term rental shall be conclusively presumed to be discontinued and the city shall revoke the short term rental permit.~~

- b. ~~A short term rental permit is issued to a specific owner of a dwelling unit. The short term rental permit shall be revoked when the permit holder sells or transfers the real property. For purposes of this section, "sale or transfer" shall mean any change of ownership during the lifetime of the permit holder or after the death of the permit holder whether there is consideration or not, except a change in ownership where title is held in survivorship with a spouse or child or transfers on the owner's death to a trust which benefits only a spouse or child. A permit holder may transfer ownership of the real property to: a trustee, a limited liability company, a corporation, a partnership, a limited partnership, a limited liability partnership, or other similar entity and not be subject to permit revocation pursuant to this section so long as the transferor lives and remains the only owner of the entity. When the permit holder sells or transfers the real property the new owner shall apply for and receive a short term rental permit before using the dwelling as a short term rental.~~

2. **Issuance:** The issuance of a short term rental permit shall be subject to the following requirements:

a. Inspection:

- (1) ~~At the time of application for a new short term rental permit, the dwelling unit shall be subject to inspection by the building official or their designee. Prior to the issuance of the~~

~~short-term rental permit, the owner of the dwelling unit shall make all necessary alterations to the dwelling required by the building official pursuant to the requirements of this chapter.~~

- ~~(2) For renewals, applicants shall be required to submit a statement affirming compliance with the standards set forth in this chapter by completing a city provided self-inspection checklist.~~
- ~~(3) Any inspections required under this chapter may be conducted by a private inspector certified by the International Code Council at the owner's expense.~~

- B1. Windows: Bedroom windows shall be operable to allow for emergency egress in accordance with the most recent building and fire codes as adopted and amended by the State of Idaho.
- C2. Smoke Alarms: Single or multiple-station smoke alarms shall be installed and maintained in accordance with manufacturers' specification:
- ~~(1a)~~ On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
- ~~(2b)~~ In each room used for sleeping purposes.
- ~~(3c)~~ In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- ~~d3.~~ CO Detectors: A CO detector is required on each floor if: there is a garage, solid fuel appliance or gas appliance.
- E4. Fire Extinguishers: The short-term rental shall be equipped with one 2A:10BC type extinguisher per floor. Fire extinguisher(s) shall be mounted in visible locations with the tops of the fire extinguishers mounted between three feet (3') and five feet (5') above the floor, and shall be accessible to occupants at all times.
- f5. Occupancy: No recreational vehicle, travel trailer, tent or other temporary shelter shall be used as a short-term rental.
- g6. Local Representative:
- ~~(1a)~~ Each short-term rental shall list a local representative who permanently resides within twenty (20) vehicular miles of Sandpoint City limits.
- ~~(2b)~~ If the Police Department is not able to contact the local representative in a timely manner more than twice during the term of the annual permit, this shall be considered a violation pursuant to section 3-12-5 of this chapter.
- ~~(3c)~~ The designated local representative may be changed by the permit holder from time to time throughout the term of the permit. However, to change the local representative, the permit holder must file a revised permit application that includes the name, address and telephone number of the new local representative. Failure to notify the city of a change in the local representative constitutes a violation pursuant to section 3-12-56 of this chapter.
- ~~(4d)~~ For ~~non-owner occupied~~ short-term rentals within the residential zones ~~that do not meet the standards of subsection 3-12-3-E.1. of this chapter~~, property owners and/or residents within two hundred feet (200') of the dwelling shall be provided with the name and telephone number of the owner or the local representative. The permit holder shall provide

documentation to the city of this notification and list of the owners and/or residents contacted as part of the permit application process.

- ~~4~~7. Permit Posting: The short-term rental permit shall be posted within the dwelling adjacent to the front door. At a minimum, the permit will contain the following information:
- ~~(1a)~~ (a) The name of the local representative and a telephone number where the representative may be reached;
 - ~~(2b)~~ (b) The name and a telephone number where the property owner can be reached;
 - ~~(3c)~~ (c) The telephone number and website address of the City of Sandpoint and the Sandpoint Police Department;
 - ~~(4d)~~ (d) The maximum number of occupants permitted to stay in the dwelling;
 - ~~(5e)~~ (e) The solid waste and recycling collection day; and
 - ~~(6f)~~ (f) The Sandpoint snowplowing regulations.

8. Parking: Short-term rentals shall provide and maintain adequate off-street parking as follows:

- (1) A minimum of two (2) off-street parking spaces shall be provided for each STR.
- (2) One (1) additional space shall be provided for each bedroom exceeding two (2), up to a maximum of four (4) required spaces.
- (3) Any existing parking in excess of the required parking for the residential use, including tandem spaces in driveways, or covered spaces in carports or garages, may count toward the requirement if they do not obstruct sidewalks, pedestrian routes, or emergency access.
- (4) On-street parking shall not count toward the minimum requirement.

~~i. Inactivity: License issuance and continued validity for non-owner occupied short term rental shall be contingent upon the owner's good faith effort to actively engage in the rental of the property. Failure to provide documentation of rental activity for a minimum of twelve (12) nights during a twelve (12) month period, pro-rated quarterly, prior to the short-term rental permit renewal deadline shall constitute an immediate forfeiture of the license.~~

(Ord. 1353, 6-6-2018; amd. Ord. 1380, 11-4-2020)

3-12-56: Violation; Infraction; Penalty:

- A. The following conduct shall constitute a violation for which the penalties and sanctions specified in this section may be imposed:
- 1. Violations:
 - a. The tenants of the dwelling have created noise, disturbances, or nuisances, in violation of this code, or violations of State law pertaining to the consumption of alcohol, or the use of illegal drugs.
 - b. The owner has failed to comply with the standards of section 3-12-4 of this chapter.
 - 2. Penalties:
 - a. For the first two (2) violations within a twelve (12) month period, the sanction shall be a warning notice.

- b. For the third violation within a twelve (12) month period, the sanction shall be a revocation of the permit.
3. Written Notice: The city shall provide the permit holder with a written notice of any violation of this section that has occurred. If applicable, a copy of the warning notice shall be sent to the local representative.
 4. Appeal of Suspension or Revocation: Pursuant to this section, the city shall provide the permit holder with a written notice of the permit suspension or revocation and the reasons therefor. The permit holder may appeal the suspension or revocation to the city council by filing a letter of appeal to the city clerk within twenty (20) days after the date of the mailing of the Planning Director's order to suspend or revoke the permit. The Planning Director's suspension or revocation shall be stayed until the appeal has been determined by the city council. The city council shall conduct a hearing on the appeal within sixty (60) days of the date of the filing of the letter of appeal. At the appeal, the permit holder may present such evidence as may be relevant. At the conclusion of the hearing, based on the evidence it has received, the council may uphold, modify, or overturn the decision of the Planning Director to suspend or revoke the permit based on the evidence received.
 5. Application for Permit After Revocation: A person who has had a short-term rental permit revoked shall not be permitted to apply for a subsequent short-term rental permit for a period of two (2) years from the date of revocation.
 6. Infraction: Unless otherwise provided, any person who shall commence or continue to operate a short-term rental for which a permit is required by any provision of this title without first ~~procuring the same~~ obtaining such permit shall be deemed guilty of an infraction and, upon conviction thereof, shall be fined ~~one hundred dollars (\$100.00)~~ an amount established in the City's adopted fee schedule, as set by resolution of the City Council. An infraction is a civil public offense, not constituting a crime, for which no period of incarceration is imposed. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.
 7. Advertisement of Short-Term Rental: An advertisement promoting the availability of short-term rental property in violation of this code is prima facie evidence of a violation and may be grounds for denial, suspension or revocation of a license.

Advertising that offers a property as a residential short-term rental shall constitute prima facie evidence of the operation of a residential short-term rental and the burden of proof shall be on the owner, operator, or lessee of record to establish that the subject property is being used as a legal residential short-term rental or is not in operation.

Any communication by a property owner, manager, operator, or lessee to any person where the owner, manager, operator, or lessee offers their home for rent as a residential short-term rental shall constitute prima facie evidence of the operation of a residential short-term rental and the burden of proof shall be on the owner, operator, or lessee of record to establish that the subject property is being used as a legal residential short-term rental or is not in operation.

Other evidence of the operation of a residential short-term rental without a valid permit number may include, but is not limited to: guest testimony, rental agreements, advertisements, and receipts or bank statements showing payments to the owner by a guest.

(Ord. 1353, 6-6-2018)



From a Concerned Resident

From Davis Clan <davisclanaz@gmail.com>
Date Mon 11/17/2025 5:17 PM
To City Planning <cityplanning@sandpointidaho.gov>
Cc Jason Welker <jwelker@sandpointidaho.gov>

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To Whom It May Concern,

I am deeply concerned that you would allow vacation rentals to be in Sandpoint's neighborhoods. I moved from Prescott, AZ for one of those reasons.

It wasn't our hometown anymore with quaint neighborhoods where we all knew each other.

It became "Everybody's Hometown", including investors who rented out homes for pure financial reasons. Lots of traffic in these places coming and going at all hours of the day and night, alot intoxicated at 2 a.m.

After that they opened these houses up to drug rehab centers. Now the neighborhoods were finding regular visits from police and finding needles in their front yards for their children to find. All residents had to go to Phoenix for a couple years to try to stop something that should never have started. It started from the vacation rentals.

I oppose deregulation STR and support keeping caps and strong local control.

We do not want to see happen to Sandpoint what has happened to soo many little cute small towns, for money. We do not want an investor driven town.

This is a real concern I would look at for the future of this town that cant be redone after the damage.

I saw it and its disheartening.

Thank you for your time.

Christina Davis



Fw: STR ordinance consideration - I oppose deregulation of STR's

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 4:53 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

Another one

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From: john hansen <pedalerjohn@gmail.com>
Sent: Monday, November 17, 2025 4:31:28 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR ordinance consideration - I oppose deregulation of STR's

You don't often get email from pedalerjohn@gmail.com. [Learn why this is important](#)

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Greetings Jason,


Living in South Sandpoint we have first hand exposure to the swell of population during summer and winter. Partially due to the current limitation on Short Term Rentals (STR's) the balance of community is maintained and tourists feel embraced.

Thankfully there are controls over STR's as one of those approved for such use is quite close to our residence. Despite being a few doors away, along with our neighbors we have to make regular complaints to the police over late night parties, noise and parking. There is a general lack of concern for adjacent neighbors with many renters.

Unchecked this would adversely affect our neighborhoods and the sense of close community enjoyed by Sandpoint residents.

Other parts of the country are working to constrain STR's so why we would consider changing the balance of something that seems to work? It also strikes me that housing costs for local renters would be negatively impacted. We just approved Farmin Flats to address housing costs only to follow up with something that would surely be a negative impact. Parking is also proven to be a challenge with rentals and will exacerbate already congested periods. The imperative to change is lost on me.

Thanks for your attention and consideration.

 Outlook

Fw: Short term rentals

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 7:55 AM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: lifeissparkly <lifeissparkly@zohomail.eu>
Sent: Tuesday, November 18, 2025 1:58 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: Short term rentals

You don't often get email from lifeissparkly@zohomail.eu. [Learn why this is important](#)

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Hi Jason,

I hope you're well and enjoying life. My name is April and I'm a Sandpoint resident. I oppose the lifting of limits of STRs in residential neighbourhoods.

Thank you for your consideration,

April Jackson

Sent using [{}Zoho Mail

Fw: Please Oppose Removing STR Regulations — Protect Our Community, Not Investors

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 7:55 AM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Ben Read <benr450f@gmail.com>
Sent: Tuesday, November 18, 2025 7:21 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: Please Oppose Removing STR Regulations — Protect Our Community, Not Investors

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Council member Welker,

I'm writing as a resident who is genuinely concerned about the direction our city is heading. Removing or weakening the current STR regulations would be yet another decision that puts outside investors' profits over the long-term wellbeing of the people who actually live here.

We've watched this pattern repeat itself enough times to recognize what's happening. The Russell Center debacle was a perfect example of how badly things go when the city prioritizes developer promises over due diligence and community impact. And now, as we're now finding certain Sandpoint individuals tied to investor-driven projects—Averill included—quietly benefiting from policies that

erode housing for locals, it's hard not to wonder whose interests are really being served.

Item # 3.

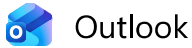
People here aren't asking for special treatment—we're asking for basic stewardship. STR regulations exist because unfettered investor ownership destroys housing stock, destabilizes neighborhoods, and prices out the very workforce that keeps this city functioning. Pretending that removing these safeguards will somehow help Sandpoint is either deeply naïve or deliberately misleading.

You and the rest of the council have an opportunity to show that you represent the people who live here, not just the people trying to monetize it. Please stand against removing or weakening STR regulations. Our town is already feeling the consequences of looking the other way for too long. We can't afford more decisions that favor quick profits over a livable community.

I hope you'll choose to demonstrate that the interests of your constituents matter more than the interests of developers and investors with deep pockets.

Thank you for your time.

A Sandpoint Resident



Fw: Opposition to Potential Chgs to STR's

From hbkosters@verizon.net <hbkosters@verizon.net>

Date Mon 11/17/2025 8:33 PM

To City Planning <cityplanning@sandpointidaho.gov>

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Hello,

I'm writing today to submit my strong opposition to the upcoming potential changes to the short term rental (STR) ordinance coming to Planning & Zoning on November 18.

I STRONGLY oppose lifting limits on the number and concentration of STRs in our residential neighborhoods. I don't want our beautiful town to become an investor-driven resort town. We have already seen too much of that happening. It's all around me in my neighborhood.

I strongly SUPPORT keeping the caps on the number of STR's and maintaining strong local control.

Given the new Marriott hotel north of town and the new hotel going in at the city beach, we will have an adequate supply of places for visitors to stay. Also, with the obnoxious Farmin Flats development, there will be plenty of new housing (with no parking) for locals.

I support tourism, but I oppose deregulating STRs. Maintaining the charm of our beautiful town and housing for local residents must come first.

Sincerely,
Elizabeth Koster



Fw: Opposition to Potential Chgs to STR's

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 7:40 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: Sandpoint, ID <noreply@civicplus.com>
Sent: Monday, November 17, 2025 7:10:41 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: Opposition to Potential Chgs to STR's

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Name: Elizabeth Koster
Email: hbkosters@verizon.net

Message:

Hello,

I'm writing today to submit my strong opposition to the upcoming potential changes to the short term rental (STR) ordinance coming to Planning & Zoning on November 18.

I STRONGLY oppose lifting limits on the number and concentration of STRs in our residential neighborhoods. I don't want our beautiful town to become an investor-driven resort town. We have already seen too much of that happening. It's all around me in my neighborhood.

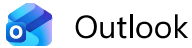
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I support tourism, but I oppose deregulating STRs. Maintaining the charm of our beautiful town and housing for local residents must come first.

Sincerely,

Elizabeth Koster



Fw: From a Concerned Resident

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 6:57 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC.

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From: Davis Clan <davisclanaz@gmail.com>
Sent: Monday, November 17, 2025 5:17:35 PM
To: City Planning <cityplanning@sandpointidaho.gov>
Cc: Jason Welker <jwelker@sandpointidaho.gov>
Subject: From a Concerned Resident

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To Whom It May Concern,

I am deeply concerned that you would allow vacation rentals to be in Sandpoint's neighborhoods. I moved from Prescott, AZ for one of those reasons.

It wasn't our hometown anymore with quaint neighborhoods where we all knew each other.

It became "Everybody's Hometown", including investors who rented out homes for pure financial reasons. Lots of traffic in these places coming and going at all hours of the day and night, alot intoxicated at 2 a.m.

After that they opened these houses up to drug rehab centers. Now the neighborhoods were finding regular visits from police and finding needles in their front yards for their children to find. All residents had to go to Phoenix for a couple years to try to stop something that should never have started. It started from the vacation rentals.

I oppose deregulation STR and support keeping caps and strong local control.

We do not want to see happen to Sandpoint what has happened to soo many little cute small towns, for money. We do not want an investor driven town.

This is a real concern I would look at for the future of this town that cant be redone after the damage.

I saw it and its disheartening.

Thank you for your time.

Christina Davis



Fw: I oppose deregulation of STR's in Sandpoint

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 6:55 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: Lynda A Hansen <mtbfamily@sbcglobal.net>
Sent: Monday, November 17, 2025 6:31:44 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: I oppose deregulation of STR's in Sandpoint

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Hi Jason,

Ditto what John said, and ditto again! He expressed our concerns quite well.

Recently it came to my attention that nearby resort communities, such as Sun Valley and Ketchum, have looked to Sandpoint's experience and regulatory model when developing their own short-term rental ordinances. After reading the attached article it puzzles me as to why Sandpoint would want to change a model that is deemed good.

It seems to me that the balance Sandpoint currently has works well and does not need to be changed.

Thank you for your attention,
Lynda Hansen

https://www.mtexpress.com/opinion/editorials/stop-rolling-over-and-follow-sandpoint-s-lead-on-short-term-rentals/article_8c064458-d39c-11eb-8363-67179ba7461f.html#:~:text=Rentals%2C%20rentals%20everywhere%20and%20not,%20to%20pay%20all%20taxes.

Fw: Short term rental deregulation Nov 18 meeting

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 3:43 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

Another one for PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Stacy Bell-Powell <stacy@platformmortgage.ca>
Sent: Monday, November 17, 2025 3:39 PM
To: City Planning <cityplanning@sandpointidaho.gov>
Cc: Fraser Powell <fpowell@castsupply.ca>
Subject: Short term rental deregulation Nov 18 meeting

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Hello City of Sandpoint Planning,

My name is Stacey Bell-Powell, and along with my husband, Fraser Powell, we have owned a property in Sandpoint for 13 years. We use it as our second home and also operate it as a short-term rental. Throughout our time here, we have always followed your registration guidelines and respected the limitations you've put in place—such as the cap on rentals within certain areas and the one-property-per-owner rule.

All of our neighbours are long-term residents, and we value them deeply. It's a wonderful community, and we work together, which is part of what makes Sandpoint such a welcoming and special place.

We are writing to express our support for keeping the current short-term rental regulations as they are. We feel that the existing structure, licensing requirements, and limits help maintain Sandpoint as a community-driven, balanced, and sustainable place to live and visit.

Thank you for your time and consideration.

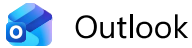
Sincerely,

Stacy Bell-Powell & Fraser Powell

Stacy Bell-Powell

Owner / Mortgage Agent

**C: [780.995.7099](tel:780.995.7099) | T: [1.866.995.7099](tel:1.866.995.7099) | F: [780.401.3379](tel:780.401.3379)
stacy@platformmortgage.ca | PlatformMortgage.ca
[APPLY NOW – click here for online application](#)**



Short term rental deregulation Nov 18 meeting

From Stacy Bell-Powell <stacy@platformmortgage.ca>
Date Mon 11/17/2025 3:40 PM
To City Planning <cityplanning@sandpointidaho.gov>
Cc Fraser Powell <fpowell@castsupply.ca>

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

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Hello City of Sandpoint Planning,

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Thank you for your time and consideration.

Sincerely,

Stacy Bell-Powell

Owner / Mortgage Agent

C: [780.995.7099](tel:780.995.7099) | **T:** [1.866.995.7099](tel:1.866.995.7099) | **F:** [780.401.3379](tel:780.401.3379)

stacy@platformmortgage.ca | PlatformMortgage.ca

[APPLY NOW – click here for online application](#)

 Outlook

Fw: stop the madness

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:55 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: jttmlane@frontier.com <jttmlane@frontier.com>
Sent: Sunday, November 16, 2025 10:26 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: stop the madness

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It is time to start thinking about, and caring for locals. Airbnbs and vrbos need to be limited and controled not encouraged.

Jeff Lane

Fw: I oppose deregulation of STR

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:55 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Erik Yingling <erikyingling@gmail.com>
Sent: Sunday, November 16, 2025 9:45 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: I oppose deregulation of STR

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Hi Jason and planning commissioners,

I oppose deregulation of Short term rentals in the strongest terms.

I was a city councilor back east and I can tell you that little or no regulation of our short term rentals destroyed our community for working people. It hollowed out the middle and working class.

Moreover, the threat of litigation is not a solid basis for making public policy decisions that would alter the fabric of our community.

Please table this proposed change.

What we have in place now is a great balance between visitor needs and that of our community.

Best,

Erik

 Outlook

Fw: Deregulation of STRs

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:54 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: D Staggs <debbiestaggs23@gmail.com>
Sent: Sunday, November 16, 2025 11:17 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: Deregulation of STRs

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Hi Jason,

I have lived in Sandpoint for over 30 years and I have lived in the same house in a south Sandpoint neighborhood for over 25 years.

I support short-term rentals but in a limited quantity and just want to go on record that I strongly oppose the deregulation of them.

Thank you,
Deborah Staggs
City of Sandpoint resident



Fw: Short Term Rental Deregulation

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:54 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
 Development Department**
 Jason Welker | Director
 (208) 255-1738
 (208) 290-0137 (cell)

From: Olivia Caso <oliviaepkeyes@gmail.com>
Sent: Sunday, November 16, 2025 5:01 PM
To: Jeremy Grimm <jgrimm@sandpointidaho.gov>; Jason Welker <jwelker@sandpointidaho.gov>
Subject: Short Term Rental Deregulation

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Hello,

I am writing pertaining to the discussion of deregulating short term rentals in Sandpoint. I am a fifth generation Bonner County resident and vehemently oppose this suggestion.

The anticipatory suggestion of deregulating STR's in order to avoid lawsuits does not reflect the values of this community and instead shows that the City will roll over anytime corporate interest rear their ugly head. By deregulating STR's, you once again affirm to outside interests that Sandpoint is for sale to the highest bidder.

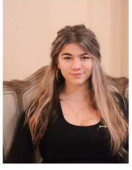
I believe that the City needs to balance actual local values and quality of life in consideration of their desire to strengthen and protect the budget. Your priorities should be making Sandpoint affordable- deregulating STR's will create lack of housing in an already sparse market.

There are already numerous houses here that sit empty besides a few weeks in summer and a few weeks in winter- deregulation would exacerbate that issue exponentially. I have heard the mayor say he resents that Sandpoint is considered a resort town, yet the suggestion of deregulation seems to play into resort town interests.

I understand that there is a level of action every institution needs to take to prevent legal action against them, however this seems to be a case of offense out of cowardice and greed.

I would urge you to maintain current regulations for those of us who live and work here year-round.

Sincerely,
Olivia Caso



Olivia Caso (Keyes)

A handwritten signature in black ink that reads "Olivia E. Caso" with a long horizontal flourish extending to the right.

oliviaepkeyes@gmail.com

Create your own [email signature](#)

Fw: NO to Short-Term Rental Deregulation for Sanders/Armstrong Family

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:54 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Sandpoint, ID <noreply@civicplus.com>
Sent: Monday, November 17, 2025 9:04 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: NO to Short-Term Rental Deregulation for Sanders/Armstrong Family

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Name: Lauren Sanders
Email: lmsanders208@gmail.com

Message:

Hi Jason,

It has been awhile, I think about you from time to time cause of everything you do for our community a lot of it unseen or put under a major microscope and I want you to know that I think you are doing a great job.

Dylan and I respect you and everything you have done for our community from the ground up - from POP to your work now. We wanted to pass this note along because we know you love our community, this is your family's home. Your blood, sweat and tears are literally in our land's soil and you have an opportunity to continue keep it local and set a standard so Sandpoint stays in the locals hands and our neighborhoods don't get taken advantage of by the lure of short-term rentals.

I am reaching out to about the upcoming proposal for deregulation of short-term rentals.

First, if there is a better person I can reach out to please let me know.

Second, my family would benefit from the deregulation of short term rentals (we have a second home in town that we do long term leasing and we are on the city waitlist for airbnb permit.) HOWEVER,

even though we would benefit we are AGAINST the proposed deregulation of short-term rental because we know it would change the character of our town.

What makes Sandpoint Sandpoint, from my opinion are the locals. If we begin to make decisions without them in the forefront of our minds, our community will drastically change. As someone who was a first hand witness of Coeur d' Alene changing from local focus to tourist focus decisions (my grandpa was on the City Council and advocated for the locals while also knowing Cd'A was and would be a popular tourist destination. He was a part of the McCeun Park transformation and the library. His name is Jim Elder - check him out.) He knew that the heart of the city and what keep people visiting, is the charm of the locals who actually live in the community. If we start to make decisions with the developers or tourists or short term visitors in mind we loose the essence of the community, us the locals - we loose what made where we live appealing in the first place, because its the locals who bring the charm to the community, with their jobs, being active members in the community, and our special and safe neighborhoods that are truly neighborhoods, where kids run from house to house to play (my friends who don't live here are shocked that I let Gwen run over to the neighbors to knock on their door to play cause in their communities they can't do that cause its turned transient. Unfortunately if our homes get bought up for short term leasing we won't know who are neighbors are, our neighborhoods turn transient and I don't think we would comfortably let our kids run over to the neighbors).

People will still visit regardless of this decision. But if developers or leasing agencies are able to buy up homes in our community and switch them to short term rentals we are no longer living next to our neighbor, we longer have a neighborhood. If decisions for our community are no longer in the hands of the locals or made with them in the forefront of the mind but are made with a small group of people in mind who don't have the locals best interest because they aren't directly impacted by these decisions our community will change drastically into one we don't recognize. And trust me from being a witness of what happened in Cd'A it happens quick and before you know it the community looses its Soul. We don't want Sandpoint to loose its Soul.

I hope this doesn't come across as bashing you or criticizing you, Dylan and I wanted to share our thoughts with you and why we are against the proposed de-regulation of short term rentals for our community.

Thank you for taking the time to read this.

All the best, Lauren Sanders and Dylan Armstrong

 Outlook

Fw: STR Ordinance Nov 18

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:51 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Renee Moxlow <renmox@mac.com>
Sent: Sunday, November 16, 2025 11:08 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR Ordinance Nov 18

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I strongly oppose lifting the limits on the number and concentration of STR's in any residential neighborhood. Housing for residents needs to take priority and I do not want a transient town!!!
Renee Moxlow

Sent from my iPhone

Fw: Nizzoli family response to STR

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:50 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Sandra Nizzoli <sandishell319@gmail.com>
Sent: Monday, November 17, 2025 2:02 PM
To: Jason Welker <jwelker@sandpointidaho.gov>; jgrimm@sandpointidaho.go <jgrimm@sandpointidaho.go>
Subject: Nizzoli family response to STR

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Mayor Grimm and Director Welker,

We're writing with a simple request: please do not remove the caps and controls on short-term rentals in Sandpoint. This is not just a policy issue for us. This is about whether our family can stay in the town we love.

Mayor Grimm, you know our family. We have eight adult kids and five of them live here in Sandpoint with their families. One is preparing to move away because they can't find stable, affordable housing. Another wants to return home but is hesitating because prices are so high and long-term rentals are almost nonexistent. That is two pieces of our heart, two branches of our family which are being pushed out or kept out.

We already have a tight market, high prices and strong pressure from outside investors. Opening the door wider to investor-owned vacation rentals will make that worse, not better. We know from other resort towns that once STRs proliferated unchecked, real neighborhoods disappeared and working families had nowhere to go.

We don't want to watch Sandpoint make that same mistake.

A community cannot survive when it becomes primarily a tourist product. An economy built mainly on tourism is unstable and volatile, subjecting us to national trends, fires, weather, pandemics and

seasonality. A town stays strong because its people can actually live there year-round, raise families and contribute to its daily life. A diversified economy is key to a resilient community.

Our current STR rules are a workable balance: we welcome visitors while still preserving homes for residents. Removing those protections now would tip the scales entirely toward investors and away from the people who make this community functioning and vibrant.

Please oppose the STR deregulation proposal and keep caps in place. Please protect the year-round families who truly make Sandpoint a town and not just a destination.

Thank you for your time and service.

Sincerely,

The Nizzoli Family,

Jeff and Sandi, kids and Grand daughter

Fw: Nizzoli family response to STR

From Jason Welker <jwelker@sandpointidaho.gov>
Date Mon 11/17/2025 2:50 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Sandra Nizzoli <sandishell319@gmail.com>
Sent: Monday, November 17, 2025 2:02 PM
To: Jason Welker <jwelker@sandpointidaho.gov>; jgrimm@sandpointidaho.go <jgrimm@sandpointidaho.go>
Subject: Nizzoli family response to STR

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We're writing with a simple request: please do not remove the caps and controls on short-term rentals in Sandpoint. This is not just a policy issue for us. This is about whether our family can stay in the town we love.

Mayor Grimm, you know our family. We have eight adult kids and five of them live here in Sandpoint with their families. One is preparing to move away because they can't find stable, affordable housing. Another wants to return home but is hesitating because prices are so high and long-term rentals are almost nonexistent. That is two pieces of our heart, two branches of our family which are being pushed out or kept out.

We already have a tight market, high prices and strong pressure from outside investors. Opening the door wider to investor-owned vacation rentals will make that worse, not better. We know from other resort towns that once STRs proliferated unchecked, real neighborhoods disappeared and working families had nowhere to go.

We don't want to watch Sandpoint make that same mistake.

A community cannot survive when it becomes primarily a tourist product. An economy built mainly on tourism is unstable and volatile, subjecting us to national trends, fires, weather, pandemics and

seasonality. A town stays strong because its people can actually live there year-round, raise families and contribute to its daily life. A diversified economy is key to a resilient community.

Our current STR rules are a workable balance: we welcome visitors while still preserving homes for residents. Removing those protections now would tip the scales entirely toward investors and away from the people who make this community functioning and vibrant.

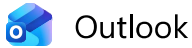
Please oppose the STR deregulation proposal and keep caps in place. Please protect the year-round families who truly make Sandpoint a town and not just a destination.

Thank you for your time and service.

Sincerely,

The Nizzoli Family,

Jeff and Sandi, kids and Grand daughter



FW: Short term regulations

From Sandpoint City Clerk's Office <cityclerk@sandpointidaho.gov>

Date Tue 11/18/2025 9:37 AM

To Bill Dean <bdean@sandpointidaho.gov>; Erik Brubaker <ebrubaker@sandpointidaho.gov>; Mandy Brown <mbrown@sandpointidaho.gov>

Please see below and forward to the Planning and Zoning Commissioners ahead of their public hearing. Please also save in the permanent record folder for this meeting in the Laserfiche Repository.

City Clerk's Office
City of Sandpoint, Idaho
(208) 263-3310
cityclerk@sandpointidaho.gov
www.sandpointidaho.gov

From: Hope Keenan <hopexc921@gmail.com>

Sent: Tuesday, November 18, 2025 9:35 AM

To: Sandpoint City Clerk's Office <cityclerk@sandpointidaho.gov>

Subject: Short term regulations

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Hello from a lifelong resident of Sandpoint.

I am writing to share that I feel VERY strongly about the potential deregulation of short term property rentals. Please. I understand as a business owner being aware of potential liability, but there is such thing as taking that too far, especially when such a decision would have huge ramifications for a working class that is barely making it work here in Sandpoint. Please reconsider this deregulation. My family and I have been on the brink of moving out of state due to so many factors that make living here hard. Please consider if you want to lead with decisions based from fear or from grounded peace and love.

Sincerely,
Hope Keenan



STRe

From Josh Volkman <jvolkman8786@gmail.com>

Date Tue 11/18/2025 10:35 AM

To Jason Welker <jwelker@sandpointidaho.gov>; Mandy Brown <mbrown@sandpointidaho.gov>

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Hello, I'm writing today to inform you that I strongly oppose deregulating STRs in sandpoint and support keeping caps and strong local control. I don't want Sandpoint to become another investor-driven resort town. With rent already skyrocketing, deregulation would only add to Sandpoint's affordability crisis. I believe that the mayor and majority of city hall ran on a promise of preserving the Idaho that we all know and love. This move is in complete opposition of that promise. Please reconsider deregulating this policy. Sandpoint is a beautiful town with an amazing community that needs the support of policies like this. Make decisions on behalf of the people who live here and not investors!

Sincerely,
Josh Volkman
YETIBUS LLC, owner.
651-269-9466



Fw: Please oppose STR ordinance lift

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 11:27 AM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
 Development Department**
 Jason Welker | Director
 (208) 255-1738
 (208) 290-0137 (cell)

From: Lena Haug <lenahaug26@gmail.com>
Sent: Tuesday, November 18, 2025 8:59 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: Please oppose STR ordinance lift

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Hi Welker,

I am deeply concerned about short term rental cap lift coming to planning and zoning. Lifting the STR ordinance here in sandpoint neighborhoods will devastate local renters who LIVE here and WORK here and want to be a part of the community. We know what happens to neighborhoods when short term rentals overtake long term rentals, for a town. We've all seen locals pushed out financially when they can't find somewhere to live. In capping short term rentals in Sandpoint is how we loose a town and a community. We cannot serve the visitor without having a solid and safely housed community. Please, please oppose lifting this cap on short term rentals, and instead protect our community from becoming a town where locals don't have anywhere to live and be an actual part of the amazing community that is Sandpoint.

Lena Haug
 707-387-8447

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.lenahaug.com%2F&data=05%7C02%7Cjwelker%40sandpointidaho.gov%7C25>

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Item # 3.



Fw: One of the last great places

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 11:28 AM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Mark Schiller <mark@wscpas.us>
Sent: Tuesday, November 18, 2025 10:26 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: One of the last great places

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Jason,

As an employer in Sandpoint, it is increasingly hard to hire talent moving to our town given housing prices and competition. I strongly oppose opening up short-term rental in Sandpoint outside of the already existing rules. Expansion of STRs will put Sandpoint down the path of so many other great places (that are no longer great as a result). Please consider this opinion and the opinion of our town folk.

Sincerely,

Mark Schiller

Mark Schiller, CPA, CFP®, ABV
Certified Public Accountant
Certified Financial Planner
Accredited in Business Valuation

Williams & Schiller, PC

WS CPAs & Consultants

www.wscpas.us • mark@wscpas.us

Item # 3.

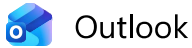
Fargo: 4631 40th Ave. S, Ste. 150 • Fargo, ND 58104
Office: 701-540-0014

Sandpoint: 708 Superior Street, Ste. A • Sandpoint, ID 83864
Office: 208-265-5959, Fax: 208-265-9415

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CPAs & CONSULTANTS



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Fw:

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 12:45 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: ann giantvalley <agiantvalley@gmail.com>
Sent: Tuesday, November 18, 2025 12:17:17 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject:

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Dear Jason,

I read today about the short term rental (STR) issue being discussed with planning and zoning on November 18. I support tourism but STRs in neighborhoods must be limited. We need to keep neighborhoods as neighborhoods. We need to provide housing for our local work force and our residents. I appreciate the mention of requiring two off street parking spaces for any STRs...we have that issue in our neighborhood on Sixth Avenue. I also appreciate that owners of STRs live close by - personally I think closer than 20 miles would be better. If there is any way STRs can be limited, I sincerely hope they can be. We have way too many developers wanting to come in and make big bucks while altering our lovely community. Thank you for your efforts on curbing STRs. Please share my thoughts with the planning and zoning committee.

Peace & Aloha,

Ann Giantvalley



Fw: Short term rentals

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 12:45 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: gilngll@aol.com <gilngll@aol.com>
Sent: Tuesday, November 18, 2025 12:01:33 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: Short term rentals

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Dear Mr. Welker,
Please add my name to the list of people who oppose lifting limits on the number and concentration of STRs in residential neighborhoods.
Thank you!

Nancy Gilliam, Ph.D.
Sagle, ID



Fw: STR ordinance , do NOT remove restrictions

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 12:45 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: Carter Payne <cartwpay@gmail.com>
Sent: Tuesday, November 18, 2025 12:06:16 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR ordinance , do NOT remove restrictions

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Hello honorable Mayor Welker and city council members.

We HEAVILY oppose lifting the STR restrictions. Please do NOT lift these restrictions. They are helping Sandpoint to stay an actual town. The heart and soul of Sandpoint's full time resident families and year round working residents will be devastated if STRs are removed. Affordability and availability is already under pressure for full time resident families and workers. Gutting some protection of our town which STRs provides is short sighted and will be harmful to the economic and social fabric which keeps Sandpoint a viable town. Removing STRS, just so investors and outside entities can make profits, undermines the actual people who need to be able to live here full time without astronomical rents and neighborhoods of empty houses held for rotating vacationers.

Vote NO on lifting STR restrictions .

Thank you
Carter Payne



Fw: STR ordinance coming to Planning & Zoning on November 18

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 12:46 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: Janae Dale <jjdale@live.com>
Sent: Tuesday, November 18, 2025 11:47:40 AM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR ordinance coming to Planning & Zoning on November 18

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I strongly oppose lifting limits on the number and concentration of STRs in residential neighborhoods. Do whatever you can within the limits of the new state laws to keep Sandpoint from becoming another investor-driven resort town. I have been to Vail, Aspen, and Jackson Hole. That is not what I want for Sandpoint. The people who live here and work here must be able to find homes.
Janae Dale



Fw: Opposition to Sandpoint STR Deregulation

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 12:49 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: Lisa Barth <dlbarth96@gmail.com>
Sent: Tuesday, November 18, 2025 12:46:53 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: Opposition to Sandpoint STR Deregulation

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Subject: Appreciation & Added Perspective on STR Deregulation Concerns

Hi Jason,

I hope you're well. I wanted to reach out ahead of tonight's meeting to share my strong opposition to the proposed STR deregulation—and also to thank you for the clarity you've already brought to what this change would mean for Sandpoint.

Having lived here for over 31 years, I'm deeply invested in the long-term health, affordability, and livability of our community. Like you've articulated, stripping away caps and loosening the rules would open the door for investor-driven conversions at a time when our housing market is already fragile. With prices escalating, limited year-round rentals, and employers struggling to find housing for staff, the margin for error is far too small.

I'm grateful that you're naming those risks clearly and advocating for thoughtful policy rather than reactive changes driven by fear of hypothetical litigation. Maintaining strong local control over STR numbers, locations, and enforcement is essential if we want to preserve actual neighborhoods and protect housing for the people who live and work here.

Thank you for your leadership on this issue. I hope tonight's discussion keeps the focus where it belongs: on safeguarding Sandpoint long-term well-being and ensuring it remains a community first—not an investment strategy.

Warmly,
Lisa



Fw: STR deregulation

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 1:54 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: Nancy Schmidt <nancyinidaho1@hotmail.com>
Sent: Tuesday, November 18, 2025 1:53:38 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR deregulation

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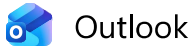
I oppose deregulating STRs and support keeping caps and strong local control. I support tourism, but I oppose deregulating STRs. Housing for local residents must come first!! I do not want Sandpoint to become another investor-driven resort town!!

I live right next to a proposed 8 unit complex known as Hickory Cottages and feel that this changes the entire feel of my neighborhood. I am certain these will be used for air bnb's which there are already too many near Hickory and Ella. I am totally against this projected development!

Please listen to and take into consideration the thoughts and concerns of those of us who live here.

Respectfully,
Nancy Schmidt, PhD
1202 Hickory Street

Sent via the Samsung Galaxy S25, an AT&T 5G smartphone
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Fw: STR Ordinance hearing coming in front of the Nov 18th Planning and Zoning Meeting

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 1:55 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC

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From: Barbara Carver <jpbcarver@gmail.com>
Sent: Tuesday, November 18, 2025 1:53:20 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR Ordinance hearing coming in front of the Nov 18th Planning and Zoning Meeting

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I oppose lifting limits on the number and concentration of STRs in Sandpoint's residential neighborhoods.

Barbara Carver
1904n Browning Way
Sandpoint



STR vote

From Kyle Volkman <kylevolkman1@gmail.com>

Date Tue 11/18/2025 1:57 PM

To welker@sandpointidaho.gov <welker@sandpointidaho.gov>; City Planning <cityplanning@sandpointidaho.gov>

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Dear planning and zoning commissioners

I am writing to urge you to oppose any effort to deregulate short-term rentals (STRs) in Sandpoint, including removing caps or loosening limits on their number and concentration in our residential neighborhoods.

Sandpoint already has a very tight housing market, rising prices, and limited year-round rentals. Allowing more homes to be converted into STRs would accelerate the loss of housing for local workers and families, drive up prices further, and erode the character of our quiet neighborhoods. The current ordinance, which allows STRs but limits their number and requires registration and compliance with city code, is a reasonable balance between tourism and community housing needs.

Please vote for no change to the existing STR ordinance and, if anything, focus on better enforcement and careful study of the community impacts before considering any major changes. Housing for residents must come before expanding opportunities for outside investors and speculators.

Thank you for your service and for considering my comments.

Sincerely,
Kyle Volkman
N Boyer neighborhood



Please don't deregulate STR

From Erik Yingling <erikyingling@gmail.com>
Date Tue 11/18/2025 2:17 PM
To City Planning <cityplanning@sandpointidaho.gov>

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Dear planning and zoning commissioners,

I am writing to urge you to oppose any effort to deregulate short-term rentals (STRs) in Sandpoint, including removing caps or loosening limits on their number and concentration in our residential neighborhoods.

Sandpoint already has a very tight housing market, rising prices, and limited year-round rentals. Allowing more homes to be converted into STRs would accelerate the loss of housing for local workers and families, drive up prices further, and erode the character of our quiet neighborhoods. The current ordinance, which allows STRs but limits their number and requires registration and compliance with city code, is a reasonable balance between tourism and community housing needs.

Please vote for no change to the existing STR ordinance and, if anything, focus on better enforcement and careful study of the community impacts before considering any major changes. Housing for residents must come before expanding opportunities for outside investors and speculators.

Thank you for your service and for considering my comments.

Sincerely,
Erik P. Yingling
North Sandpoint

Fw: STR Ordinance

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 2:48 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: Alani Strang <alanijade@gmail.com>
Sent: Tuesday, November 18, 2025 2:03 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR Ordinance

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Dear Mr. Welker,

I am deeply concerned about the short term rental cap lift coming to planning and zoning. Lifting the STR ordinance here in Sandpoint neighborhoods will devastate local renters who LIVE here and WORK here and want to be a part of the community. We know what happens to neighborhoods when short term rentals overtake long term rentals, for a town. We've all seen locals get pushed out financially when they can't find somewhere to live. Capping short term rentals in Sandpoint is how we lose a town and a community.

I have spent my entire teenage and adult life working in this town and contributing to this community with my tax dollars, all the while navigating the cost of living exceeding well beyond our "tourist town salaries" and Idaho's minimum wage. I have moved once a year for the last seven years because of the standard minimum rent being raised hundreds of dollars, and because 2nd/3rd/4th home buyers are buying houses for their summer vacation in Sandpoint and to turn into Airbnbs—the best way get their check without having to contribute to this community.

We cannot serve the visitor without having a solid, prioritized, and safely housed community.

Please, please oppose lifting this cap on short term rentals, and instead protect our community from becoming a town where locals don't have anywhere to live and be an actual part of the amazing community that is Sandpoint. Item # 3.

Sincerely,

Alani Strang
29 year Resident



Fw: STR

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 2:50 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: George Kiselica <george.kiselica@gmail.com>
Sent: Tuesday, November 18, 2025 2:45 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR

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I oppose changing the Short Term rentals policy. I support housing for locals.
George Kiselica
208 255 9439

 Outlook

Fw: STR

From Jason Welker <jwelker@sandpointidaho.gov>
Date Tue 11/18/2025 2:51 PM
To Mandy Brown <mbrown@sandpointidaho.gov>

For PZC



**Community Planning and
Development Department**
Jason Welker | Director
(208) 255-1738
(208) 290-0137 (cell)

From: gail mico <gailmico@hotmail.com>
Sent: Tuesday, November 18, 2025 2:48 PM
To: Jason Welker <jwelker@sandpointidaho.gov>
Subject: STR

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I support tourism, but I oppose deregulating STR, housing for local residence must come first.
Thank you
Gail Mico
Sent from my iPhone