

**From:** [Pat Bruder](#)  
**To:** [jlovell@blainecounty.org](mailto:jlovell@blainecounty.org); [Jenny Lovell](#); [wfemling@sunvalleyidaho.gov](mailto:wfemling@sunvalleyidaho.gov); [Participate](#)  
**Subject:** Short term rental position  
**Date:** Wednesday, August 4, 2021 3:43:59 PM  
**Attachments:** [Short term rental articles.pdf](#)

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Blaine County Commissioners  
[jlovell@co.blaine.id.us](mailto:jlovell@co.blaine.id.us)

Mayor and City Council of Sun Valley  
[wfemling@sunvalleyidaho.gov](mailto:wfemling@sunvalleyidaho.gov)

Mayor and Ketchum City Council  
[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)

Dear Ladies and Gentlemen,

Firstly, thank you for your public service. Because of your dedication to serving our communities, you enrich all of our lives.

I am writing this e-mail as a group e-mail because I feel all of us are in this together and if we can view this challenge as one we can conquer together, it is my belief we can and will find solutions. Our area is an incredible place to live, and I know we all feel very grateful. I have been coming to the Wood River Valley since 2003 as a part-time resident and I have been a full time residents for the last four years. I would like you to seriously consider restricting or governing the VRBO / AIRBNB short term rental situation happening across the area. From what I have read, there are two main reasons for taking a serious look at the negative impact of the VRBO/AIRBNB short term rental situation.

#1 The residents you represent purchase homes in our area based on the neighborhoods, the schools, the traffic patterns, noise, and neighborly values, safety and home values. If you have ever lived next to a rotating VRBO/AIRBNB rental house then you can appreciate the downside consequences in the short term and of the long term. Strangers rotating in and out constantly, partying constantly, no regard for the growth of the neighborhood or the people who reside nearby to the short term rental.

#2 The challenge for many who work in our communities is the extreme difficulty in finding affordable rental homes and apartments for the long term. Teachers, restaurant workers, nurses, firemen and police, shop workers, ALL the people we want and need in our community cannot afford to live here. While there have been attempts at “affordable / workforce housing”, it seems that while folks agree it’s needed, the projects seem to hit road blocks... not enough parking, "not in my back yard", too expensive, too cheap, et al.

The short term rental market thwarts the availability of good solid long term rentals. The 2017 Idaho Code 67-6539 state law has been misinterpreted by many. The city of Sandpoint is regulating short term rentals based on a permit system that in part regulates health and safety

and most importantly limits the number of short term rentals owned by a “non-owner occupied” (i.e. nonresidents) in the city residential zones. I have attached two recent pieces from the Idaho Mountain Express, one is an opinion piece and the other a letter to the editor. I hope you will take this seriously and investigate the possible remedies thoroughly.

Sincerely,

Pat Bruder  
P.O. Box 1067  
Sun Valley, ID 83353  
[pwbruder@gmail.com](mailto:pwbruder@gmail.com)

OUR VIEW

# Stop rolling over and follow Sandpoint's lead on short-term rentals

**R**entals, rentals everywhere and not a place to live. This takeoff on the words of 19th-century poet Samuel Taylor Coleridge perfectly describes the Sun Valley area today.

The stampede of landlords to a short-term rental market that the area's cities don't regulate is part of the problem.

In 2017, the cities misread and misinterpreted a new state law that forbade them from prohibiting short-term rentals. However, it did not prohibit cities or counties from regulating them in the same way they regulate hotels and other businesses.

Idaho Code 67-6539 says, "A county or city may implement such reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in

order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate."

Local governments here rolled over at the mere whisper that they could do nothing. In contrast, elected officials in Sandpoint, a resort town on Lake Pend Oreille, actually read the law.

They were apparently anxious to protect neighborhoods from becoming virtual hotels and to protect public safety.

They required landlords of short-term units to make them safe for visitors and to pay all taxes. Required permits ensure that landlords can't cheat the system by claiming a homeowner's property tax exemption allowed by state law.

In residential zones, Sandpoint allows just one short-term rental per parcel.

Owners can rent a main residence or an accessory dwelling, not both.

The city limits the number of rentals of non-owner-occupied units within residential districts to 35. Also, owners are required to notify neighbors within 200 feet that they intend to rent short-term.

Rentals must have a local representative who permanently resides within 20 miles of the city limits.

Units must meet emergency exit standards and have smoke alarms, carbon dioxide detectors and fire extinguishers. (Requirements are available online at [sandpointidaho.gov](http://sandpointidaho.gov).)

Blaine County and its cities should wake up, follow Sandpoint's lead and stop pretending they can do nothing.

reach out to friends and neighbors, be they new or long-time, and pick up the pieces of our lives and live free. Yes, in Idaho, that is still true.

**JULIE LYNN**  
*Ketchum*

## Ketchum is missing the mark on housing

The city of Ketchum recently made national headlines for suggesting that a tent city in Rotary Park was an appropriate solution to our housing crisis. It is unconscionable that several residents are either getting kicked out or priced out of their homes and the solution from the city is go live in a tent.

The city has claimed that it cannot regulate nightly rentals in the same way as Park City or Aspen, but that is the wrong comparison. The city of Sandpoint, Idaho, is regulating short-term rentals based on a permit system that in part regulates health and safety and most importantly limits the number of short-term rentals owned by "non-owner occupied" (i.e. nonresidents) in the city's residential zones.

Based on data from Sun Valley Economic Development, Ketchum

had 2,920 housing units with 1,582 units occupied by locals in 2000. By 2018, the total number of units increased to 3,626 while the number of units occupied by locals decreased to 1,213. Specifically, the number of long-term rentals decreased by 40% over that time. If the city of Ketchum were to enact a similar cap it would result in some of the thousands of vacant/seasonal housing units being available to locals.

The Sandpoint regulations are in place and were enacted after the state's Short-Term Rental and Vacation Rental Act became effective in 2018. That is the legislation that the city of Ketchum keeps pointing to when it says it cannot regulate nightly rentals. The question is why can Sandpoint regulate nightly rentals but Ketchum cannot?

**ED JOHNSON**  
*Ketchum*

### About letters

**DEADLINE:** 5 p.m. Thursday for the Wednesday paper; 5 p.m. Tuesday for the Friday paper.

**WORD COUNT:** letter (300 words), guest opinion (600 words).