

**From:** [Andy Walker](#)  
**To:** [Participate](#); [Neil Bradshaw](#); [Courtney Hamilton](#); [Amanda Breen](#); [Michael David](#); [Jim Slanetz](#)  
**Cc:** [Marcia Walker](#); [lakecreeklakester@gmail.com](mailto:lakecreeklakester@gmail.com)  
**Subject:** Proposed New STR Ordinance  
**Date:** Friday, December 3, 2021 6:50:24 PM

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Dear City Council and other Interested Parties,

Just over two years ago, my wife, Marcia, and I came to Sun Valley to watch Nathan Chen in his starring role at one of the August 2019 summer series Ice Skating shows. We rented a studio condo at Wildwood Mini Condominiums and were so favorably impressed with the comfort and location, not to mention the overall magic that seems endemic to the Wood River Valley, we decided to buy one if we could find an acceptable one for sale.

We came up one week later after engaging the services of a real estate agent and, having done a fair amount of homework online, found what we were looking for by the end of one day and were under contract within 24 hours. Sometimes things just work. We would not have undertaken this investment were it not for a conversation we had with the owner of the condo in which we'd stayed. He assured us the rental potential was first-rate and rental rates allowed a positive cash flow. With this information and some funds from our nest egg, we purchased and, as suggested, the rental market has been strong.

Now, a little over 2 years later, some legal analysts, council members, and elected officials have met to consider regulating the local Short Term Rental (STR) industry. Having read the proposed ordinance, and prologue defining the law relating to regulating STRs, we're deeply concerned. We are not the kind of people that complain about regulation and, in fact, find a lot of regulation necessary and healthy. Frankly, we don't trust people will always put other people's wellbeing above their profit motive hence, our feelings on regulation. We appreciate the Idaho State Legislature looking out for the freedoms of its population to engage enterprises without undue harassment or regulation from the government with Idaho Code §67-6539. We also understand that the city and municipalities cannot allow themselves to be hamstrung by such legislation and have every right to safeguard the public interest which it legally does through Idaho Code §§50-301 and 50-302(a).

I realize the futility of arguing "well, it's never happened before so why worry". Two fully loaded Boeing 747s had never collided before the Tenerife accident in 1977 either. That doesn't mean stricter regulations wouldn't have saved 583 lives had authorities been more forward thinking.

However, we'd like to proffer out thoughts in favor of allowing continued (Grandfathered?) STR privileges at the Wildwood Condos. Certainly, signage can be installed in the common areas and in individual units to show exit routes using photoluminescence exit signs. The "one hour burn through fire regulation", I'm assuming, is in compliance. I was the labor foreman on a 450 unit condo complex in Salt Lake City in 1974 and 75 and I know we had to comply with that regulation back then. I believe it's safe to assume the same regulations were in effect universally throughout the country 4 years earlier.

We "get" the desire of the Fire Marshall's desire for automatic sprinklers throughout the building. But I'm not sure that's feasible in a building this old. If a surface mounted system could be retrofitted, we'd have no objection to an assessment that would cover that cost so long as it's not absurdly expensive. That's a question for the HOA. But if it's okay to risk the individual residential owners with noncompliance on this new-ish code, I guess it should be okay to risk renters.

Regarding limiting renting because of "confusing" egress because a building has more than 3 units and the lack of familiarity with exit paths might be risky, seems arbitrary. If that was a legitimate concern, the United States would have to restrict several hundred thousand hotel and motel units from operation every night. If the little sign on the door stating "You are here and here's the way to the nearest exit" satisfies that desired safety measure, it should also satisfy in our units.

The egress via a single central corridor is another factor that seems overstated and rather moot. For one thing, EVERY ground floor unit offers immediate and unhindered exit via a large sliding glass door out onto a ground

level patio so subtract at least 40% from that consideration. If you must have egress from the 2nd and 3rd story units via routing other than the interior corridors, require rope ladders. We'd be happy to buy one. But frankly, with 10 units per floor, and wide stairways on each side of each building, this seems ridiculous. Everyone could be out very easily and quickly using the interior hallways and stairways.

We comply completely with all the requirements of the Permit. I hope you will realize we're not looking at a potential Tenerife here without full compliance with the proposed rules. At the very least, allow those of us who have already purchased to be Grandfathered in as long as we comply with the Permit criteria.

Sincerely,

Andy and Marcia Walker  
Unit 24 Wildwood Condominums

(801) 835-6721  
(801) 891-7030

Utah address: 6016 E Red Hill Lane, SLC, UT 84108