
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
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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