

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:50 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: Coconino County STR Restrictions

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Beth Bahner <sedona109@outlook.com>  
**Sent:** Sunday, August 6, 2023 7:52 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Cc:** Scott Jablow <SJablow@sedonaaz.gov>  
**Subject:** Coconino County STR Restrictions

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

I read the recent article re proposed STR restrictions for Coconino County to address unincorporated areas outside the city limits. These seem to be the same rules that have been applied to those within city limits so this makes sense. That said, one issue that seems to have been overlooked both by the city (thus the cc to Sedona Mayor Scott Jablow) and these proposed rules is a requirement that STR owners maintain their property. As stated over and over again, these STRs have overtaken what were once residential neighborhoods where for the most part people took pride in the way their property looked. Unfortunately, STR owners seem to operate under an out-of-sight out-of-mind mentality when it comes to landscaping and property maintenance. In many cases they have no idea how overgrown weeds and grasses on their properties have become and frankly, it seems that they probably don't care because their rentals come from people viewing photos of the property when it was manicured for photos. Once renters are at a property there is really nothing they can do about the appearance of the property and for the most part their focus is on the interior of the home.

Those of us who live in these neighborhoods have to look at properties that have become eyesores, spread weed seeds, and diminish the value of our homes. It seems that a simple solution is that STR owners - in particular those that don't live at the property - be required to show proof that they have hired a landscaper to service the property at least monthly in order to maintain specified standards.

I hope will be considered at the upcoming meeting on 8/8 and that the Sedona City Council will also add this to a future STR agenda.

Thank you for your attention to this matter.

Beth Bahner  
610 547-0855

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:49 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: Comments for the short-term rental ordinance  
**Attachments:** [Comments on the County Short Term Rental Ordinance 2023.docx](#)

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**Follow Up Flag:** Follow up  
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The attached word doc is the same letter as below.

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**From:** Bill Noble <neinonewon16@gmail.com>  
**Sent:** Saturday, August 5, 2023 9:46 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** Comments for the short-term rental ordinance

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Hello Jess McNeely,

I will insert comments within this email and attach the same comments to ensure you receive them. My wife and I leave town tomorrow and will be gone most of the month. I hope these comments can be considered when forming the final version of the ordinance. Thank you for the ability to comment.

-Bill Noble

To: Jess McNeely, Coconino County  
From: William Noble, 2730 Arido Ovi, Flagstaff, 86005  
Re: Proposed Short-Term Rental Ordinance

I am heartened that the County is addressing this ongoing problem. Airbnb and VRBO units have proliferated throughout Kachina where my wife and I have lived since 2002. We will not be in town on Aug 8<sup>th</sup>. I am providing written comments out of utter frustration with the ongoing issues from living next to a VRBO rental.

Our experiences with short-term rentals started when our neighbor James Higgins, a Phoenix resident who, for years, rarely visited the property, turned it into a VRBO. Mr. Higgins appeared at our house about 2 yrs ago with a bottle of wine. He informed us the house would be listed as a short-term rental, apologized, and told us not to contact him if there any issues. In his very brief visit he emphasized that he was paying a management agency "a lot of money" and that he does not want to be involved with potential issues. He told us three times that we were to contact the management agency if we encounter problems. He provided a contact number and 2 names, although he never shared the

name of the management agency. He ended with "good luck." It was not long before problems began surfacing. True to his word, Mr. Higgins did not respond when we reached out to him. The primary issues I would like you to address are:

Communication. Every time we have contacted the owner's designees, Tim Allen or "Katy" (we later learned they are with West USA Realty), their initial response has been rude and frequently outright aggressive (we have the email chains). Katy was so rude we quit trying to communicate with her. Tim, also decidedly rude, has called us many names, including privileged, entitled, rude, and other labels. This is his pattern when we contact him about issues as directed by the absentee owner. More about Tim Allen's style can be viewed at [https://www.yelp.com/biz/west-usa-realty-flagstaff-flagstaff-4?adjust\\_creative=yahoo&hrid=hAC1HILWuhqmgJzkmn1qpQ&utm\\_campaign=yelp\\_feed&utm\\_medium=feed\\_v2&utm\\_source=yahoo](https://www.yelp.com/biz/west-usa-realty-flagstaff-flagstaff-4?adjust_creative=yahoo&hrid=hAC1HILWuhqmgJzkmn1qpQ&utm_campaign=yelp_feed&utm_medium=feed_v2&utm_source=yahoo). He regularly follows up the initial attack with complaints about his life with comments along the lines of "you think you have problems, you should see what I have to put up with!" He regularly threatens to end communication, uses sarcasm rather than addressing the issue, then, after much venting, follows these texts up with overly polite ones, even occasionally apologizing. He sometimes ends by belittling the guests and people from Phoenix in general (we would be happy to provide the email chain). We are frustrated at having little recourse in trying to resolve significant issues created by their business.

The proposed ordinance references making the owner's designee's contact information available. Can this information be posted outside the rental or otherwise made available to the neighbors, i.e., the people suffering the brunt of the problems associated with a commercial operation in a residential zone?. This could at least be a reminder to the managers that they are responsible rather than having them ludicrously claim they are the victims. Based on our experiences I can guarantee many managers will not make 24/7 contact information readily available unless forced to do so.

The proposed ordinance references a Director. Who is this person and how does the neighboring homeowner contact this person? What do we do about afterhours infractions such as parties or obstructing snow plowing? If only the Director has the 24/7 contact information will the Director be on call when after hours infractions occurs? We can call the police, but addressing these issues through an ordinance change could save time and money for the county.

Fire risk has been an ongoing worry. Fire season in the Flagstaff area is bad enough in general, but now we guests next door throwing cigarettes off a second story deck into the yard. Despite multiple requests, the yard remained unraked for years allowing a continuous mat of pine needles to accumulate. I requested they rake the needles and maybe post a sign regarding fire risk. The request was ignored for years, even when we were under evacuation notice with ash and charcoal falling from the sky. Last year, as fires raged north and east of town, I pointed out that if their property ignited the surrounding properties, they would be liable. The property was raked soon afterwards but it was after 4-5 years of needle accumulation. I still find cigarette butts on their driveway and people are still smoking on the deck.

Please include something about needle clean-up in the ordinance. Perhaps something like "timely" or "annual" raking of pine needles on the property? The owner and his designees declined to even respond to requests for them to rake even during the year when we were on evacuation notice ("Set"). According to the NAU School of

Forestry, continuous ground fuels and falling embers are the mechanism for the loss of about 95% of homes burned in wildfires. Many residents do not rake their properties, but most are not using their property as a commercial venture. If an absentee homeowner decides to operate a business that brings rotating and uninformed guests from outside of the region into a frequent fire neighborhood during fire season, why cannot the owner or owner's designee be responsible for reducing the risk to the community? Typically, the people staying in these short-term rentals have no idea about fire risk. This is a bad scenario! Even if most houses were protected, the loss of all trees in the area would significantly impact all property values. This does not even account for potential loss of life. Unlike a second or multiple homeowner, if our house burns we would lose everything we own. The owner used to rake the property annually when this was a family vacation home so we know he is aware of the situation. The owner's designee has already demonstrated a consistent disregard for impacts to neighbors. Given that the carrot of goodwill has not worked, please provide a commonsense stick in the form of a requirement. A requirement that, if ignored, would result in a fine so that there will be results on the ground.

Street parking. For whatever reason, guests at this private hotel appear afraid of the large, gravel parking area. The parking area can fit four vehicles, yet clients commonly park on the street. Not along the edge of the street, but simply out in the street. The portion of the street in front of their parking area is the back of a small cul de sac. This is a sort of bulbous area used for turning around by traffic, delivery trucks, and the Postal Service. The rental clients commonly park in the middle of the cul de sac or directly in front of our mailbox, blocking delivery. Unlike the relatively level parking area at the rental unit, we and our other neighbor have very steep driveways and need to swing around the cul de sac in order to back down the drive and avoid blindly backing up our respective driveways onto a street that gets a lot of traffic from vehicles turning around (we are the last cul de sac before the Forest Highlands gate), walkers, and dog walkers. However, turning the car around is difficult when multiple cars are parked on the street and blocking a public roadway.

Parking in the street this past winter was a common occurrence that prevented us from getting snow plowed on multiple occasions. I was forced to shovel whole portions of the cul de sac due to the road being inaccessible to the snowplow. I talked with multiple rounds of guests; sometimes they did not move the car because they were afraid of getting stuck in their poorly cleared driveway. Other times vehicles were moved, only to be reparked on the street at night, which is when we typically get plowed. In addition, management regularly failed to clear the snow from the parking area, leaving some guests with limited options. We even lent guests snow shovels on a couple of occasions. Nevertheless, they advertised the property as a location for "snow play" and encouraged winter guests. The rental was booked most of the winter. Even when plows tried to clear snow over half of the cul de sac remained obstructed by large piles of snow for weeks. The plows simply could not clear the roadway with cars parked in the road. I shoveled a lane from our driveway to the main street, a distance of at least a couple hundred feet, after we were totally snowed in and the plows passed us by for days. This was our only access for three days. Granted it was a record snowfall, but the plows could not do their job due to conditions next door that included: their parking area being snowed-in, or only partially shoveled which complicated parking for people not familiar with snow, or available but unused parking with vehicles in the street because people were afraid of parking in the area provided. I cleared an area for mail delivery and guests next door

would park there rather than use their off-street parking, thereby preventing mail delivery. On two occasions and after many texts, owner's designees hired workers to clear part of the rental driveway. They shoveled much of the snow into the street, including the cleared area I maintained for mail delivery! On another occasion the owner's designee hired a bobcat to come in. All they did was open a lane to the driveway, leaving the bulk of the cul de sac blocked with large piles of snow.

The owner's designee typically did nothing to open the driveway until we contacted them, resulting in hostile responses before action was taken. I spoke with multiple guests, walking onto their property, knocking on the door, and trying to communicate to them that they cannot simply park on the street. Sometimes people were apologetic and sometimes they were irritated. Why should this job fall to county residents rather than the owner who chooses to turn the house into a business or the property managers hired to operate the commercial venture? In addition, if there were a medical emergency the ramifications of blocked access could impact the safety of residents.

Please require the owner or owner's designee to maintain access to off-street parking and that online advertising includes a clear statement regarding use of the space provided. Most people are fundamentally good. I think that many people from Phoenix or southern California (guests next door are most commonly from these locations) are not aware of winter conditions in Flagstaff or do not think about winter safety issues or common courtesy—even when lured here by online advertising regarding “winter snow play.” Making guests aware of these topics should reduce the number of offenses. Although this house has easy parking available, it has to be cleared of snow to be functional. Please include a fine to provide incentive because the situation is untenable. The owner chooses not to be bothered and his designee is aware of the access issues but has little motivation to do anything about it. Calling the police every time a new guest repeats this infraction will cost the County money and creates stress for residents who make the call. Mandating the owner do something about this is not adequate. The owner has to want to do it. Adding a fine as part of the code could provide motivation for the owner and their designee to do their job.

Outdoor lighting. We are a dark skies community, Most clients immediately turn on all the outdoor lights and leave them on all night or for their entire stay. At our request, management said they would post a dark skies sign inside the rental. Perhaps they have, but several guests have complained to us that there are so many light switches they have trouble figuring out what powers things inside, leaving unaware of the lights outside. I have requested the managers label the switches, or at least label the switches for the outdoor lights. I even offered to print the labels but according to guests, nothing has been labeled and lights are commonly on all night, impacting our view of the night sky. Please require online advertising include a statement on the dark skies code so people are aware of it when choosing and booking their lodging.

Short-term rentals should be required to have dark skies compliant lighting fixtures for all outdoor lights. Many people from other areas seem to feel threatened by the dark and tend to deliberately leave the outdoor lights on. This is common at other short-term rentals in the neighborhood as well. If they are running a commercial operation in a residential neighborhood, why cannot they be responsible for their lighting meeting county code? Leaving lights on makes perfect sense when staying in an unfamiliar location and coming and going from the house, but if clients leave lights on all night and

frequently throughout the day as well, or turn on outdoor lights at nightfall even when they remain inside all evening/night, then please ensure these residential hotels have dark sky compliant lighting.

Trash. There needs to be some kind of formula based on the number of bedrooms advertised and having some number of trash bins required by the county. Visitors commonly bring take-out food back to the rental and they commonly rent a house and gather to celebrate something. I know this based on all the trash I have picked up on my property. Short-term rentals create an enormous amount of refuse. I do not know the proper ratio, but the County has to hold the owner or their designees responsible for providing adequate trash bins for their guests.

A single trash bin was inadequate, frequently overfilled with garbage bags that propped the lid open. Crows know that exposed, white plastic trash bags represent a potential feast. Foraging crows, combined with wind, repeatedly spread trash across our property. Requests to the owner's designees were greeted as described above under "Communication." Finally, I quit picking the trash up. After the managers had to send people out to do it several times, they finally got a second bin. I still pick up more trash than I did before the house was a short-term rental, but at least there are now 2 trash bins and the crows have not ripped open exposed garbage bags. This is another example of why I am requesting fines be assessed with some of the previous topics. Until the managers expend time and money, they commonly disregard the impacts to neighbors even when they are aware of the impacts. There are still reoccurring messes in front of one of the short-term rentals down Kona, about a block from our cul de sac.

Noise has not been a significant at this location. I have had to get out of bed between 2200-2300 on two occasions and yell over to revelers to turn it down. I say "yell" because repeated attempts to simply call out to them could not be heard above the music. There is frequent yelling and party noise, but this has not been typical. On the two occasions that I either could not sleep or was awakened from sleep, the party stopped after I spoke to them. This is certainly not the case with all short-term rentals, including the one down Kona from us. It is a periodic party house when I walk by at night with my dog. Nevertheless, I bring this topic up to emphasize the need for neighbors to have a contact other than police, as described above.

The owner and his designees simply do not care about the impacts their business creates. They have told my wife and I that instead of contacting them we should be out taking advantage of all the new friends we could make. I have talked to many of the guests. They leave in a day or two and I never see them again. Meanwhile, a new set of guests arrives shortly thereafter. We are on alert every time new guests arrive. Will they park in the street, block our mail delivery, leave all the outdoor lights on for the duration of their stay, play loud music, smoke on the deck, and will the pine needles ever be raked again? This is the established pattern for the last couple of years, not an imagined scenario. It should not be the resident neighbor's job to talk to each set of revolving guests because an absent homeowner and his hired assistants do not care about the impacts of their private hotel in a residential neighborhood. Their primary concern appears to simply be

maximizing profits. When looking through information on the new ability for counties to act, I was struck by good intentions but a lack of teeth. Fines at least represent a bit of dentition for those focused only on profit.

I suspect you have detected some of my frustration with the current situation. I understand that the State has limited your abilities to act on this thorn in our collective side. I have had snowplow drivers, mail and parcel delivery personnel, and garbage collectors all complain about short-term rentals impacting their jobs. I suspect at least some of the issues I have described are not unusual. Please take full advantage of whatever latitude you have and use this opportunity to its fullest. You can significantly improve daily life for many of your constituents. I implore you to act creatively and decisively for the betterment of our communities. Thank you.

Sincerely,

William Noble  
928.525.1072



**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:49 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: I strongly support more regulation of short-term/vacation rentals

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**From:** Mary DeJong <dejongiella@gmail.com>  
**Sent:** Sunday, August 6, 2023 5:01 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** I strongly support more regulation of short-term/vacation rentals

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Dear Jess McNeely,

I am writing to express my overwhelming support for the new ordinance regulating short-term and vacation rentals. I've had extremely negative experiences with these rentals in my neighborhood, and my friends who live in Kachina Village and Mountaineire have it even worse. While my husband and I experience issues with loud noise from these rentals in my neighborhood, my friends in other neighborhoods experience overflowing trash, lack of parking, as well as noise, among other annoyances.

Everyone I know, including myself and my husband, lives in dread that the homes that surround where we live will eventually sell to buyers who will turn them into short-term/vacation rentals. Indeed, it is very sad to see that those of us who live and work in Flagstaff no longer live in neighborhoods at all but rather we live among clusters of mini-hotels. In my own rural neighborhood, we have a huge, 7 bedroom, 38 bed vacation rental up the road, which is used to rent out to large wedding parties. On a recent weekend there were over 40 cars in the parking lot of this rental and music through loudspeakers blasting out until around midnight. Why is this allowed?

Worst of all is how these rentals have sucked up real-estate inventory and driven up the cost of real-estate. Where I work, it is impossible to recruit new employees from outside Flagstaff because nobody can find housing – and even if something becomes available, it is completely unaffordable. So, at my workplace, we simply work with fewer and fewer staff, as we can't replace those who leave. We also have difficulty retaining the staff we have because they are so overworked and many are paying exorbitant rent, so they simply choose to give up on Flagstaff

and relocate. I realize the new ordinance will not solve this problem, but I can't help but wonder why there is not some county regulation on short-term rentals as well as vacation homes, limiting their abundance so that there is more affordable housing available for people who need to live and work in Flagstaff.

Thank you for your time and consideration,

Mary DeJong  
6180 E. Camden Rd  
Flagstaff, AZ 86004  
845-242-0747

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:50 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: Kachina Village STR's cause Quality of Life problems

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**From:** Tommie Deitering <tommiedeitering@outlook.com>  
**Sent:** Monday, August 7, 2023 3:19 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>; Tommie <ctdeiter@aol.com>  
**Subject:** Kachina Village STR's cause Quality of Life problems

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Hi Jess,

My name is Chuck Deitering and I live in Kachina Village. My family and I have become surrounded by STR's over the past few years and I wanted to voice my serious concern about the decline in the quality of life the STR's have caused.

Most common are noise problems. People in STR's are commonly "on vacation" and do a lot of partying and noisy activities in the deck / backyard next to ours. Another common scenario is that these people leave their dogs alone in their rental house and the dogs bark continuously while their owners are out. It is very frustrating to be disturbed by short term neighbors and have no way to effective way to help get things under control.

Please, please, please, do whatever you can to help Coconino County to better control STR's. If there is anything we can do to help with this effort please let me know.

Thanks,

Chuck and Tommie Deitering  
480 229 6368

Sent from [Mail](#) for Windows

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:49 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: New ordinance regulating short-term or vacation rentals

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**From:** Ian Harrison <harrisonianj@gmail.com>  
**Sent:** Sunday, August 6, 2023 4:43 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** New ordinance regulating short-term or vacation rentals

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Dear Jess McNeely,

I am writing to state my strong support for the new ordinance (STR-ORDINANCE-draft-07072023) regulating short-term or vacation rentals in the unincorporated parts of Coconino County. I cannot join the Zoom meeting to discuss this, scheduled for August 8<sup>th</sup>, and am therefore sending my comments in advance.

I am pleased to see Coconino County address this problem, specifically the problems caused by the short-term/vacation rental of spaces for 'transient' use and to large groups of people, as defined in the ordinance.

Below I will give my own local example of why I support this new ordinance. But I know that my experiences are shared by many other residents of Coconino County.

I live on E. Camden Road, off Cosnino Road, and in about 2021, a large house was built at 6393 Cosnino Rd, and is advertised online as :

- A "wedding venue" that is "ready for your family gathering or special occasion" with a capacity of "150 people" (<https://www.eventective.com/flagstaff-az/the-carriage-place-730366.html>)
- "A large group lodging" ([https://www.airbnb.com/rooms/51930360?source\\_impression\\_id=p3\\_1691360303\\_ZXIEVruo%2FYMd3wWX](https://www.airbnb.com/rooms/51930360?source_impression_id=p3_1691360303_ZXIEVruo%2FYMd3wWX)).

What this means is there are frequently large parties there, with loud indoor/outdoor music and party noise, that I can easily hear in my house, about a quarter mile away. On July 29 2023 I could hear party noise until past midnight, despite contacting the owner. The outdoor events are accompanied by extremely bright outdoor lights.

This AirBnB has had a significant, negative effect on the neighborhood. Most of the people who live here chose this location because we enjoy the rural atmosphere and

tranquility. It is now regularly destroyed by these loud parties, catering to guests who have no connection to the neighborhood. And they have no understanding of the 'dark skies' county regulations. The owners do not seem to do much to prevent the noise and light pollution.

The fact that the guests are often oblivious to their impact on the people in the neighborhood, also makes me very nervous of how responsible they are with other safety issues. These large parties are certainly likely to include people who smoke, and who may not be aware of the dangers of wildlife in rural neighborhoods.

These short term/vacation rentals are often operated by people who do not live in the area where the AirBnB is located, and have no interest themselves in the neighborhood, and are running the premises purely as a business, to make a profit. Hence, they are often extremely unresponsive to complaints, unless the complaints might have some effect on their capacity to make an income. That has been my experience.

Indeed, these are all experiences and fears that friends of mine, who also live close to AirBnBs and VRBOs – and especially those that are managed remotely by the owners or by a management company. Besides the real effects of the noise etc., there is just the latent stress of wondering, each weekend, how bad things will be. I have friends who live next to smaller AirBnB's or VRBOs that have a much more frequent turnover of guests – every 2 or 3 days, where they are experiencing this stress much more frequently, and similarly having to make constant requests to the guests/owners to be more considerate.

I do know that not all vacation rentals are bad. But I am equally aware that, bad or not, the increasing tendency for Coconino housing to be used as short-term/vacation rentals is contributing the housing shortage for people who live and work here. I have friends who have had to leave their jobs and move elsewhere because there is so little affordable housing. So many of these short-term rentals would be perfect for longer term resident housing. And these residents would be the people who are contributing directly to our economy – using our stores, restaurants, contributing their taxes. By contrast, short-term vacation renters are frequently arriving with cars loaded with the food, drink etc that they'll be using. I am not convinced that their presence here makes the same contribution to the economy as our residents.

Thank you for taking the time to read my opinions. I know you probably have received very many, because this is an issue that is very important to many Coconino County Residents.

Sincerely,

Ian Harrison  
6180 E. Camden Road  
Flagstaff  
AZ 86004  
Phone: 928 707-4998

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:47 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: Short term rental ordinance

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**From:** brentmiles@cox.net <brentmiles@cox.net>  
**Sent:** Wednesday, August 2, 2023 11:25 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** Short term rental ordinance

**[EXTERNAL EMAIL]**

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Hello,

I'm writing to let you know I fully support the county short term rental ordinance. I live in a rural area on the outskirts of Mountainaie and a few years back the house next door was bought by people who live in Phoenix full-time and turned it into an Airbnb. Since then, we've had nothing but problems from their guests. I've found people wandering across my property at all hours, minors knocking on my door late at night asking me to purchase alcohol for them and people setting off fireworks in the 4th of July right next to an extremely dry national forest during a burn ban. When I've brought up these problems with the owners, I was cursed at and threatened. Any oversight for short term rentals and avenues of recourse would be much appreciated.

Thank you,

Brent Miles  
Mountainaie

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:47 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: Short Term Rental Ordinance

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**From:** Jay Douglass <canyonmanagementaz@gmail.com>  
**Sent:** Wednesday, August 2, 2023 8:48 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** Short Term Rental Ordinance

**[EXTERNAL EMAIL]**

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Dear Board of Supervisors:

I have been a resident and business owner in Coconino County for over 32 years. I strongly oppose additional unnecessary regulations. You say this new ordinance is to prevent loud parties and homes from being used in ways they were not intended. I would argue that we already have noise ordinance and other land use laws in place that may be utilised to prevent unlawful use. If neighbors are disturbed by anyone, owner, short-term or long-term guest at a home, they are welcome to call upon law enforcement to remedy the illegal activity. A homeowner may also be charged for the law enforcement service call. Any further laws are redundant and only create unnecessary bureaucracy to try to forge tools which already exist.

My friends own a large ranch in Parks which has been the backdrop for many wedding memories. It is perfectly suited for these beautiful occasions. It is my understanding that under the new ordinance, these weddings would now be prohibited? I just returned from a bachelorette party in Steamboat Springs, CO where we rented a large home for the 12 of us who attended. We were in a neighborhood filled with families. We were all very respectful and caused no unordinary noise, trash or traffic.

I believe you are punishing the masses for the acts of a few bad actors. This should never be the case. I urge the Board to vote no.

Jay Douglass  
223 W. Cherry St.  
928-853-0598

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:48 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: Short-term rentals in Flagstaff/Coconino County

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Elizabeth Blaker <elizabethblaker1@gmail.com>  
**Sent:** Friday, August 4, 2023 4:17 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** Short-term rentals in Flagstaff/Coconino County

**[EXTERNAL EMAIL]**

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Hello Mr. McNeely,

My two cents is that short-term rentals should only be allowed on a property where the own lives for over six months of the year. A person or company should not be able to buy multiple properties and rent them out as short-term rentals. This is what is ruining our neighborhoods, and causing housing prices to soar.

Thanks,  
Liz Blaker



**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:48 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: STR comment

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Aleia O'Reilly <Aleia@arapas.com>  
**Sent:** Friday, August 4, 2023 1:07 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** STR comment

**[EXTERNAL EMAIL]**

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

I completely agree with a permit process for vacation rentals! There are currently 4 on my side of the street. Some are well managed; some are not. I have called the sheriff out for noise, illegal fires, and dogs in distress because vacationers do not know how to be good neighbors in these STRs. Many do not know how to park in snow emergencies and block neighbors and the path for the county snow plowmen and women.

I question that the citation process does not include violations for parking, noise during quiet hours or illegal fires. Please consider adding those to the ordinance. A process will hopefully help to keep our neighborhood safe. I appreciate the effort given to this measure. Thanks to all who have worked so diligently on this.

Aleia O'Reilly  
3087 White Cone Trail  
Flagstaff, AZ 86005

Sent from [Mail](#) for Windows

**From:** [McNeely, Jess](#)  
**Sent:** Monday, August 7, 2023 4:50 PM  
**To:** [Slaughter, Charlene](#)  
**Subject:** FW: Vacation rentals

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** skrushak@aol.com <skrushak@aol.com>  
**Sent:** Monday, August 7, 2023 1:15 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Subject:** Vacation rentals

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

My name is Sharon krushak. I would like for this comment to be considered in the upcoming meeting on vacation rental rules. Vacation rentals in this area can and has damaged the privacy and quiet of the area. Case in point- the so-called (locally) party house on cosnino next to the fire station. The noise has been so loud that, even tho I live approx. 5 acres away and with 2 houses in between I can clearly hear very loud music over the sound of 2 tv's in different rooms and my walls. It has actually vibrated outside. This goes on on many weekends well past 9 pm. Many people work on Saturday/Sunday. Hearing music that loud at 10, 11 and later is extremely disruptive. I myself called the CCSO several times at 10pm or later to shut them down. The problem is the CCSO comes out, they shut down for a bit then it goes backup. It is my understanding that county has a light ordinance. When they have lots of people there the lights and the glow looks like some sort of arena. This particular house was supposedly built on a single family residence permit, with 6 bedrooms. In looking this place up on VRBO it says 6 bedrooms sleeping 40+ people and that "was built specifically for this purpose". How did this get by? That is basically a small hotel. Sometimes there are 12-15 vehicles parked there. This is now a business. Aren't licenses and business taxes required? This single place has created noise and privacy issues for homes at the very end of Camden road, almost 1/2 mile away and other homes all around. It brings total strangers into an area where homes are far apart or secluded in trees and no one can see what they are doing. I have had 2 different vehicles drive right thru my drive gate, past my no trespassing signs and tell me they are looking to get into the forest. The next day driving past the party house were those same 2 vehicles. Vacation rentals of this size are detrimental to the rural way of life. I know we cannot stop someone from doing this but we can put rules in place to lower the impact like no more than 15 people, all parties to be silent after 9pm, light ordinances followed, business licenses issued whether they are renting out a room or a house so if there are

problems the license can be pulled. Business taxes to be paid. After a certain number of violations with sound/traffic/lights shut them down. We all live out here for various reasons but privacy and quiet are at the top of the list. If this single rental can disrupt this for so many residents I can only imagine what it may be doing in other areas out here. This is not an area for businesses. The visitors are exactly that. They may have no respect for residents or private property because it is not theirs. Please pass some sensible rules that lessen the major impact. Also please do not grandfather in previous existing rentals. Thank you for your time in this matter.

[Sent from the all new AOL app for iOS](#)

**From:** [McNeely, Jess](#)  
**Sent:** Tuesday, August 8, 2023 7:12 AM  
**To:** [Slaughter, Charlene](#)  
**Subject:** Fwd: short term rental ordinance

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

One more to add - thanks!

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**From:** randpt3 azwestcon.com <randpt3@azwestcon.com>  
**Sent:** Monday, August 7, 2023 5:42:07 PM  
**To:** McNeely, Jess <wmcneely@coconino.az.gov>  
**Cc:** randpt3 azwestcon.com <randpt3@azwestcon.com>  
**Subject:** short term rental ordinance

[EXTERNAL EMAIL]

Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Good evening,

We live on E Camden Rd and are 100% against any kind of short term rental in any neighborhood. By allowing short term rentals in our neighborhoods; this deteriorates our family communities and the value of our homes.

We hope all short term rentals are banned from all neighborhoods !

Thank you  
Paul and Robin Thompson

Greetings Coconino County

I am writing to express my opinion as a long-time (11 year) homeowner and resident of Doney Park. My wife and I love quiet environment where we feel safe raising our three sons. I plan to continue living here as long as possible and hope to continue working hard to ensure that environment is available to other families.

I feel that, in general, individuals should be free to do as they please on their private land, as long as their behavior does not infringe on or detract from those around them. I believe in personal property and individual rights. I resist interference from governmental bodies to control what I can do in my own home. I resist the urge to arbitrarily limit the freedom of my neighbor to do as he chooses on his land.

I also, however, believe in community integrity and accountability. As flagstaff has become a prime target for commercial housing investments, the county has begun to experience the overflow in the form of land investments. These investments are not intended to build up the social fabric or longevity of the community, but simply to create revenue for investors who do not represent the community.

According to a 2021 study in the peer-reviewed journal "Public Library of Science":

**"We find evidence that increases in Airbnb listings—but not reviews—led to more violence in neighborhoods in later years. This result supports the notion that the prevalence of Airbnb listings erodes the natural ability of a neighborhood to prevent crime... "**

- *Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics?*  
PLoS One. 2021; 16(7): e0253315.  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8279333/>

As neighborhoods, our actions affect each other. We frequently hear late-night partying several houses away from a purpose-built Airbnb on Cosnino road. Noise and safety complaints offer no long-term solutions. The owners are terse and combative, and the offending renters are soon replaced with a new batch on the following weekend. It's not clear whom to approach to create a long-term fix for the disturbances, and the change in tone of our neighborhood is noticeable. I worry even more now as the developers in question have purchased another nearby residence and are currently remodeling it. I worry that these investors will continue eroding the peace and quiet from our neighborhood and turning it into a profit for themselves.

This issue represents more than just a concern over private property rights, but also one of accountability for infringement of the rights of neighbors. I see the proposed ordinance 11-269.17 as a way to allow property owners to continue using their land for rentals while still providing controls and recourse for neighbors to address safety concerns which affect the entire community. Therefore, I am in favor of the passing of this ordinance.

Aaron Tunell  
6171 E. Camden Rd  
Flagstaff Az 86004  
tunell@gmail.com

