

From: [Peter Loeb](#)
To: [Participate](#)
Subject: Comments on proposed Ordinance 1230
Date: Thursday, November 18, 2021 11:17:24 AM

Dear Mayor Bradshaw and Ketchum City Councilors:

I have been a homeowner for 15 years in Ketchum. I spend as much time as I can at our house on Garnet St, but cannot be a full-time resident. Given that there are periods of time when the house is unoccupied, I rent it through agencies in Ketchum (High Country and Sun Valley Luxury Lodgings) as well as Internet services like VRBO and Airbnb.

I can make no argument with wanting STRs to be safe - I'm not sure anyone can. However, to my knowledge, safety has not been an issue. In deciding whether to make Ordinance 1230 law in Ketchum, I ask the City Council to examine the safety record of STRs and to decide whether there have been health and safety problems, compared to longer-term rental properties, which justify the weight of these regulations.

What has been a very public issue in Ketchum is workforce housing availability, and the regulations proposed in Ordinance 1230 appear to me to be focused on discouraging STRs by making compliance difficult, not on making STRs safer. I urge the City Council to find better ways to encourage the creation of workforce housing.

I encourage the City Councilors to focus on expanding business opportunities in Ketchum. The focus of Ordinance 1230 appears to be to restrain trade in this segment. Doing so will drive the costs of tourism up by increasing the cost of STR rental nights and reducing the number of available STRs, thus pushing more of the tourist traffic to the city's hotels, which are both more expensive than the typical STR and have lower capacity than STRs in the aggregate. The net effect will be to reduce the number of tourists who come to Ketchum. Given Ketchum's reliance on tourism, it's hard to imagine that town merchants will look kindly on a reduction in the number of people visiting.

I urge the City Council not to place restrictions on STRs any more stringent than those placed upon longer-term rental properties, which neither require permits nor are subject to punitive regulations like those enumerated in Ordinance 1230.

Respectfully,

Peter K. Loeb, Jr.
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