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Sent: Thursday, November 18, 2021 6:45 PM

To: Amanda Breen <ABreen@ketchumidaho.org>

Cc: Courtney Hamilton <CHamilton@ketchumidaho.org>; Neil Bradshaw <NBradshaw@ketchumidaho.org>; Jim Slanetz <jslanetz@ketchumidaho.org>; Michael David <mdavid@ketchumidaho.org>

Subject: Sandpoint etc.

Amanda,

I think that one of the reasons that Sandpoint has not been challenged is because the exemptions they allow are so large that the effective number of STR units is far, far greater than 35. For example, I think that any multi-family building within what they deem to be their tourist district (along the waterfront and downtown) is exempt from the quantity restriction, opening up STRs to dozens of properties if not many, many more. Of course staff should be able to confirm this for you by simply reviewing their ordinance.

Is it really safe for a long-term renter to live in a place (ex. avalanche zone or older multi-family without sprinklers) that is deemed unsafe for a short-term renter? Let's get the data regarding how many units would be excluded by the proposed ordinance provisions so that you can deliberate the impact on our economy and on our residents from a complete knowledge base.

FYI there were 115 transactions in Ketchum in the last 12 months (from October) for properties valued under \$1,000,000, so while your comment that at any given time it seems like there is little available under that price, the statistics reveal that there were in fact 115 opportunities to buy at that price or less in the last 12 months. 115 properties seems an appropriate sample size to evaluate the workforce housing marketplace, which is the purpose of the cash-in-lieu calculation.

Thanks,

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