

From: [S.G](#)
To: [Participate](#)
Subject: STR Ordinance
Date: Wednesday, December 8, 2021 3:43:50 PM

Hello,

Ketchum (really, Blaine County as a whole) needs to have an STR ordinance put in place, at the bare minimum. I moved to Blaine County 2 years ago to take a position at Sun Valley Resort. I have been very fortunate to work in tourism in more destination mountain towns than most people have. I have called Incline Village, NV; Jackson, WY; Vail, CO; and Big Sky, MT home. Having lived in these ski towns I have experienced similar housing issues. However, one thing that sets Blaine County apart from these other towns is the lack of regulation on short-term rentals. Yes, housing was hard and expensive. But, and this is a big but, I actually had year-round neighbors in these other towns. Here in Blaine County, I have only ever had short-term renters as neighbors and they switch every few nights. The one nice thing about short-term renter neighbors is that when the off-season (mud season, slack season, whatever it is you want to call it) comes around, my building is silent as only a small percentage have residents during those times of the year.

Even if the town doesn't want to take long-term renters into consideration, why wouldn't the town want the money from these businesses that are operating under the table? Why wouldn't the town want regulations in place to ensure that visitors aren't staying in unsafe full of occupancy and building violations because the owner lives somewhere else and hasn't paid a property manager to inspect when the unit flips occupants?

There are areas, such as the east side of Oahu, where short-term rentals are nearly completely banned and a lot of the lobbyists behind these regulations were the hotel industry. To see comments stating regulations on short-term rentals will impact tourism is absolutely outrageous. Most other travel destinations have some type of restriction and you don't hear them saying, "well, short-term rentals have closed off our tourism industry." Reach out to any Executive in Vail and ask them if their tourism has stopped because there are regulations in place for short-term rentals. Or if you want to keep it in the state, ask Boise if regulations on short-term rentals have ended tourism or even Sandpoint. They will say some changes have been felt but if people want to visit a place, they'll find a way. To be fair, before short-term rentals were running out of control here, tourism still thrived and visitors had places to stay.

Overall, towns like Ketchum only operate because of low-wage workers -- it is the unfortunate name of the game. Without these workers, lifts don't run, restaurants can't fully operate (we see that already), and all that brings a tourist to town doesn't provide the full experience that the tourist comes here for. No matter what, the machine only operates with all of its parts; and if its parts don't have housing, the machine doesn't operate. The people at these lower wages are the people that feel the impact of housing shortages more than anyone else, second are businesses that rely on these employees. What is the average salary of the individuals who have opposed this STR? What housing situation do those opposing it have? I'd imagine most of them own the homes they live in, don't feel the impact of lack of long-term rental inventory, and have far higher net worth than the working class experiencing the long-term rental stress.

As representatives for the people within your borders, it is your responsibility to find a solution to the problem for worker housing, businesses (such as short-term rental operators)

operating legally, and the safety of visitors.

Thank you for your time!

Stevie Gawryluk