

From: [liz keegan](#)
To: [Participate](#)
Subject: Comments for December 6, 2021 Ketchum City Council Meeting
Date: Sunday, December 5, 2021 9:26:08 AM

Comments to Ketchum City Council on Short-Term Rental Ordinance 1230 December 6, 2021

A STR ordinance is very much needed in Ketchum to insure health and safety, to collect all required Local Option Taxes, and to provide full-time residents with a degree of certainty that our town will not continue to be a haven for STR at the expense of providing more long-term resident housing.

Will there be a cost to obtain a permit for each STR? To enforce the provisions of the ordinance will be costly and some of those costs need to be borne by STR owners. I also believe that receiving two warnings in a 12 month period with no financial impact is not strong enough. If a STR owner doesn't obtain a permit, the fine should be more like \$500, not \$100, since nightly rental prices are high. Will there be any "buy-in" from HOA's? I believe those who live long term in larger condo buildings would like to see tightened regulations. I would think that hotels would be in favor also because their occupancy rates could improve.

The Town of Vail, CO recently approved ballot measure 2A- a 0.5% sales tax increase that will generate \$3.5-\$4.0 million a year for housing. I urge the Council to continue discussions with George Rather of the Vail Housing Department, about their programs for buying deed restrictions, their methods of tracking STR, and their funding sources. We need more tax revenue for housing, whether that be in the form of increasing taxes on rentals, increasing the sales tax, or in-lieu fees.

Lastly, I have advocated for the Blaine County Housing Authority to become a department within the County or within the City of Ketchum. Resident housing (as Vail calls their workforce housing), and long-term affordable housing, should be as important as public health, public works and public safety. We need more visibility and accountability for housing.

Thank you for the opportunity to comment.

Liz Keegan, Ketchum