

From: [Sylvia Tey](#)
To: [Courtney Hamilton](#); [Amanda Breen](#); [Michael David](#); [Jim Slanetz](#); [Jim Renton](#); [Neil Bradshaw](#); [Participate](#)
Subject: Letter for Dec 6 Meeting on Short Term Rentals
Date: Sunday, December 5, 2021 11:16:07 AM

Dear Ketchum City County,

My husband and I are STR owners of wildwood condominiums. We bought our condo many years ago while visiting family friends in the area and fell in love with the culture, nature and community. We dug through our savings for the condo purchase, we would not be in a position to own a home in Ketchum if not with the STR to offset the cost.

We are aware of the housing shortage nationwide and in Wood River Valley, and understand the city needs to take action. However, trying to use the "health and safety" clause in Idaho code to get around the property rights of the property owners in towns who own units in older buildings that are well maintained and approved by the authority is no way to resolve the housing shortage problem. If the intent is truly to curb tight housing situations, the city should focus on identifying land and building for affordable housing programs with specific purchase and ownership guidelines.

In particular, Wildwood is called out as not meeting R1 requirements for hotel or motel. That is a very one-sided and incomplete opinion.

1. Exit from unit to interior corridor. Many of the hotels in the nation have unit exits to an interior corridor with a closed window. In Wildwood, each unit has access to a LARGE sliding door balcony. The first floor units all have DIRECT GROUND ACCESS to outside with the sliding door balcony which can all be used as building evacuation in the event of hazard.
2. With regard to no fire sprinklers due to older building code. This can be remedied with enforcement of fire extinguishers in STR units.
3. Proper evacuation signs can be placed on visible areas in units and in common areas for evacuation procedure. STR owners can also put the instructions in the listing.

We appreciate the city looking into the health and safety code of STR to make the STR safer for our residents and guests. We will comply with the permit requirements but in hope that the city will grandfather cases if a mitigation can be feasible.

Thank you for your time,
Sylvia