

From: [Wes H.](#)
To: [Courtney Hamilton](#); [Amanda Breen](#); [Michael David](#); [Neil Bradshaw](#); [Participate](#); [Jim Slanetz](#); [Jim Renton](#)
Subject: STR restrictions
Date: Sunday, December 5, 2021 10:06:09 AM

Dear Ketchum City Council,

My wife and I are owners at Wildwood Condominiums and are concerned with the proposal put forth to limit STR's in an attempt to address affordable housing in the Wood River Valley and using the IC 67-6539 "necessary to safeguard the public health, safety and general welfare ..." including how to "protect the integrity of residential neighborhoods." as a means to limit or take away our property rights. I will not directly address how flawed this position is in regards to Wildwood, other owners have already done an excellent job at addressing this point.

Our family has a long history of being part of the community including owning a local retail business for many years. My wife and I were fortunate enough to purchase our unit a few years ago after saving for several years. We are not wealthy people, I work as a firefighter and my wife works in education. Without using short term rentals to help offset the cost of our condo, we would not be in a position to own property in Ketchum. If the council decides to use the "health and safety" language in the state code, we will be forced to sell.

Unfortunately given the current state of real estate in the Wood River Valley and nationwide, if current STR owners are forced to sell their properties, this will do nothing to alleviate the affordable housing issue and will only force out those of use with modest means to sell to those that can afford a nearly \$300k studio apartment solely for personal use.

Furthermore, you will be taking business away from our cleaning company and property manager. We provide income to those individuals that live within the community. Without income from short-term rentals they will be adversely affected, possibly forcing them to leave the community.

Respectfully,
Wes and Marci Hutchinson
Wildwood #25