

From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: For Public Comment P&Z Meeting 1/10/23 on ADUs
Date: Friday, January 6, 2023 3:24:41 PM

Public comment.

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-----Original Message-----

From: HP Boyle <boylehp@yahoo.com>
Sent: Friday, January 6, 2023 10:11 AM
To: Participate <participate@ketchumidaho.org>; Carissa Connelly <CConnelly@ketchumidaho.org>
Cc: Andrew Guckes <aguckes@mtexpress.com>
Subject: For Public Comment P&Z Meeting 1/10/23 on ADUs

It seems like the City is playing right into the hands of AirBNB. Why?

ADUs, if not restricted to long-term rental, are ideal short-term rentals. They are literally perfect STRs. We already have close to a thousand short-term rentals available in Ketchum. Indeed, they have displaced nearly all long-term rentals.

It is the City's consistent position that it cannot regulate STRs. If that is true, then promoting ADUs will make everything in this city worse. Why would the City want to be promoting more STRs? Why would the City want to provide financial incentives for STRs? How is this good for the people who live and work in Ketchum?

Please do not proceed with this unless you can lock ADUs into a LTR market. Otherwise you just contribute the to destruction of the community.

Perry Boyle
Ketchum