



CITY OF KETCHUM, IDAHO

****SPECIAL MEETING** CITY COUNCIL/STRATEGY SESSION #2**

Thursday, February 19, 2026, 1:00 PM
191 5th Street West, Ketchum, Idaho 83340

AMENDED AGENDA

As of 2/16/2026 @ 6:13 PM

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

- Join us via Zoom (*please mute your device until called upon*)

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/84620056783>

Webinar ID: 846 2005 6783

- Address the Council in person at City Hall.

- Submit your comments in writing at participate@ketchumidaho.org (by noon the day of the meeting)

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Mayor Pete Prekeges

ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

PUBLIC COMMENT:

1. In-Person/Virtual
2. Previously Submitted

STRATEGIC PLANNING:

3. Housing Action Plan (90 min)
4. Parking Management Plan (60 min)

[5.](#) Overview of Fiscal Year 2027 budget development process and Council priorities (30 min)

ADJOURNMENT:



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No formal action is requested for this agenda item. Staff is requesting general direction from the Council regarding the elements of the existing City Housing Action Plan.

Reasons for Recommendation:

- Review existing needs assessment and associated future goals
- Review existing short- and long-term actions
- Mayor's proposed areas for adjustment
- Council feedback on any areas of adjustment or missing items

Sustainability Impact:

None

Financial Impact:

None OR Adequate funds exist in account:

Funds for program contained in .5% LOT for Housing, In-Lieu Housing Trust Account and one-time capital contributions from General Fund.

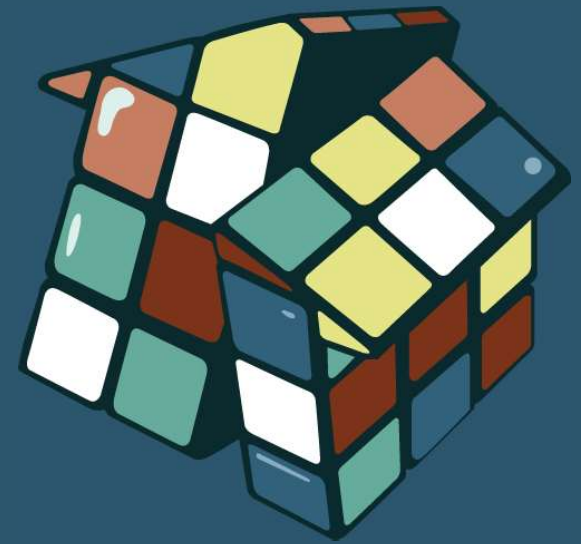
Attachments:

1. Housing Action Plan presentation with BCHA countywide info

STRATEGIC PLANNING

KETCHUM CITY COUNCIL

February 19, 2026





WHAT IS THE NEED

PROGRAM OVERVIEW

FAR EXCEEDANCE

**MIDDLE INCOME NEW
CONSTRUCTION**

**OWNERSHIP &
PRESERVATION PROGRAM**

NEW LOCAL OPTION TAX

BCHA

[INSERT VISUAL]

NEED

PROGRAMS

STAFFING + GOVERNANCE + ADMINISTRATION

\$ \$ \$



WHAT IS THE NEED

PROGRAM OVERVIEW

FAR EXCEEDANCE

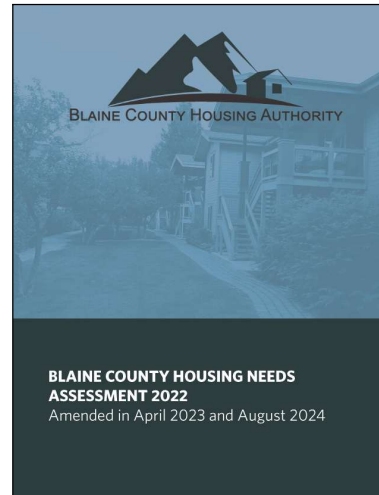
**MIDDLE INCOME NEW
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**OWNERSHIP &
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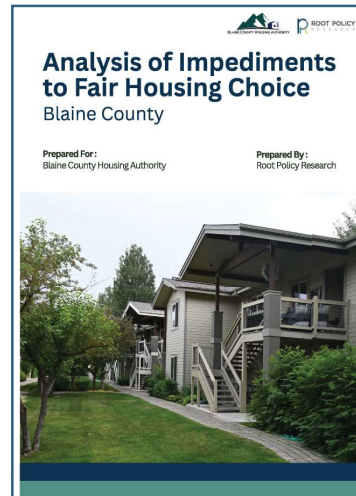
NEW LOCAL OPTION TAX

BCHA

Housing Needs Assessment, 2022 + 2024



Analysis of Impediments to Fair Housing Choice 2025



Employee Generation Nexus Study 2024



**informed decision
making**






There is a massive shortage of affordable homes in Ketchum.

QUANTITATIVE DATA

NEED BY 2032	Historic Growth 1% Annually	High Growth 3% Annually
New Households (population growth)	+227	+546
<i>Housing Units in Poor Condition</i>	16	16
<i>Households with Severe Overcrowding</i>	16	16
<i>Cost-Burdened Households</i>	368	368
<i>Experiencing Homelessness</i>	36	36
Current Households at risk of displacement or unhoused	+436	+436
Estimated need (preserved, converted, new community housing units)	663 total	982 total

- population growth is combination of growth with existing conditions (current employers, no new development) and as a result of new construction and new uses (see Nexus Study)

THE COMMUNITY NEED, CURRENT HOUSEHOLDS

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Estimated need (preserved, converted, new community housing units)	663 total	982 total

- Doesn't include verbal or month-to-month leases, nor the 335 lost long-term rentals

THE COMMUNITY NEED, POPULATION GROWTH + CURRENT HOUSEHOLDS

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Estimated need (preserved, converted, new community housing units)	663 total	982 total

- 660 minimum preserved, converted (from STR or seasonal), or new community housing by 2032
- For scale, that's equivalent to 20% to 30% of existing housing stock (peer community avg. 30%)

HISTORICAL AND PARALLEL HOUSING NEEDS ASSESSMENTS

580 units needed countywide for commuters + overcrowding
without current, cost-burdened households, population or employment growth

2,387 units needed countywide

480 units needed countywide for very low-income households

6,665 units needed countywide for low- & moderate-income households
4,700-6,600 units needed countywide

1996

ASI Associates

2006

Rees Consulting

2011

WIKSTROM

2021

The Concord Group

2022

Agnew::Beck

2023

BCHA
Agnew::Beck

Teton County, ID 5,300

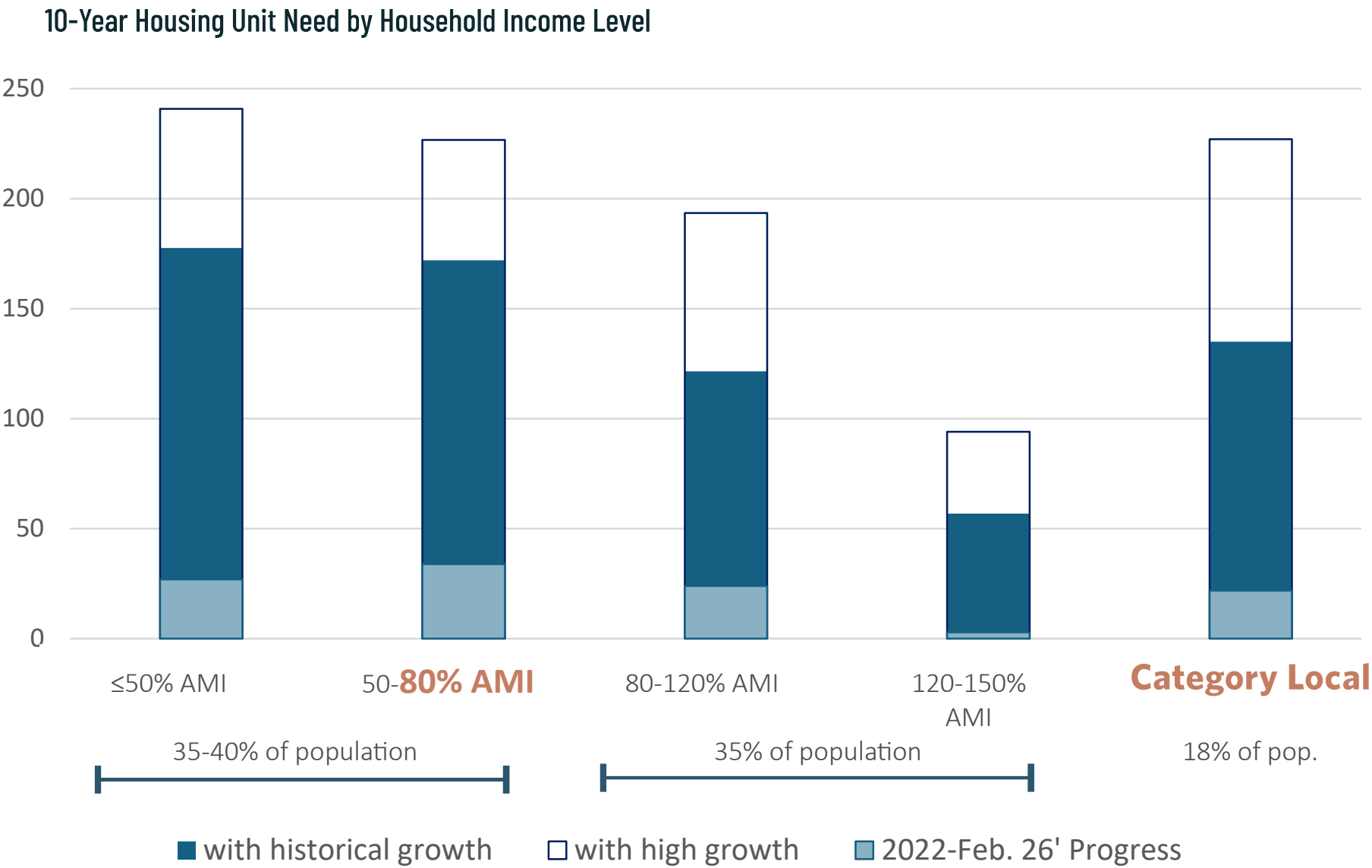
Valley County, ID 1,200

McCall, Cascade, Donnelly,
Meadows Valley

excludes cost-
burdened



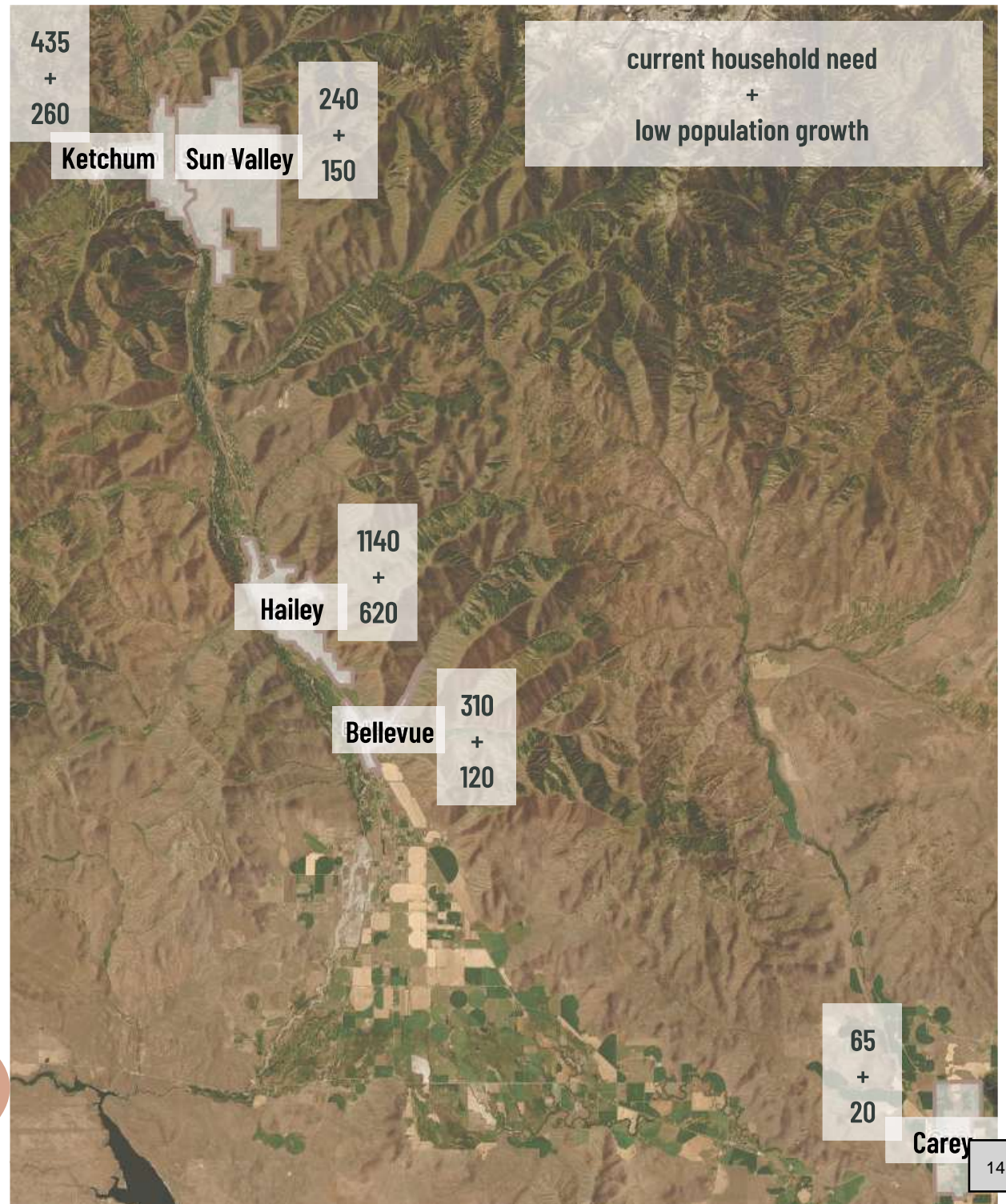
KETCHUM NEEDS COMMUNITY HOUSING AT EVERY INCOME LEVEL



Source: U.S. Census Bureau: ACS 5-year Estimates, 2019, 2021; HUD FY2024 50% VLI Income Limits, BCHA Income Limits: 4PP Household

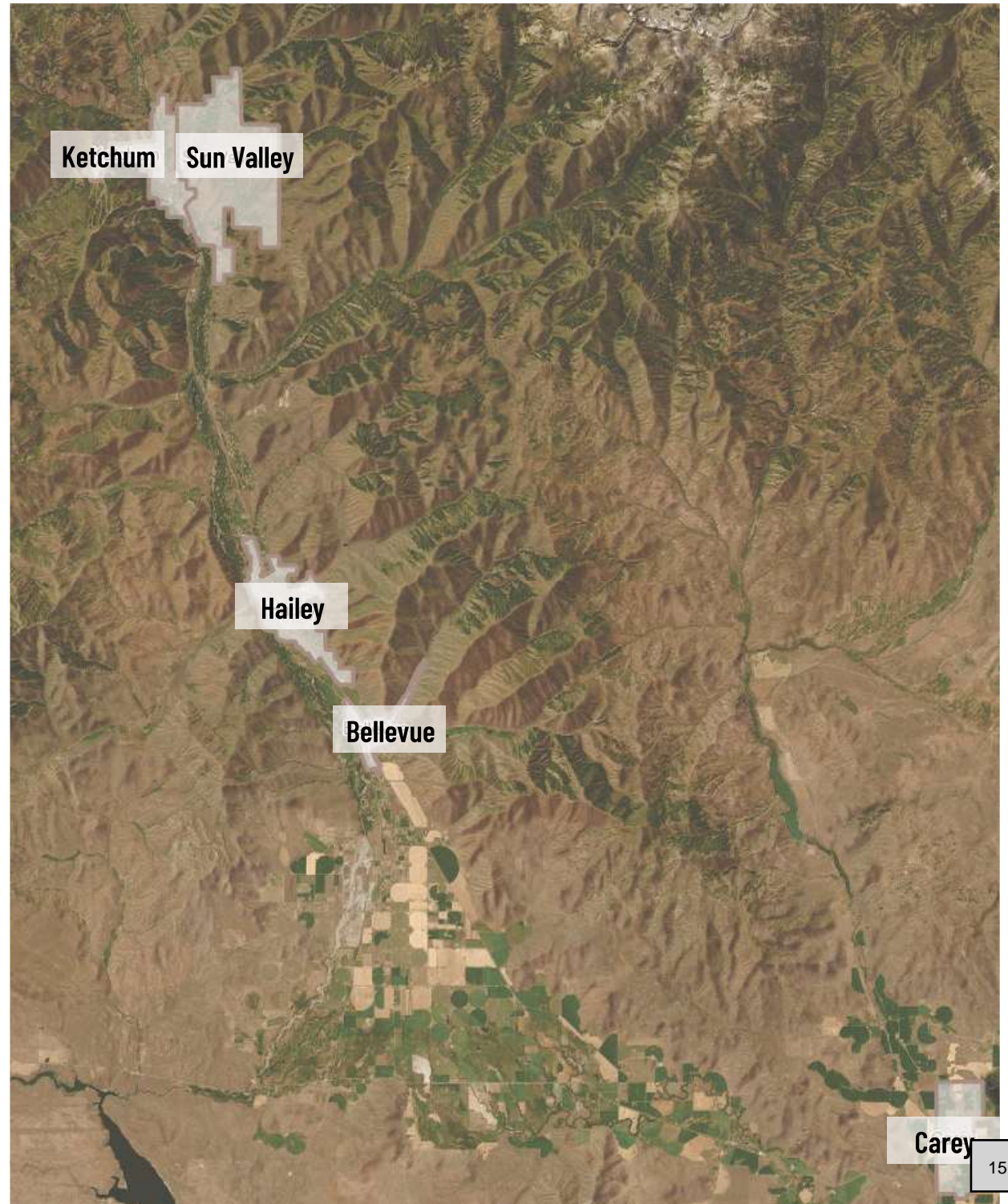
THINK REGIONALLY - ACT LOCALLY

"People say they are for affordable housing, 'But it needs to be someplace else.' Attitudes need to change about who actually lives in affordable housing."
– Community Homeowner



WHERE DO PEOPLE WORK?

- 15% of Bluebird employees worked in Hailey at move-in, most transitioned so only 5% now
- Employees state they want flexibility in where they work
- Difficult to determine precise work location or who is served:
 - BCSD
 - Mountain Rides
 - Forest Service
 - Landscape / construction / trades / cleaners / nanny-shares
 - The Advocates, The Space, BCRD
 - Sterling Urgent Care
 - Clearcreek Disposal
 - Sun Valley Guides
 - The County



ONLY UPPER-INCOME HOUSEHOLDS CAN REALLY AFFORD THE 'MARKET'



BLAINE COUNTY MEDIAN EARNINGS BY INDUSTRY, ESTIMATES (FULL-TIME, YEAR-ROUND)

44% of households

\$59/hour

120% AMI - \$120,480

\$55/hour

112% AMI - \$112,000
income needed to afford
median rent

**100% AMI
\$49/hour**

\$100,400

• education

\$39/hour

80% AMI - \$80,320

• construction

**Median Earnings
(individual)
\$30/hour**

\$62,254

- information
- professional, scientific, technical services
- transportation
- administrative

\$24/hour

50% AMI - \$50,200

- healthcare
- social assistance
- recreation
- entertainment
- retail
- agriculture, forestry, fishing, hunting
- accommodation
- food services
- public admin

THE COMMUNITY NEED

QUALITATIVE DATA

coordination

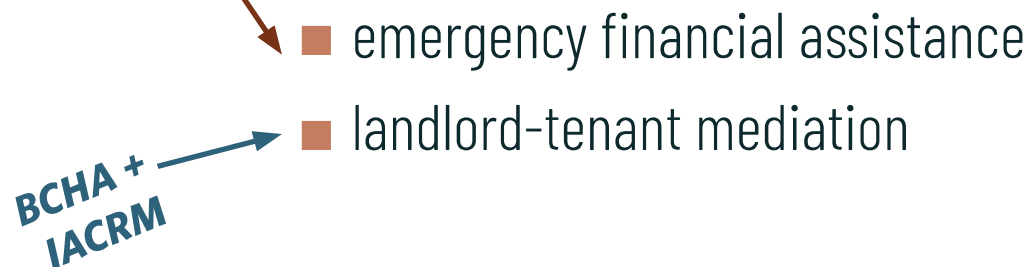


housing access



**BLAINE COUNTY
CHARITABLE FUND**

housing stability



Ketchum is losing its workforce and some year-round residents because most local people cannot afford to live here.

2010-2019



-335

rentals

~22% of 2010 households

+39%

seasonal/STR



The population is aging, with fewer children and more seniors - especially in the North County.

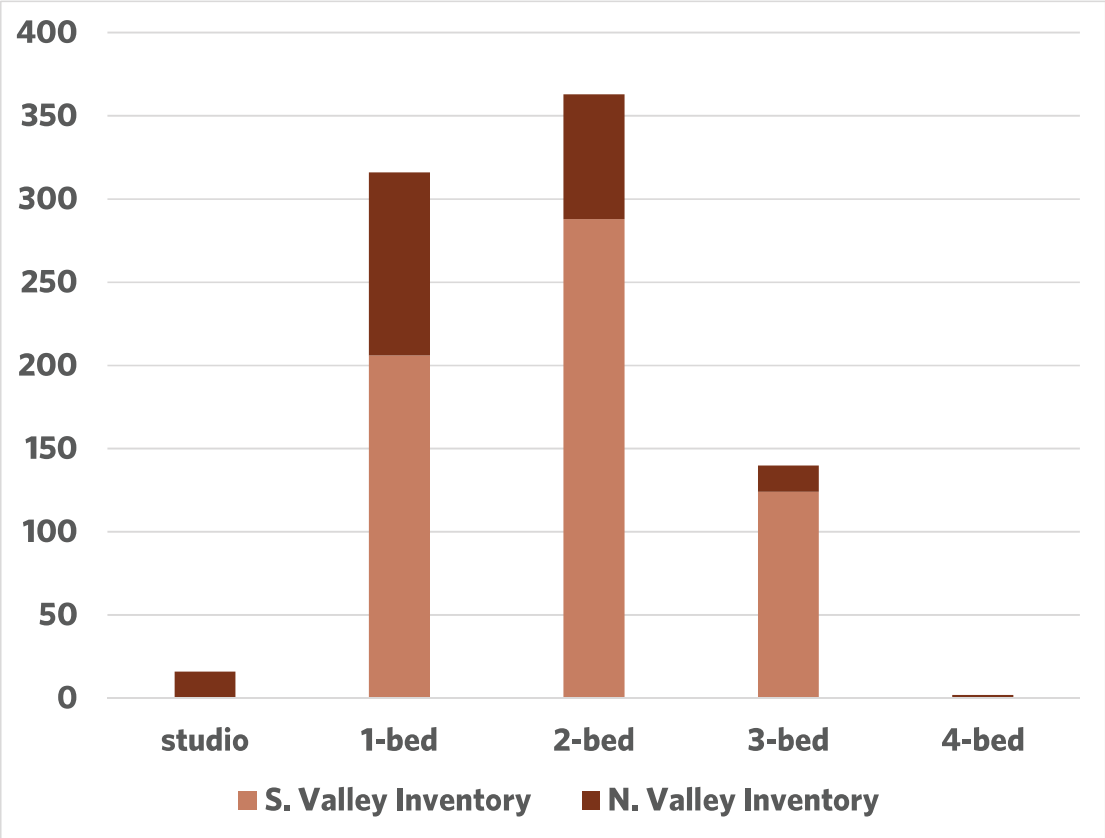
SOURCE: 2020 Decennial Census; 2023 5-year ACS and Root Policy Research; BCHA Community Housing Masterlist 2025

Blaine County
Median Age
40.4 → 45.5
2010 2023

North Blaine County
Median Age
47.2 → 57
2010 2023

1/2 # of kids in Ketchum under 10 2010-2024

Community Homes by size (2024)



Ketchum's housing need allocated by unit size.

Informed by existing community housing inventory, BCHA's waitlist, and preference survey

	Recommended Goal	Community Housing added since 2022	Remaining
studio	15%	16	83
1-bedroom	30%	59	139
2-bedroom	25%	27	138
3-bedroom	25%	4	161
4-bedroom	5%	0	33
		106	554



Families and local workers are being displaced by wealthier, older residents.

RESIDENT INCOME
(IN AVG ADJUSTED GROSS INCOME)



\$80,000

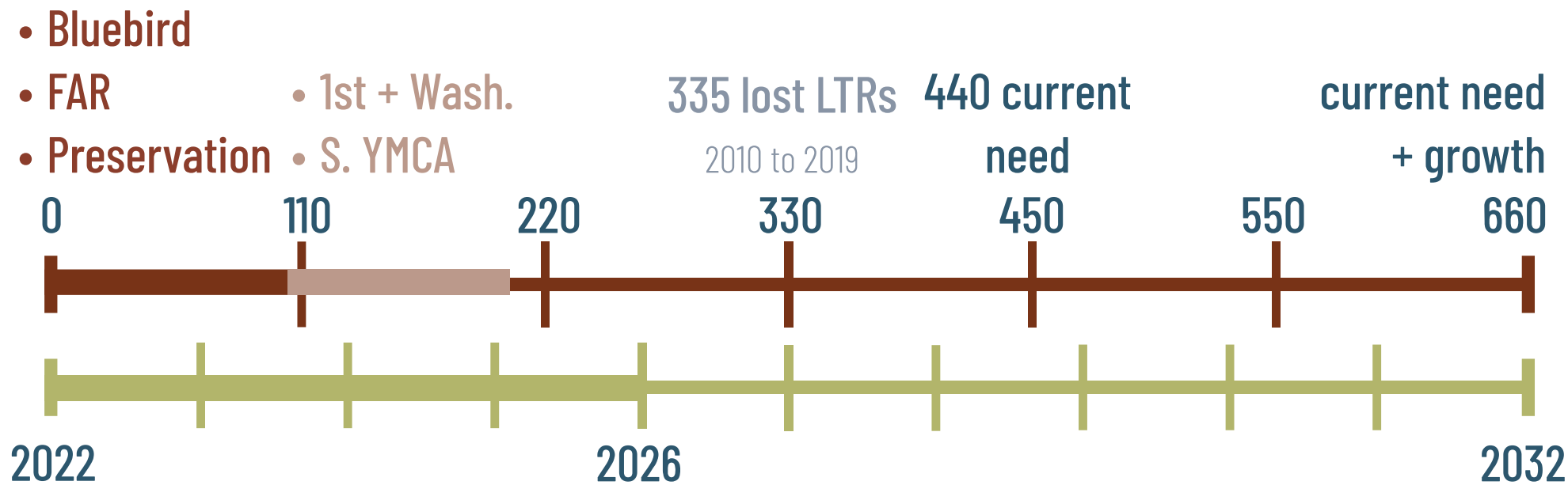


\$260,000

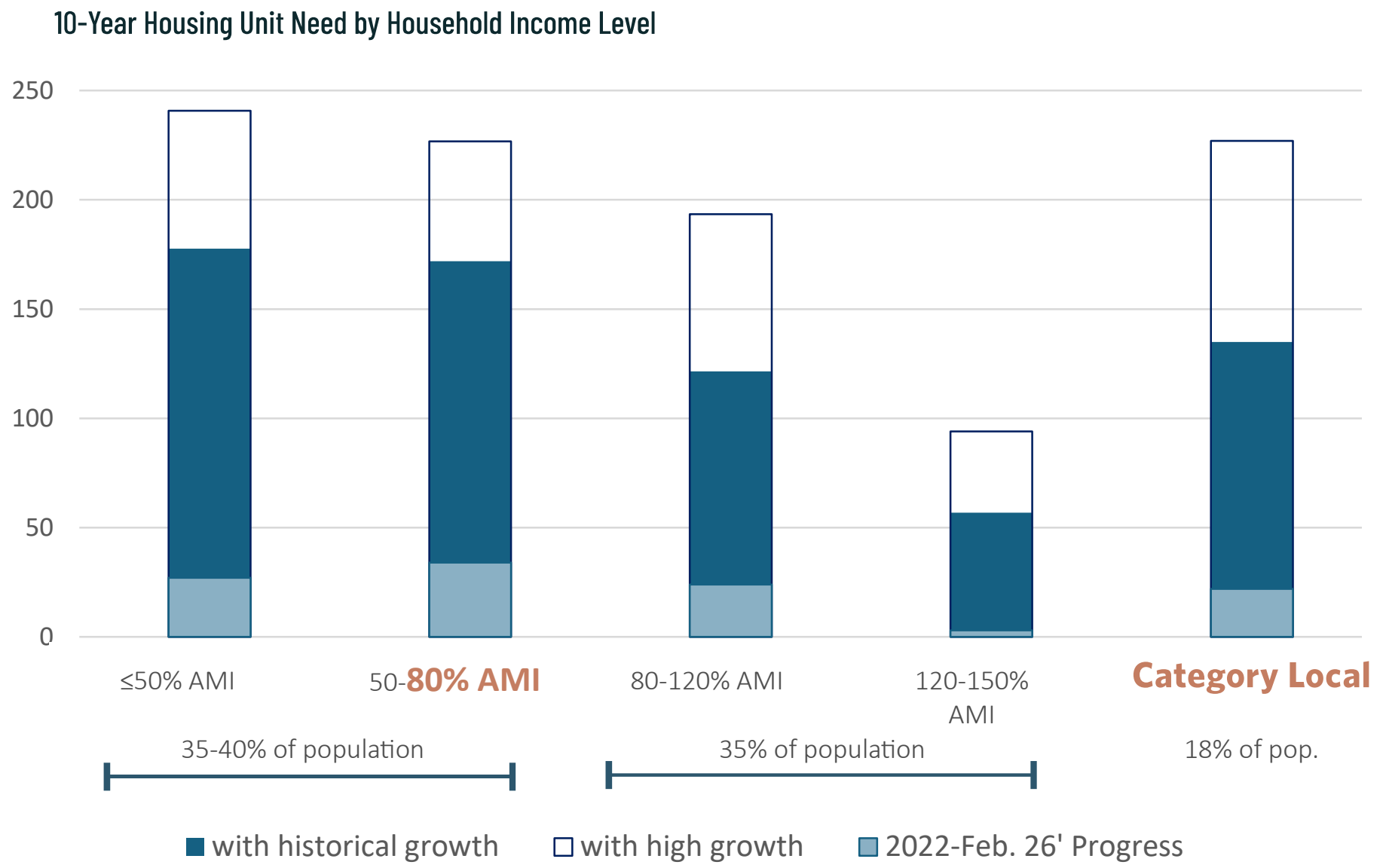


2.5x # of seniors
2010-2023

DOES COUNCIL SUPPORT AT LEAST 550 NEW OR PRESERVED COMMUNITY HOMES BY 2032?



DOES COUNCIL SUPPORT DISTRIBUTING EFFORTS TO ALIGN WITH NEED ACROSS INCOMES??



Source: U.S. Census Bureau: ACS 5-year Estimates, 2019, 2021; HUD FY2024 50% VLI Income Limits, BCHA Income Limits: 4PP Household

DOES COUNCIL SUPPORT CURRENT PRIORITIZATION OF LOCALS?

DOES COUNCIL SUPPORT RECOMMENDED UNIT SIZES?

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studio	15%	16	83
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FAR EXCEEDANCE

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NEW LOCAL OPTION TAX

BCHA

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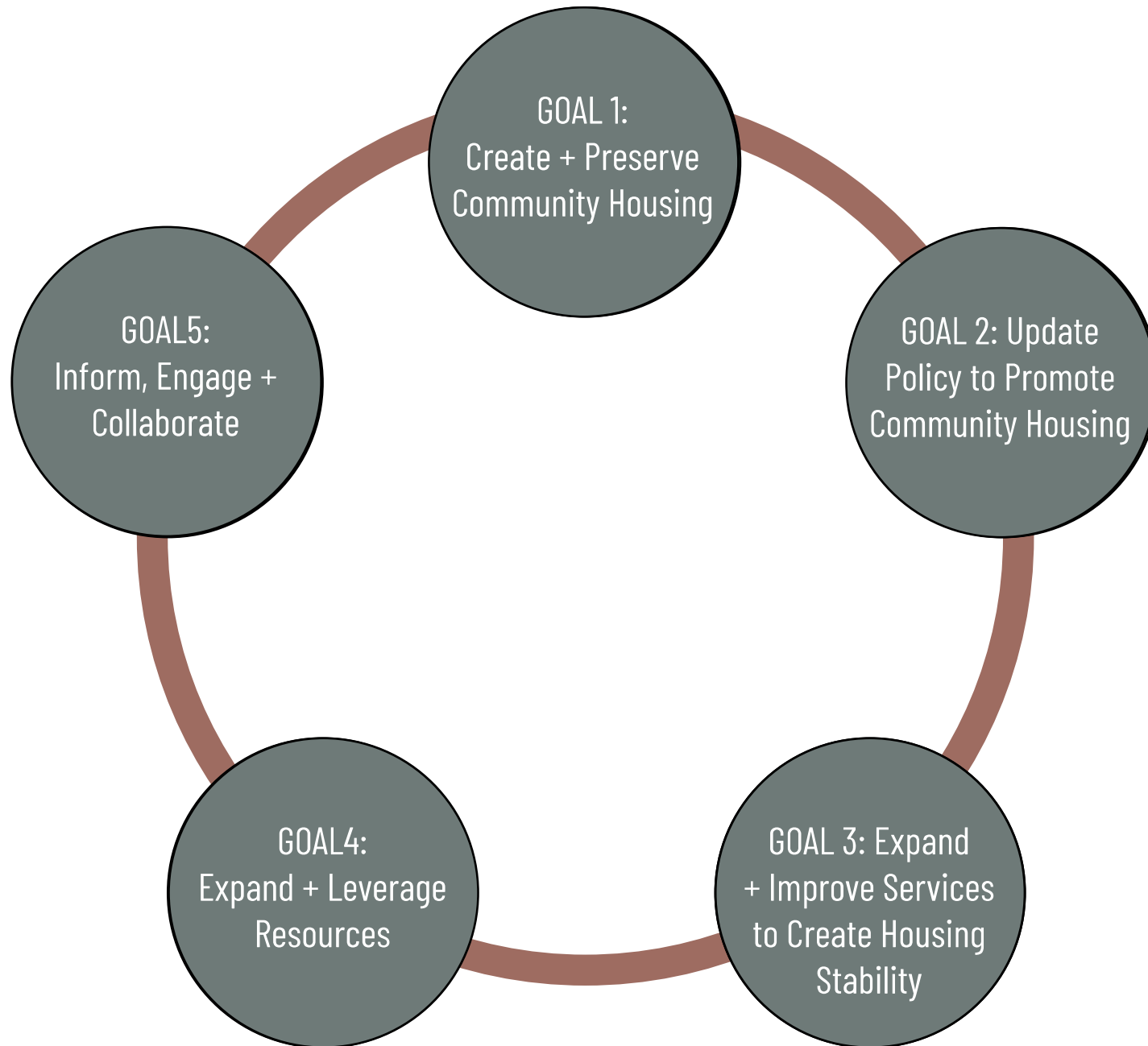
NEED

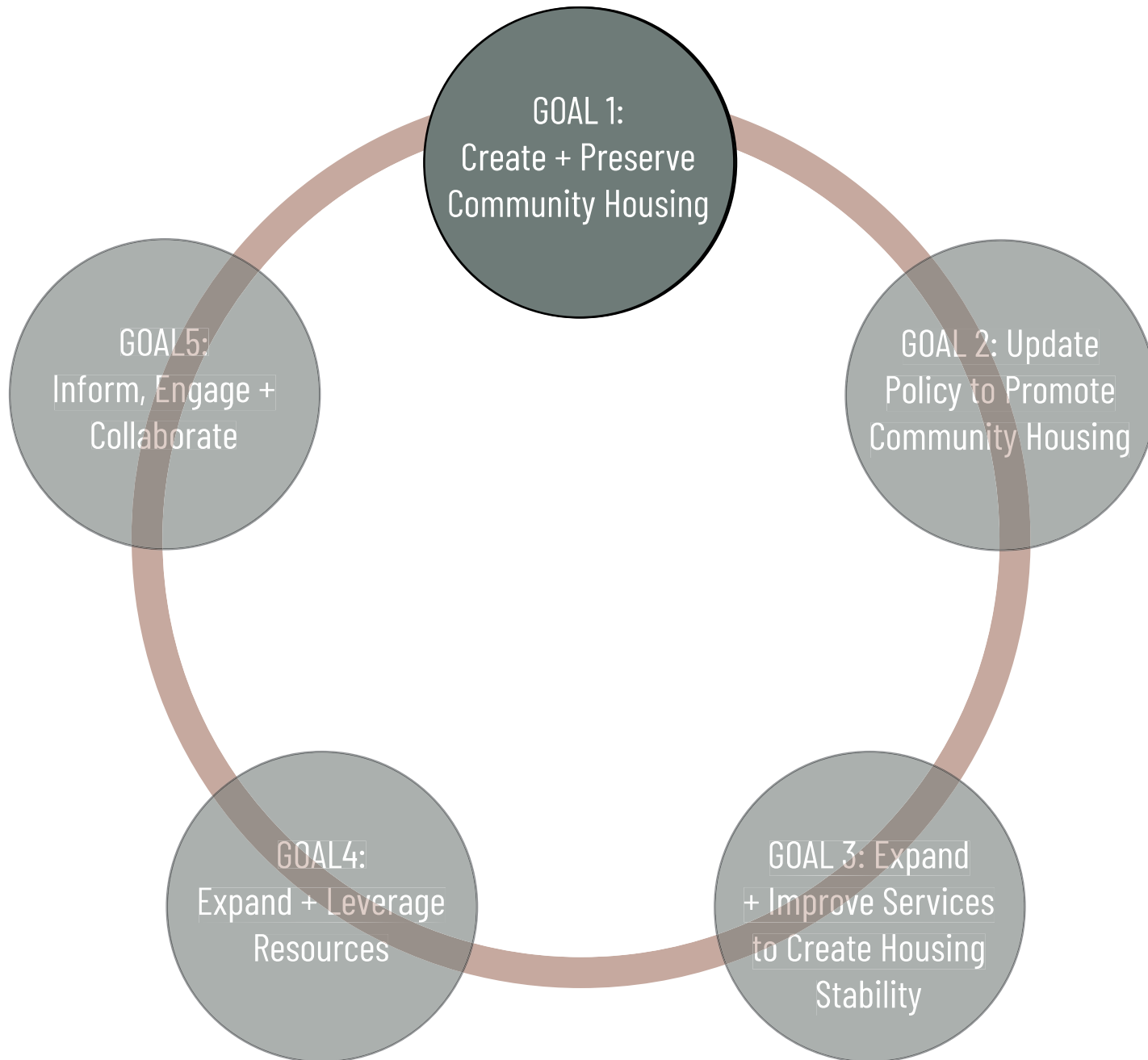
PROGRAMS

STAFFING + GOVERNANCE + ADMINISTRATION

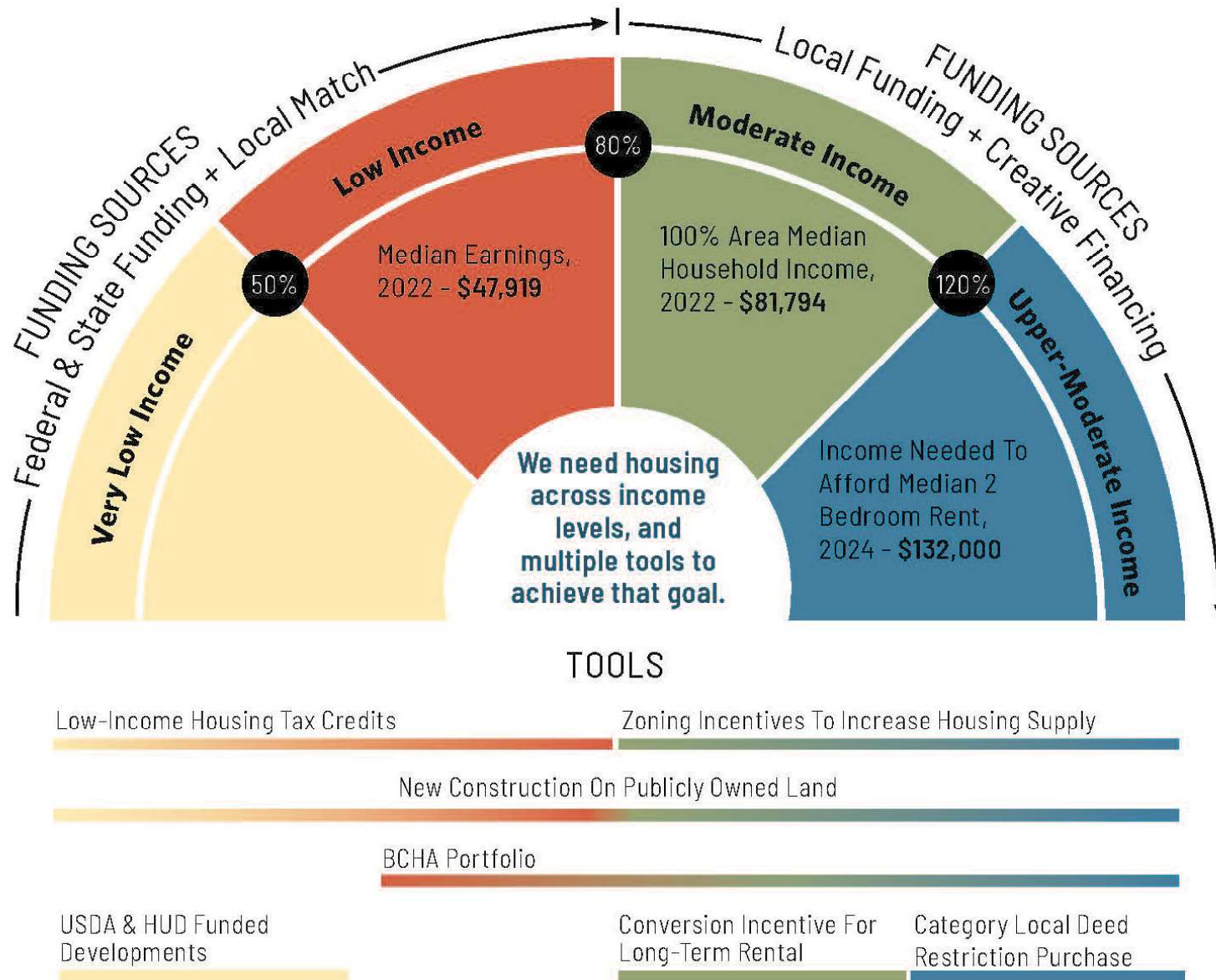
\$ \$ \$

HOUSING ACTION PLAN, A HOLISTIC APPROACH





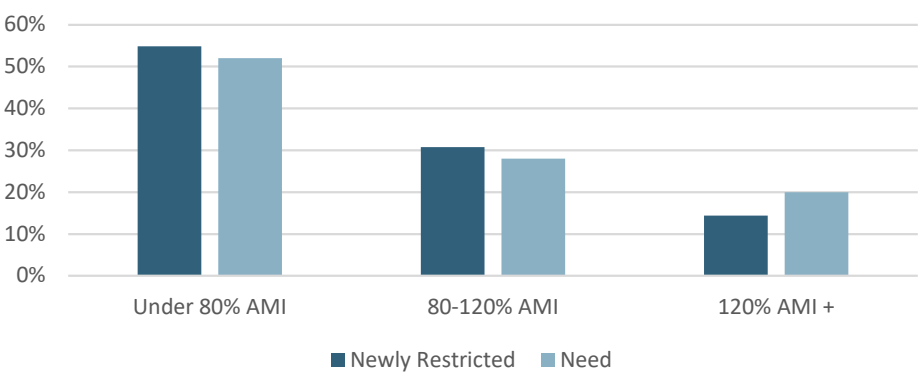
ALIGN TOOLS & FUNDING SOURCES WITH INCOME LEVELS



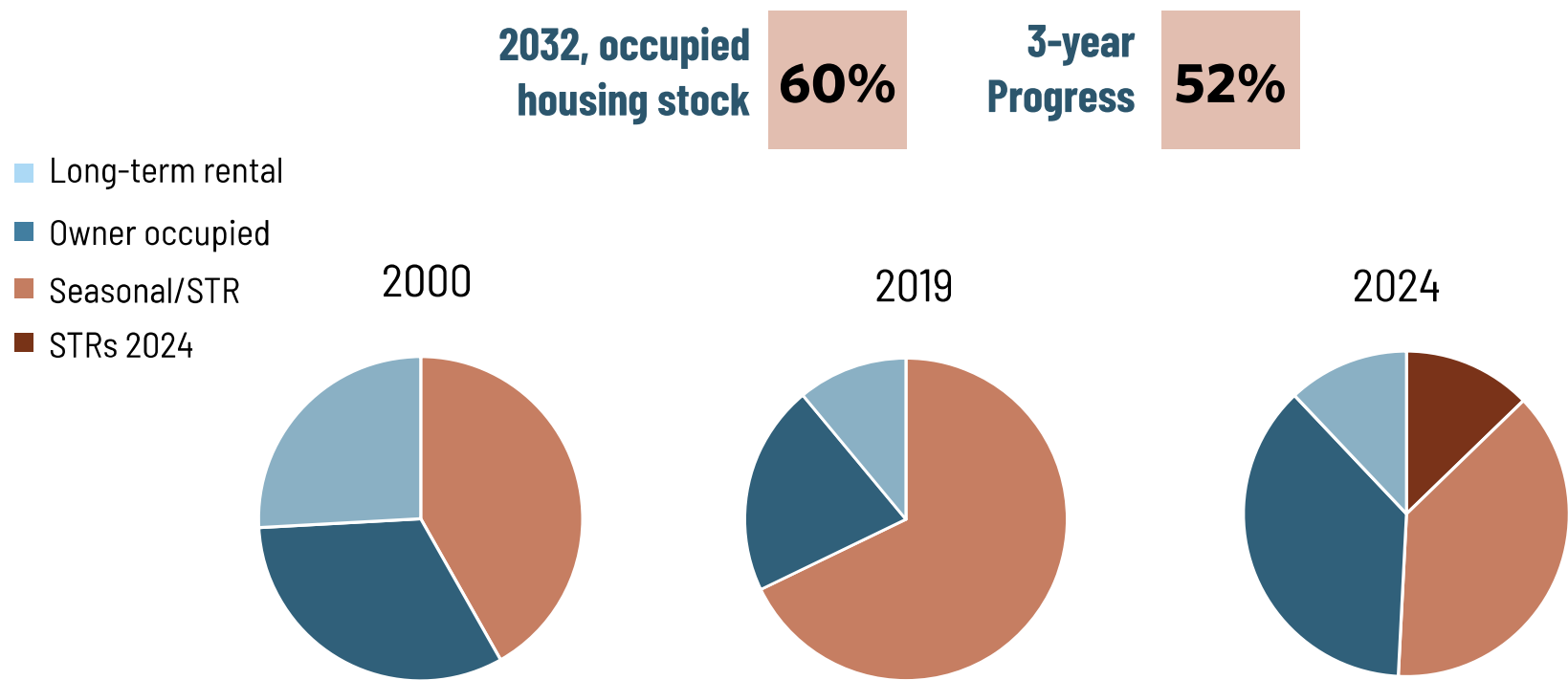
ALIGN TOOLS WITH INCOME LEVELS, KETCHUM EFFORTS

	>\$26-67/hr >80% AMI	\$27-67/hr 80-120% AMI	\$41-78/hr+ 120% AMI +, Cat Local+
Bluebird Village	+48		+3
Density Bonus Program		+24	
Strategic building purchases		+8	+6
Lift Tower Lodge	+9		
Ownership & Preservation Program			+6
TOTAL NEW HOMES	+57	+32	+15

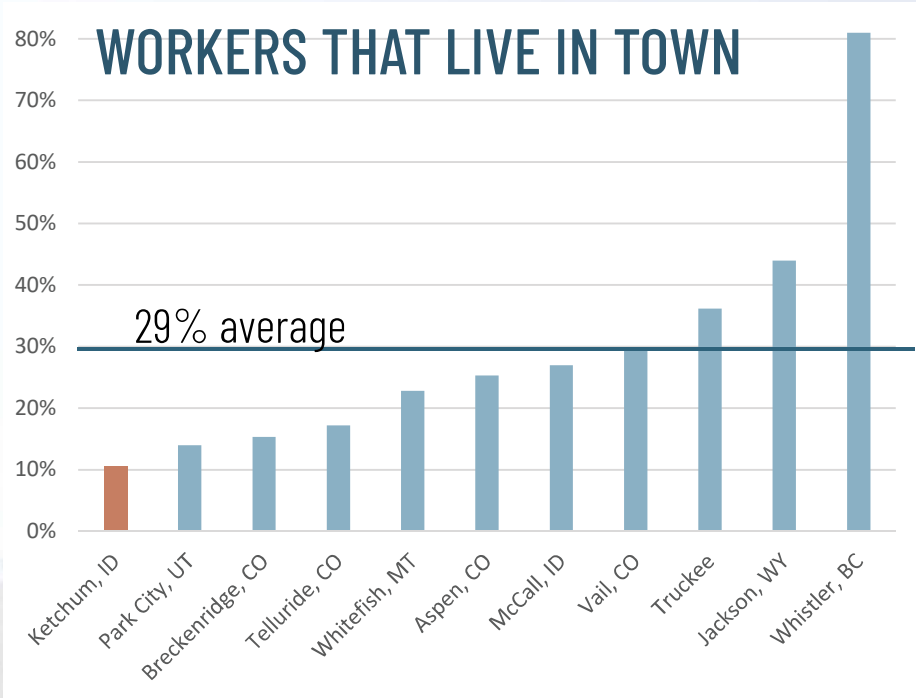
Efforts to-date align with meeting needs across incomes



CHANGE IN KETCHUM OCCUPANCY BUT DIFFERENT DEMOGRAPHIC



MINOR CHANGE IN WORKERS ABLE TO LIVE IN TOWN

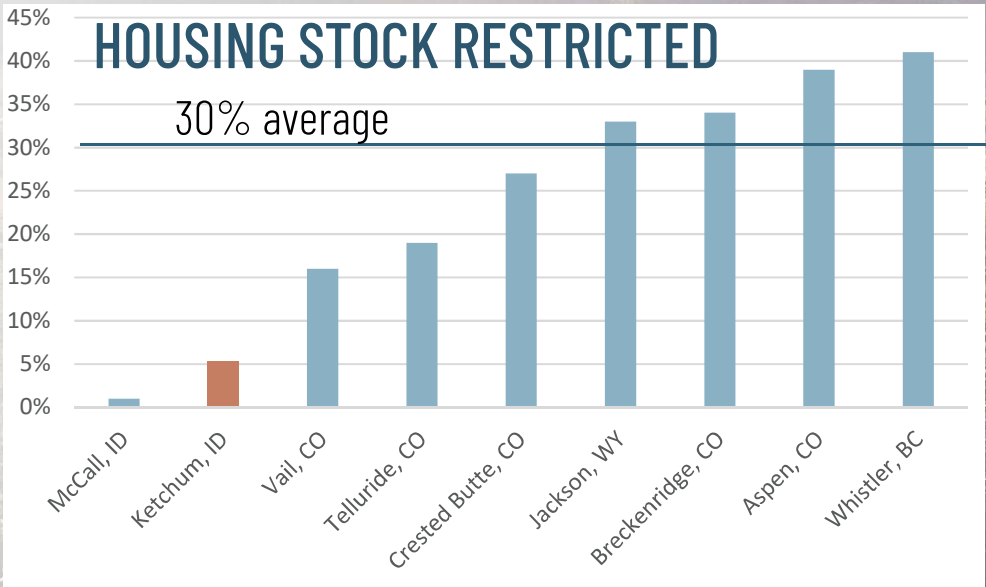


2032, % of workforce
lives in town

40%

3-year
Progress

+3.5%



2032, % of
homes restricted

30%

3-year
Progress

+2%

Source: Direct correspondence with local governments

Source: U.S. Census Bureau, ACS 5-Year Estimates

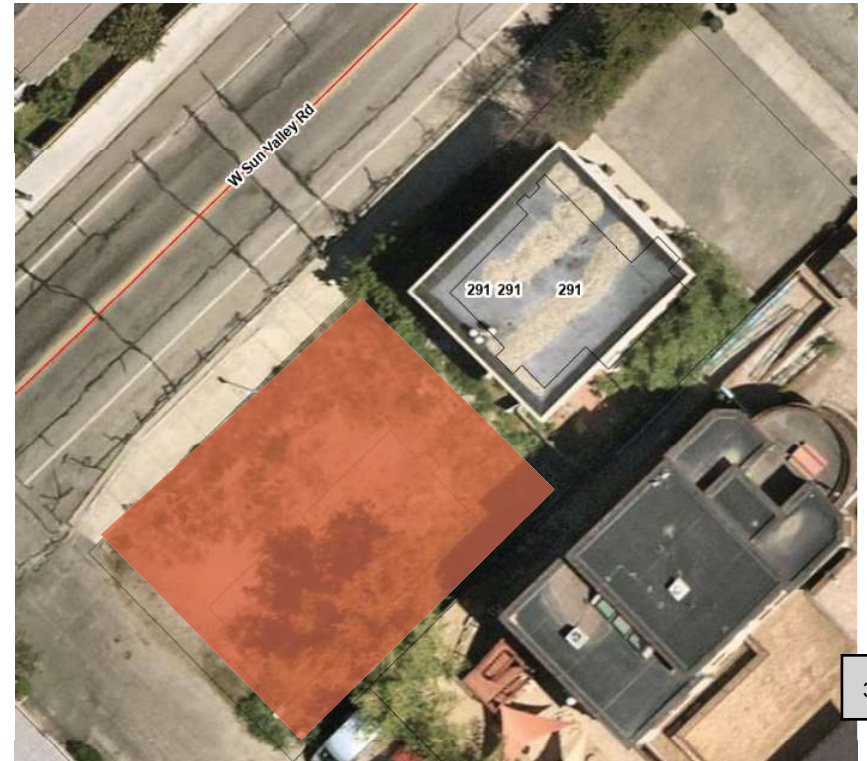
REASSESSING MIDDLE-INCOME FUNDING GAP

DEEP DIVE LATER

FINANCIAL FEASIBILITY STUDY

- Learning from RFPs at 1st + Washington, South YMCA + Lift Tower Lodge
- Greater political support
- Informational + planning tool

SEEK DEVELOPER (RFP) ABNORMAL CITY PARCELS + NEWLY PURCHASED LAND, LIFT TOWER LODGE, OR OTHER?



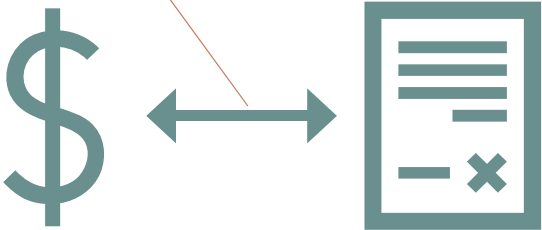
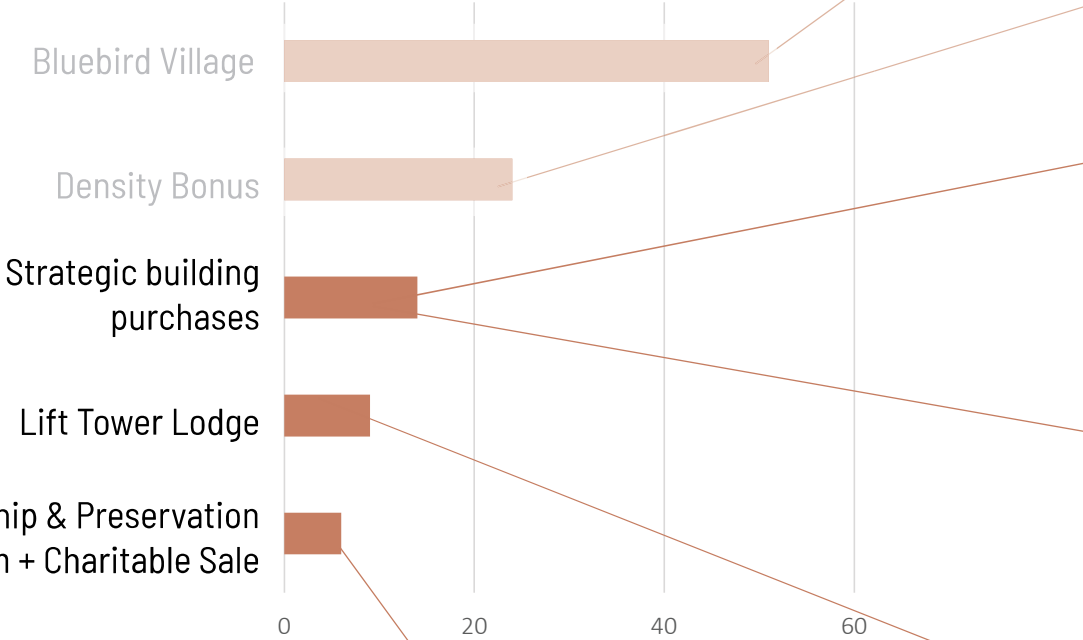
PRESERVATION STRATEGY, KETCHUM

2032, new
community homes

660

3-year
Progress

16%



NEED PROGRAM ADMINISTRATOR TO GUARANTEE INTEGRITY



DEEP DIVE LATER

**BLAINE COUNTY
HOUSEHOLDS ON WAITLIST**

10%

**OUT OF COMPLIANCE OWNERS,
RENTERS, LANDLORDS ANNUALLY**

5-10%

SCALEABLE SERVICES

**Salesforce
+ team**



PER UNIT COST COMPARISON ACROSS EFFORTS, PERMANENT AFFORDABILITY

2032, new
community homes

660

3-year
Progress

16%

=

remaining homes

553

	FAR Exceedance	New Construction w/ LIHTC	New Construction, modular, no LIHTC, city land, estimate	OPP, average	NOAH, Preservation Purchase
per apart. / condo	\$1,600 annually	\$60,000 to \$80,000	~\$50,000 to \$200,000	\$160,000	\$220,000
cost for 553	~\$900,000 annually	~\$38.7 million	~\$70 million	~\$88 million	~\$120 million



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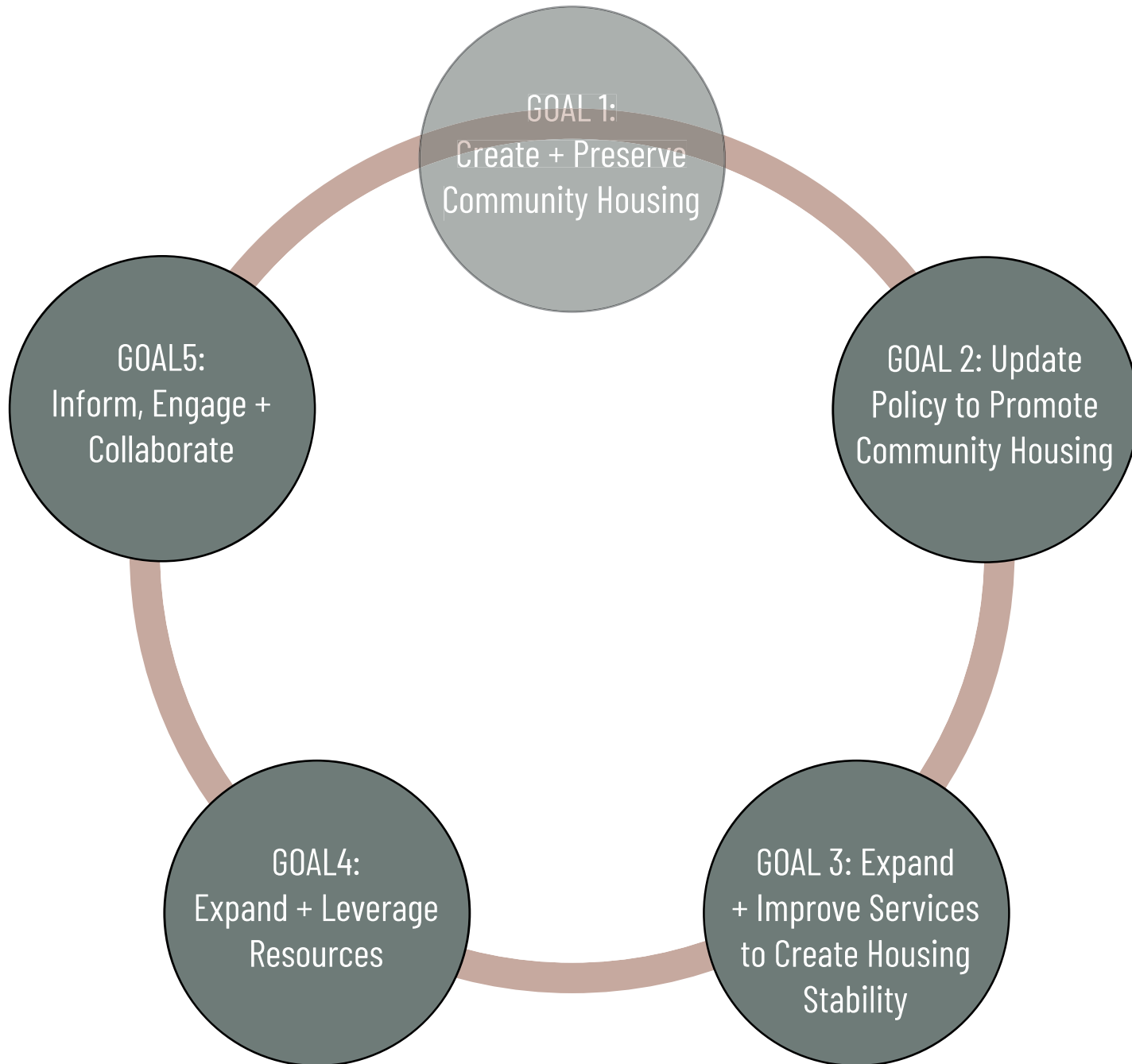
NEED

PROGRAMS

STAFFING + GOVERNANCE + ADMINISTRATION

\$ \$ \$

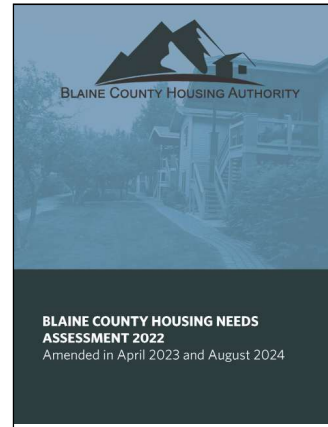
HOLISTIC APPROACH



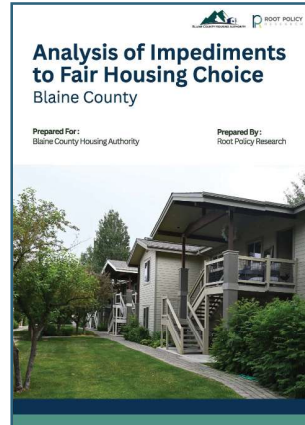
GOAL 2: Update
Policy to Promote
Community Housing

LEARNING FROM LOCAL DATA

Housing Needs
Assessment



Analysis of
Impediments to Fair
Housing Choice



Employee Generation
Nexus Study



**informed decision
making**

GOAL 2: Update
Policy to Promote
Community Housing

DEEP DIVE LATER

FAR EXCEEDANCE PROGRAM

A development incentive in zoning code to create community housing.

Methods

1. Build community housing on-site*
2. Build community housing off-site
3. Acquire and restrict existing units
4. Convey land to city
5. Pay in-lieu fee per sf*



HOUSING RESOURCE NAVIGATION



TRANSITIONAL HOUSING



LANDLORD-TENANT MEDIATION



GOAL 3: Expand
+ Improve Services
to Create Housing
Stability

STOP GAPS



LEASE TO LOCALS

- 64 people housed
- 35 properties converted from seasonal/STR
- About 18 properties remain long-term rented
- average cost \$12,300 per home

"I've lived in nine houses in the past six and a half years, all of which have either sold and become second homes or owners decided it would be more worth their time to rent their places short-term." - Max

RENTAL PRESERVATION

- 30 people housed to date
- 15 properties preserved for 3 years
- 31% to 79% of market rent
- Owners long term renting 2-22 years
- average cost \$18,300 per home





PROFESSIONAL COALITION



SPEAKER SERIES



NEWSLETTER



[INSERT VISUAL]

NEED

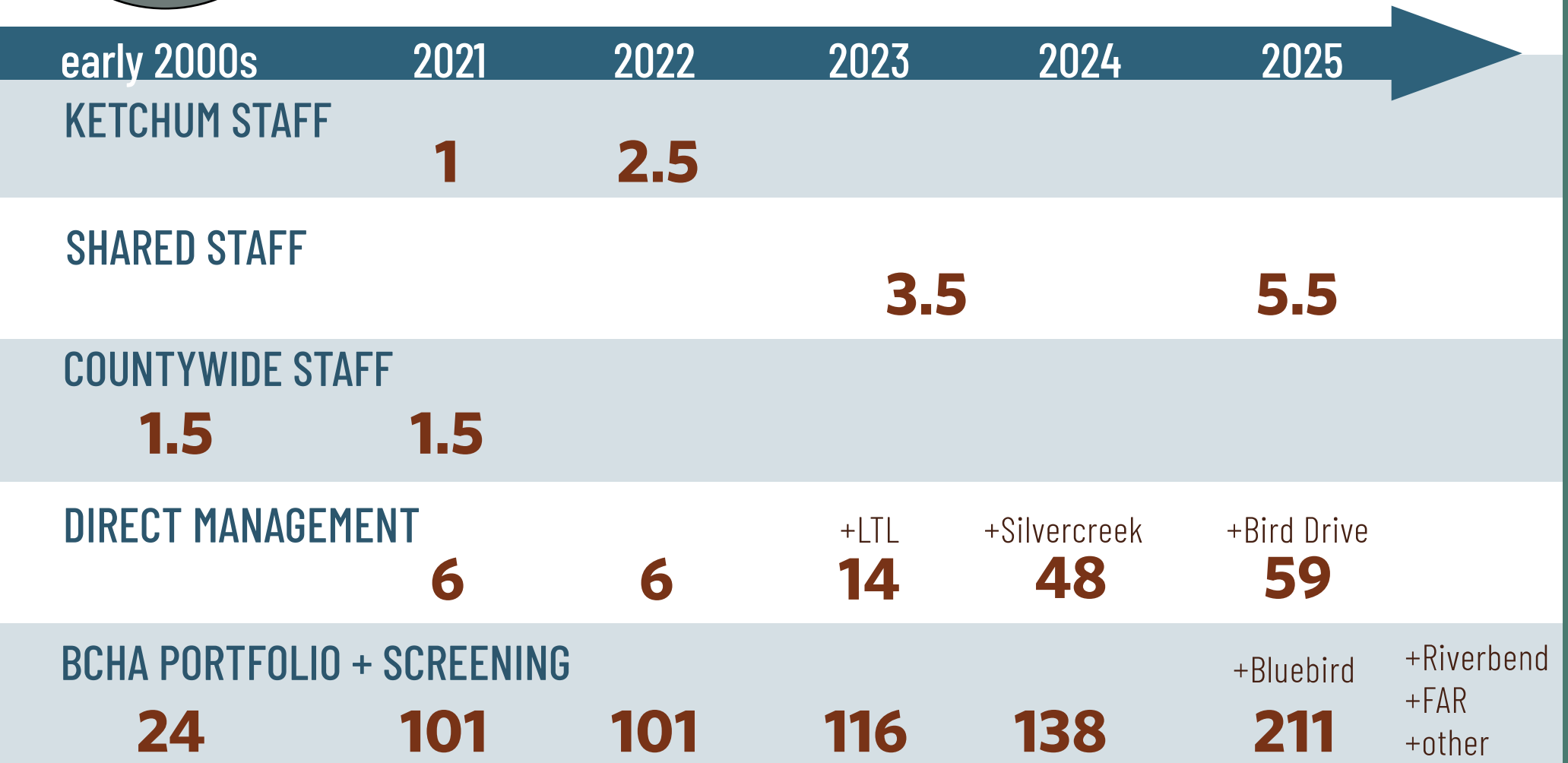
PROGRAMS

STAFFING + GOVERNANCE + ADMINISTRATION

\$ \$ \$

GOAL4:
Expand + Leverage
Resources

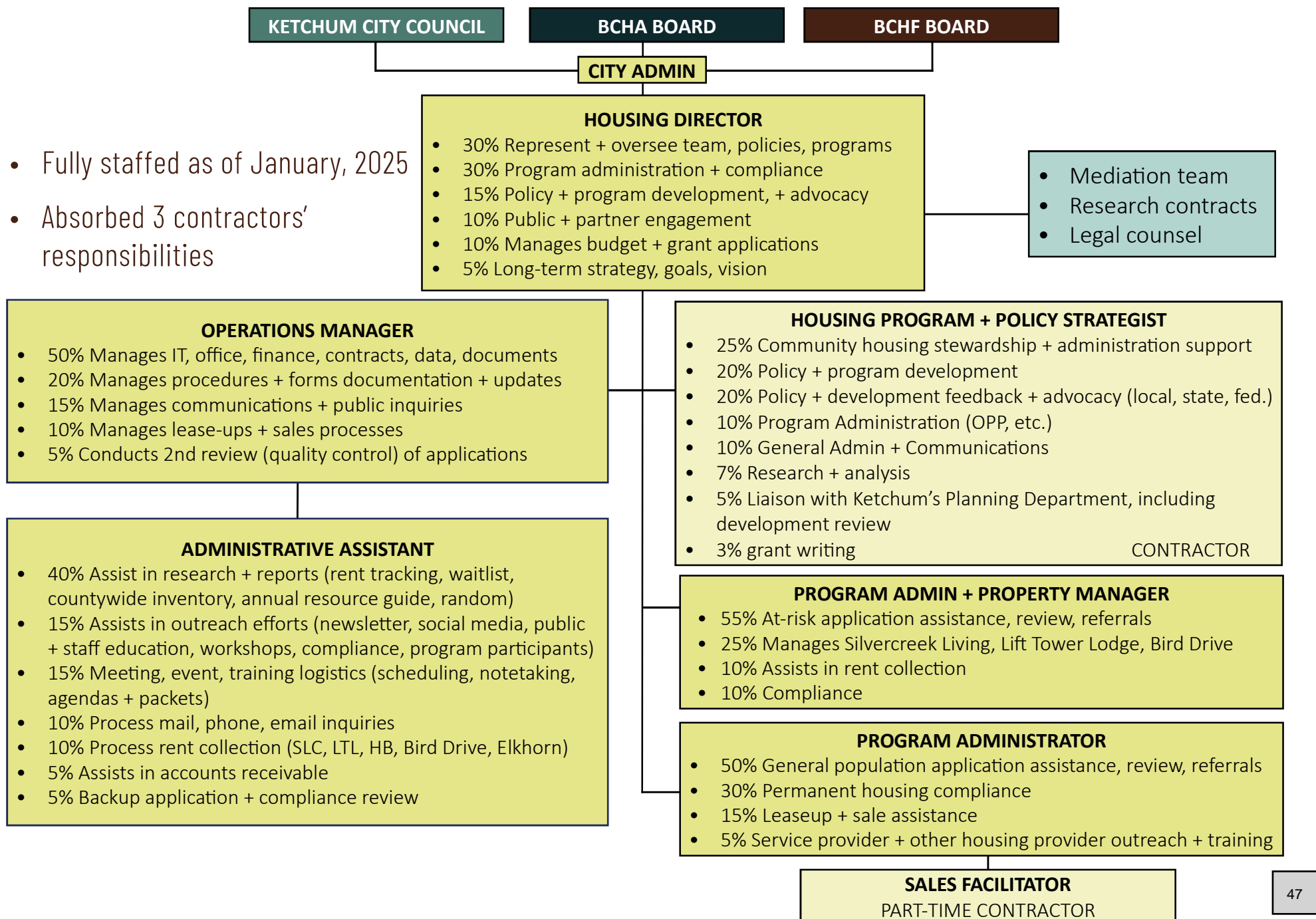
NEED ADEQUATE, CAPABLE HOUSING STAFF



Deed covenant stewardship:

- about 1 employee per 75 ownership
- about 1 employee per 45 rentals (excluding direct management)

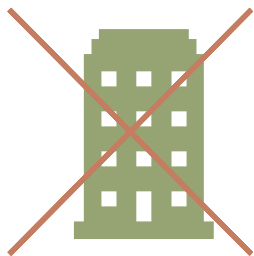
HOW DO WE ACCOMPLISH THIS WORKSCOPE?



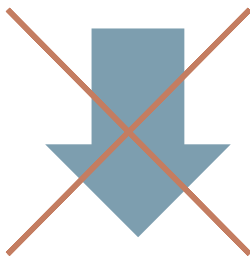


IDAHO HAS LIMITED TOOLS FOR AFFORDABILITY AND REVENUE GENERATION

Idaho's cities are the only cities in the U.S. without authority to implement any of these common strategies.



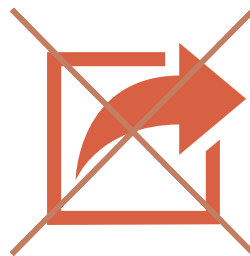
**inclusionary
zoning,
impact fees**



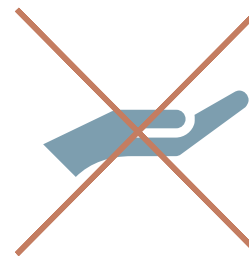
rent control



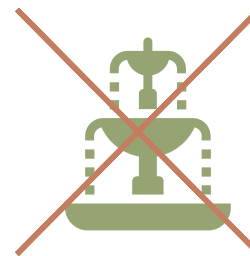
**increase
minimum
wage**



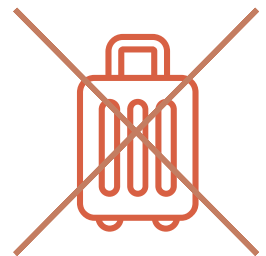
**real estate
transfer tax**



**state tax
incentives**



**vacant home
tax**

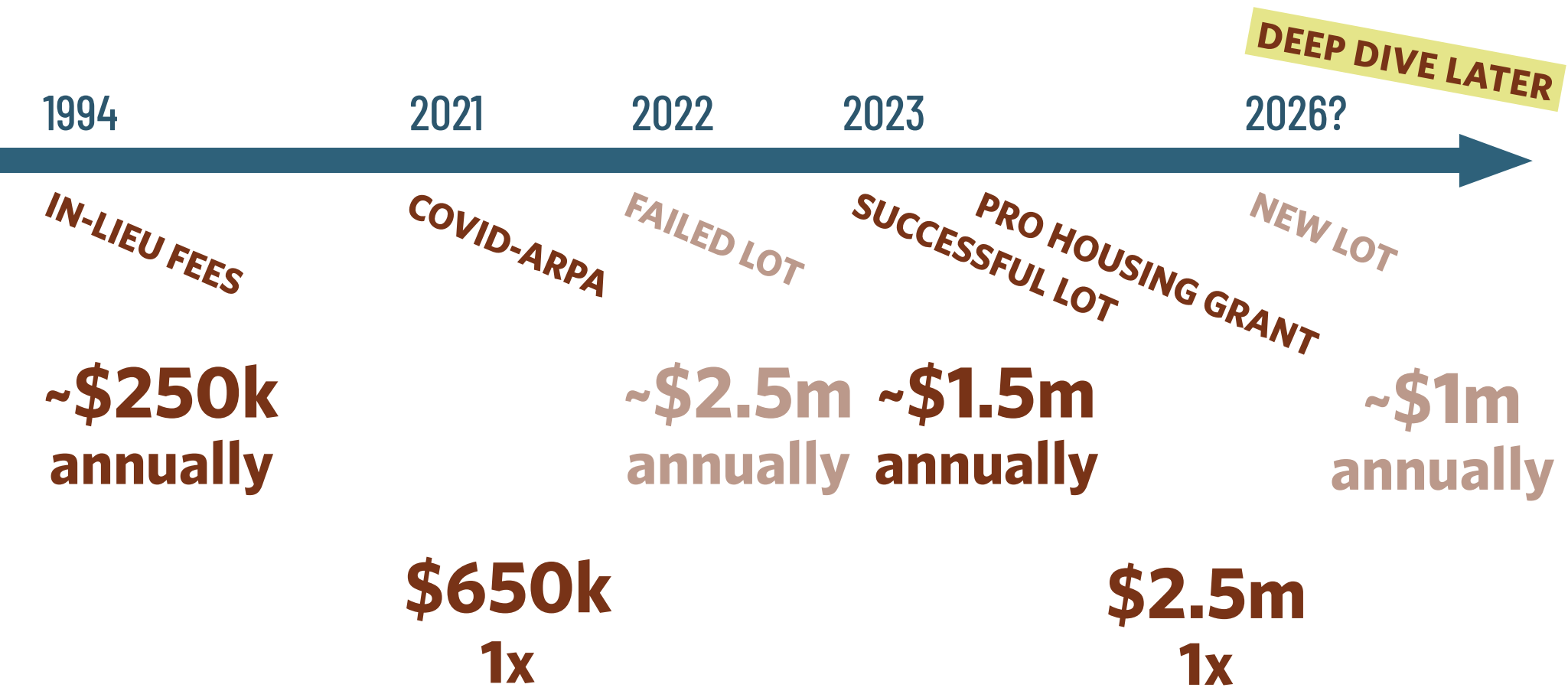


**STR
regulation**

GOAL4:
Expand + Leverage
Resources

NEED RELIABLE PROGRAM +
OPERATING REVENUE

2032, % housing funds
used countywide **20%** FY2025 **6%**





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GOAL 2: Update
Policy to Promote
Community Housing

FAR EXCEEDANCE PROGRAM

A development incentive in zoning code to create community housing.

In some districts, floor area may be increased up to a maximum FAR in exchange for community housing contributions.

Community Core Subdistricts 1 and 2



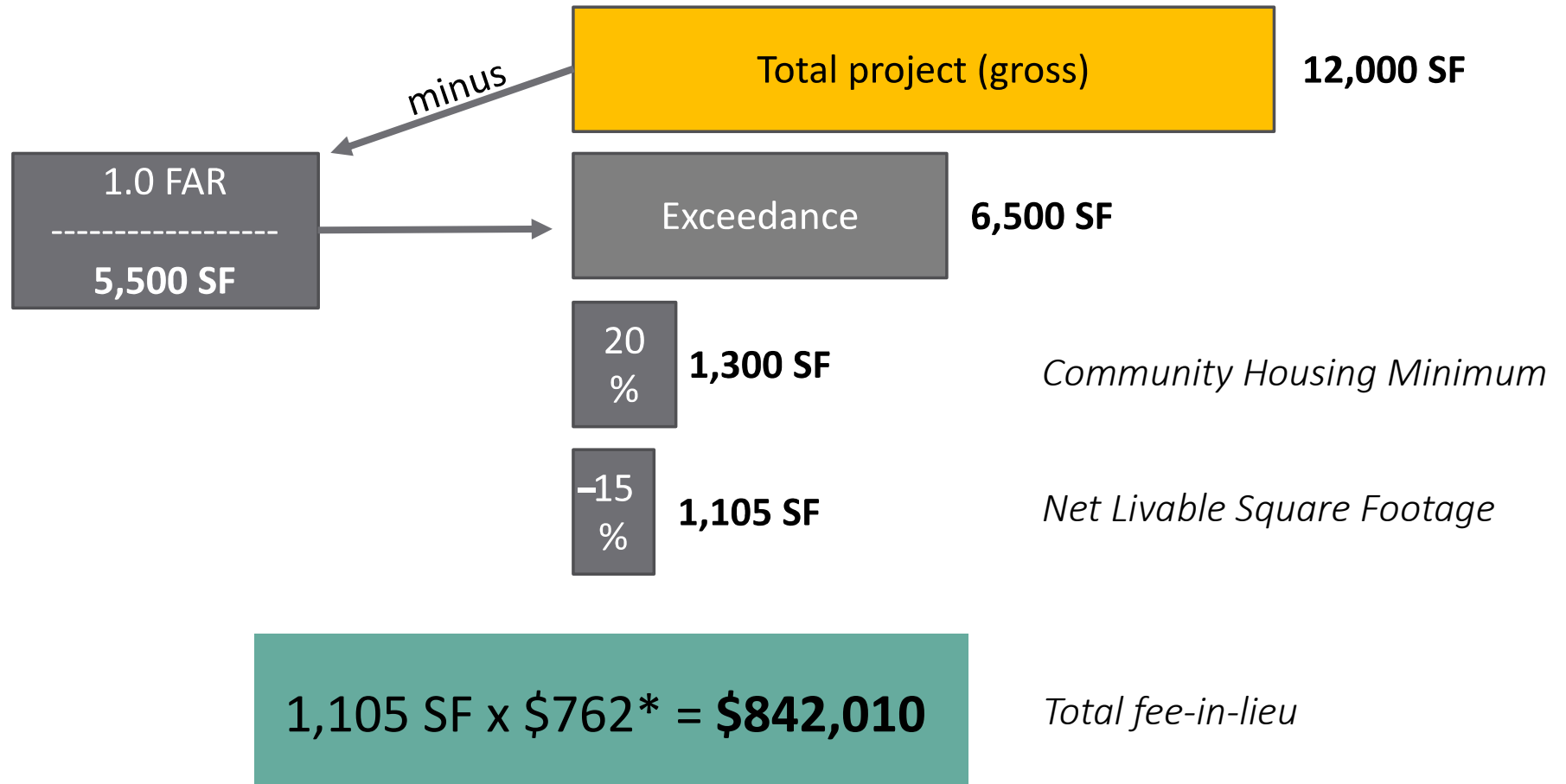
Methods

1. Build community housing on-site*
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3. Acquire and restrict existing units*
4. Pay in-lieu fee per sf*
5. Convey land to city
6. Other proposals

Community Housing Requirements

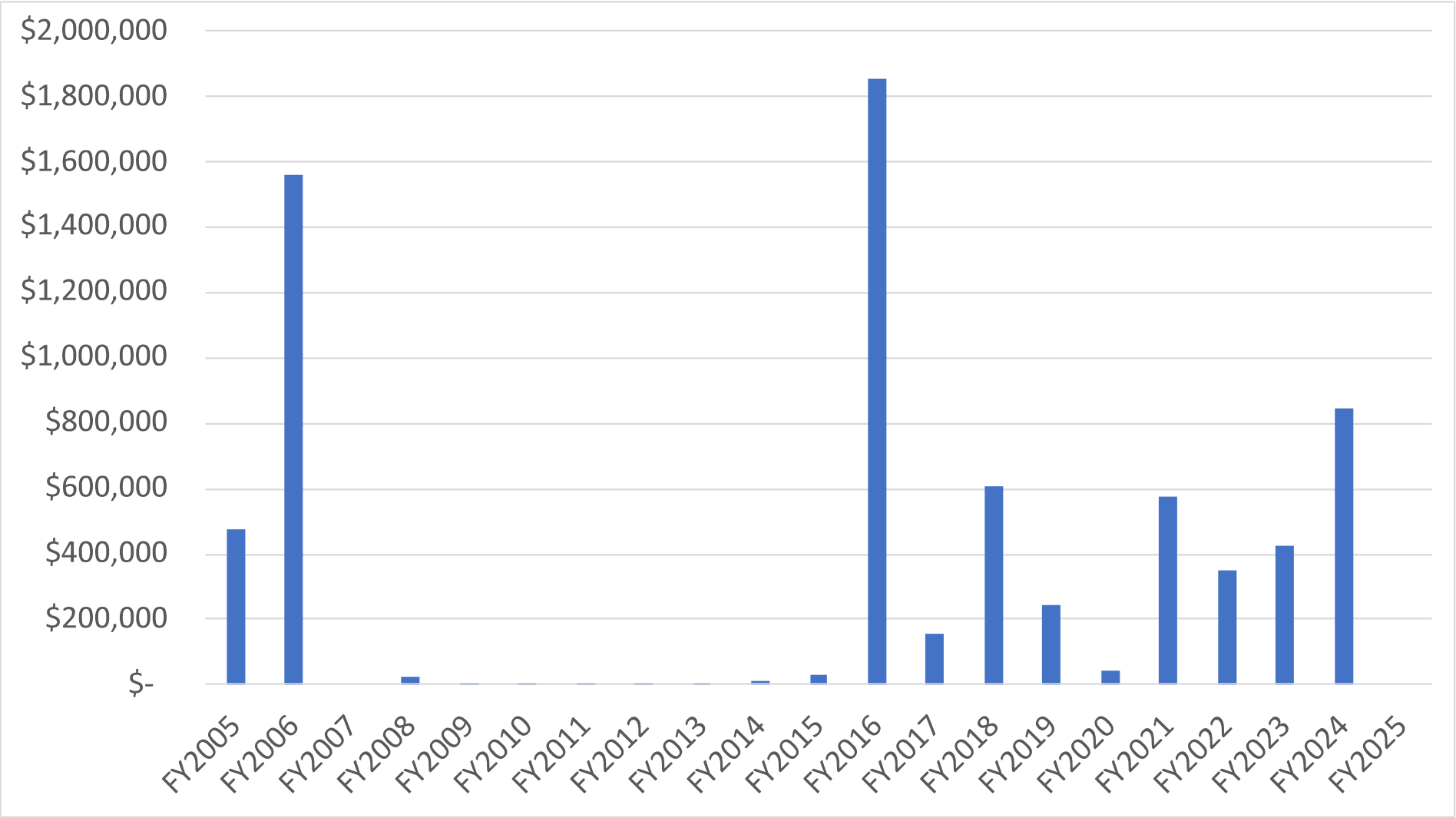
- Category 4 (80 - 100% AMI)
- No size/bedroom requirements
- No method priority
- No rental vs. ownership standards

CALCULATION + IN-LIEU FEE



*\$762 / sf = current in-lieu fee

IN-LIEU FEE REVENUES



PROGRAM UPDATES

With Downtown Code Updates:

- Evaluate + Refine FAR Exceedance Program in Community Core
- Some updates can simultaneously transfer to T and GR-H Zones

Focus Areas:

- Increase community housing floor area requirement (“give” vs. “get”)
- Establish priority methods + refine by-right vs. discretionary
- Establish more diverse income + home size standards
- Simplicity + clarity for public and applicants.



Community home produced through FAR Exceedance program.

GOAL 2: Update
Policy to Promote
Community Housing

ZONING INCENTIVE POTENTIAL, GENTLE DENSITY





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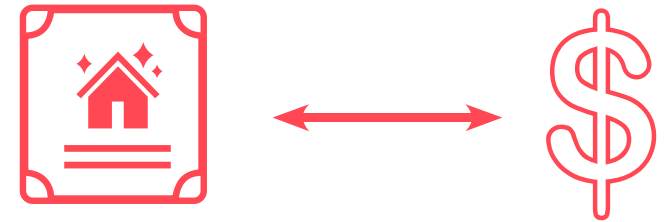
BCHA

GOAL 1:
Create + Preserve
Community Housing

WHAT IS THE OWNERSHIP AND PRESERVATION PROGRAM?

DEED RESTRICTION PURCHASE PROGRAM:

CASH INCENTIVE FOR NEW DEED RESTRICTION ON AN
EXISTING, UNRESTRICTED PROPERTY



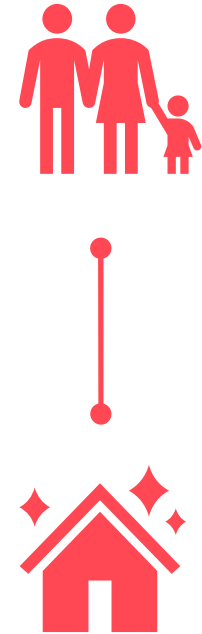
PROGRAM GOALS

- Homeownership assistance for new buyers
- Financial assistance for existing local homeowners
- Prevent housing leakage + preserve supply of housing for locals
- Convert existing housing stock to community housing

YEAR 1 HAP: PATHWAY TO OWNERSHIP

PROGRAM HISTORY

- August 2023: Adopted OPP Policies
- January 2024: Launched OPP
- Jan/Feb 2025 : 1 Year Review + Minor Policy Updates
- Today: 2 Year Review + Direction



POLICIES

PROGRAM

- Open to current Ketchum homeowners + new homebuyers
- No limit on use of funds (most often down payment + closing costs)
- Eligible properties must be located in Ketchum + be unrestricted (market rate)
- Owner occupancy (no investment properties / rentals)

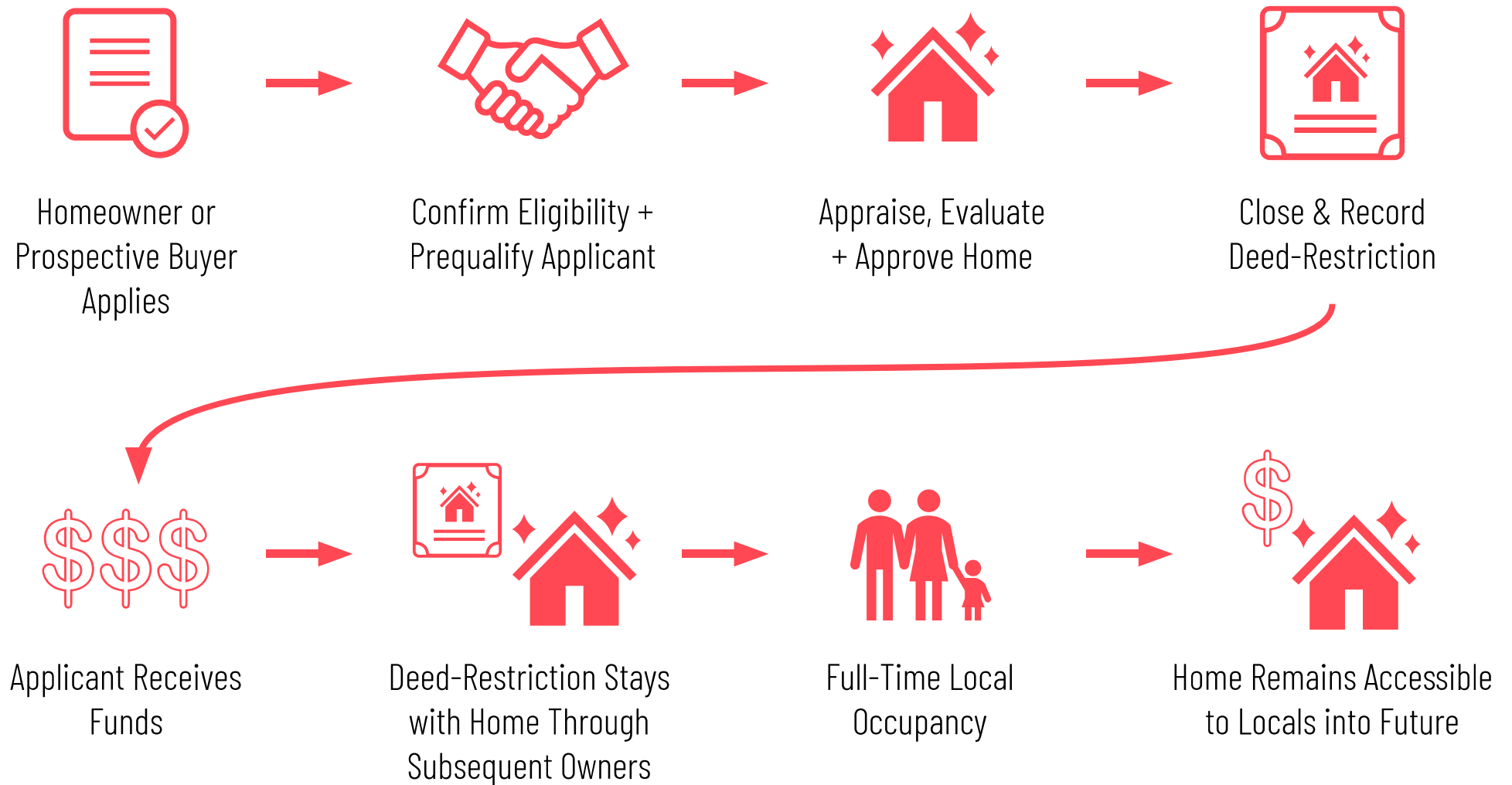
CATEGORY LOCAL

- Administered by BCHA, annual compliance
- No income limit
- Household net worth limit, currently ~\$500k, retirement accounts exempt before 59.5
- Household must be “qualified”: local employee, local senior, local person with a disability
- Cannot own other residential real estate, no STR, year-round occupancy

2 DEED RESTRICTIONS + INCENTIVE OPTIONS

- Appreciation-capped restriction: 30% of market value up to \$225,000
- No appreciation cap (light): 15% of market value, up to \$125,000

HOW IT WORKS



PROGRAM PERFORMANCE TO DATE

8 Completed Deed Restriction Purchases

- 7 Ketchum homebuyers / 1 Ketchum homeowner
- 10 adults, 2 children housed
- 6 appreciation-capped restrictions / 2 light restrictions
- Two 1-bedroom condos; six 2-bedroom condos
- Average cost per deed restriction: ~\$165k
- Total Spend ~\$1.3 Million

PROGRAM CURRENTLY PAUSED

FY26 Funding

- \$180k remains budgeted
- Can support 1 more transaction

2 New Applicants + 10 Previously Qualified HHs

- No homes currently identified



OPP Community Homeowners



WHAT IS THE NEED

PROGRAM OVERVIEW

FAR EXCEEDANCE

**MIDDLE INCOME NEW
CONSTRUCTION**

**OWNERSHIP &
PRESERVATION PROGRAM**

NEW LOCAL OPTION TAX

BCHA



WHAT IS THE NEED

PROGRAM OVERVIEW

FAR EXCEEDANCE

**MIDDLE INCOME NEW
CONSTRUCTION**

**OWNERSHIP &
PRESERVATION PROGRAM**

NEW LOCAL OPTION TAX

BCHA



NEED PROGRAM ADMINISTRATOR TO ENSURE PROGRAM INTEGRITY



BLAINE COUNTY
HOUSEHOLDS ON WAITLIST

10%

OUT OF COMPLIANCE OWNERS,
RENTERS, LANDLORDS ANNUALLY

5-10%

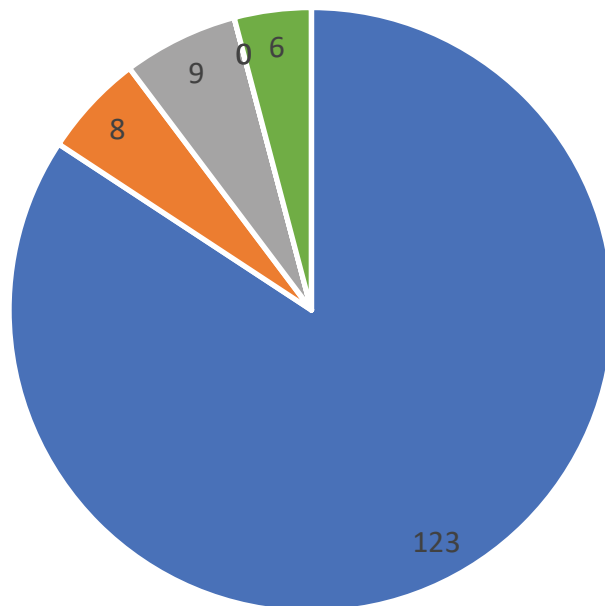
SCALEABLE SERVICES

Salesforce
+ team



GOAL 1:
Create + Preserve
Community Housing

INVENTORY



■ Ketchum ■ Sun Valley ■ Hailey ■ Bellevue ■ Carey ■ Blaine County



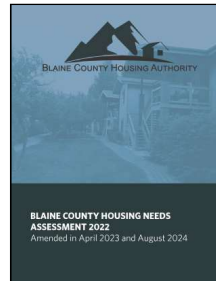
GOAL 2: Update
Policy to Promote
Community Housing

TECHNICAL ASSISTANCE + ADVOCACY

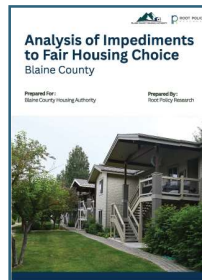


LEARNING FROM LOCAL DATA

Housing
Needs
Assessment



Analysis of
Impediments
to Fair Housing
Choice



Employee
Generation
Nexus Study



**informed
decision making**

comprehensive plan updates

City of Bellevue

City of Hailey

City of Ketchum

text amendments

Blaine County

City of Bellevue

informational sessions

City of Bellevue, P&Z+ Council

Blaine County P&Z

state + federal policy

GOAL 2: Update
Policy to Promote
Community Housing

ADVOCACY OUTSIDE



ICE CREAM SOCIAL

KETCHUM'S COMPREHENSIVE PLAN & PUBLIC COMMENT

Hosted by Blaine County Housing Authority

WEDNESDAY, JULY 23, 2025
5:30 PM – 7:30 PM

ATKINSON'S PARK PICNIC SHELTER

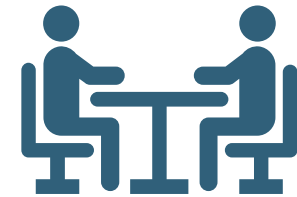
Join us for ice cream and an informal
conversation about Ketchum's Comprehensive
Plan and why and how to provide public
comment to local governments.

**JUST SHOW UP
AND PARTICIPATE!**

BLAINE COUNTY HOUSING AUTHORITY

GOAL 3: Expand
+ Improve Services
to Create Housing
Stability

SUPPORT NAVIGATING RESOURCES



GOAL 3: Expand
+ Improve Services
to Create Housing
Stability

CHALLENGES WITH RURAL RESOURCES

3% County residents experiencing
homelessness

excludes verbal or month-to-month leases + long-commutes



230

**housed unhoused
locals since 2023**

SHELTER, 2022-23



TRANSITIONAL



15 HOUSEHOLDS



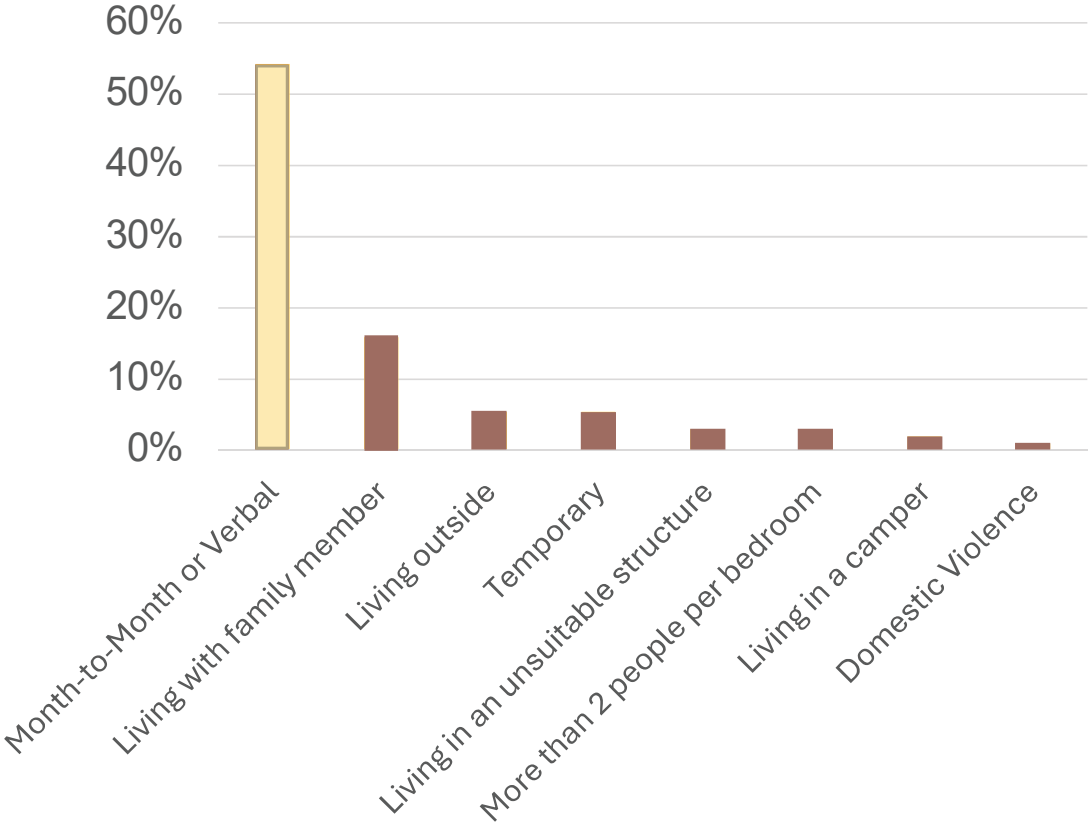
SOURCE: BCSD (145 children qualified and can only qualify for 1 school year, Superintendent estimates the actual number is double); BCHA Common Intake Form

GOAL 3: Expand
+ Improve Services
to Create Housing
Stability

CONFLICT RESOLUTION + PEACEFUL TRANSITIONS



Forms of Instability amongst Blaine
County residents seeking housing



- 89 people with improved housing stability, directly
- 80 people with improved housing stability, indirectly



IMPROVE COMMUNITY + STAKEHOLDER EDUCATION



LEARNING FROM PEER COMMUNITIES



PROFESSIONAL COALITION PARTICIPANTS

30-40



SPEAKER SERIES VIEWS

1,300<

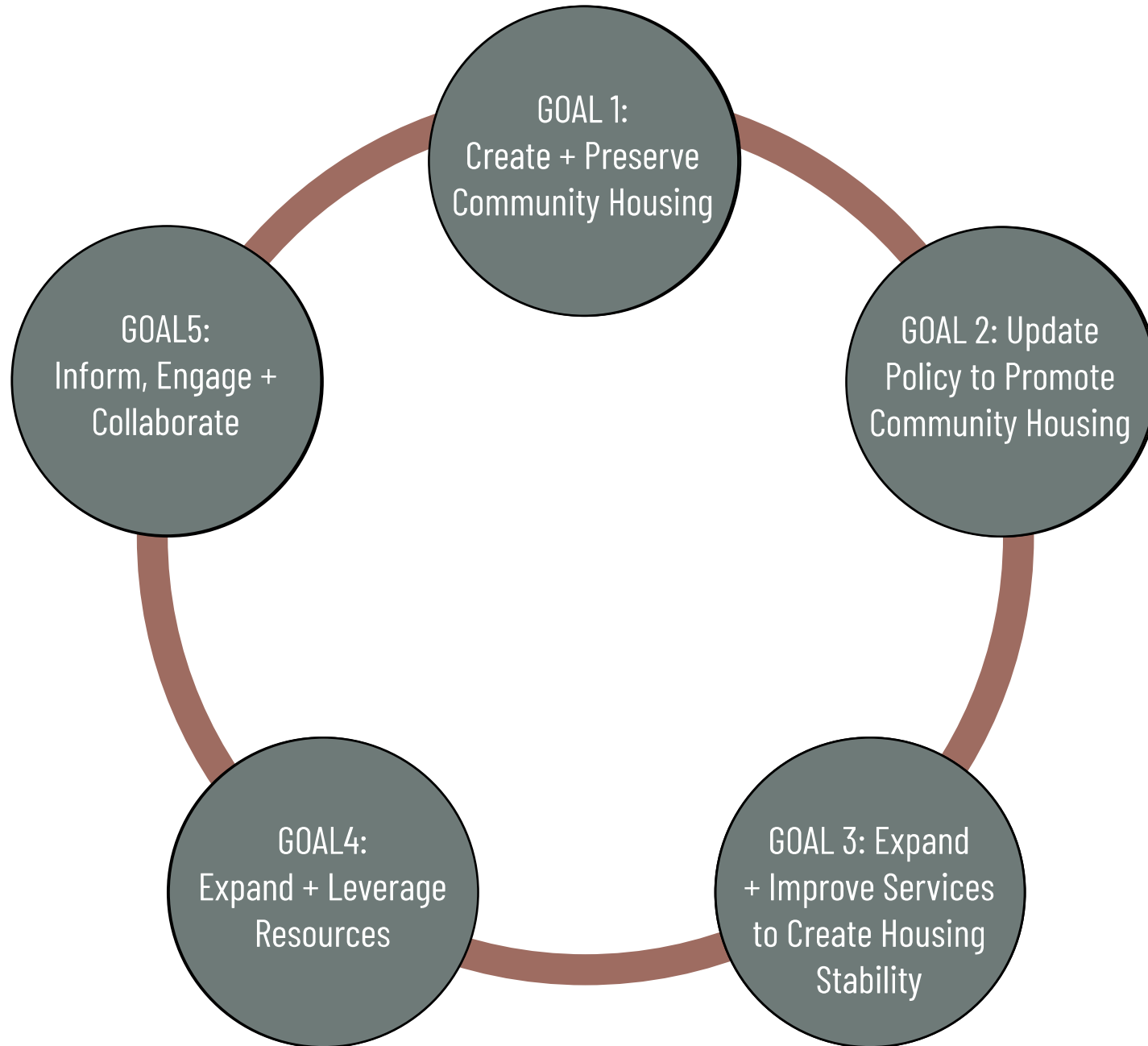


NEWSLETTER SUBSCRIBERS

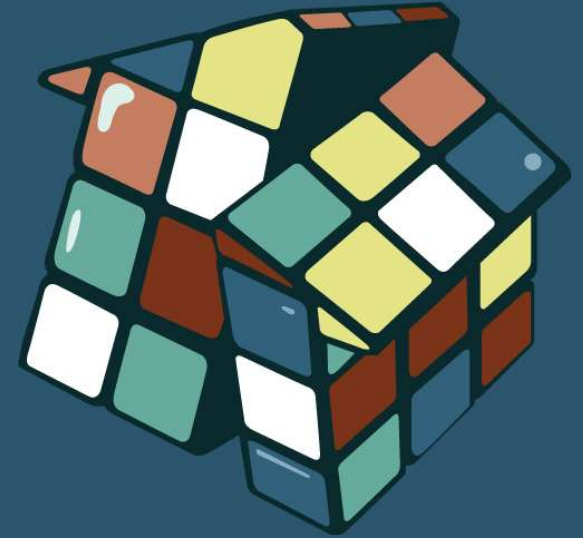
3,000



DISCUSSION + QUESTIONS



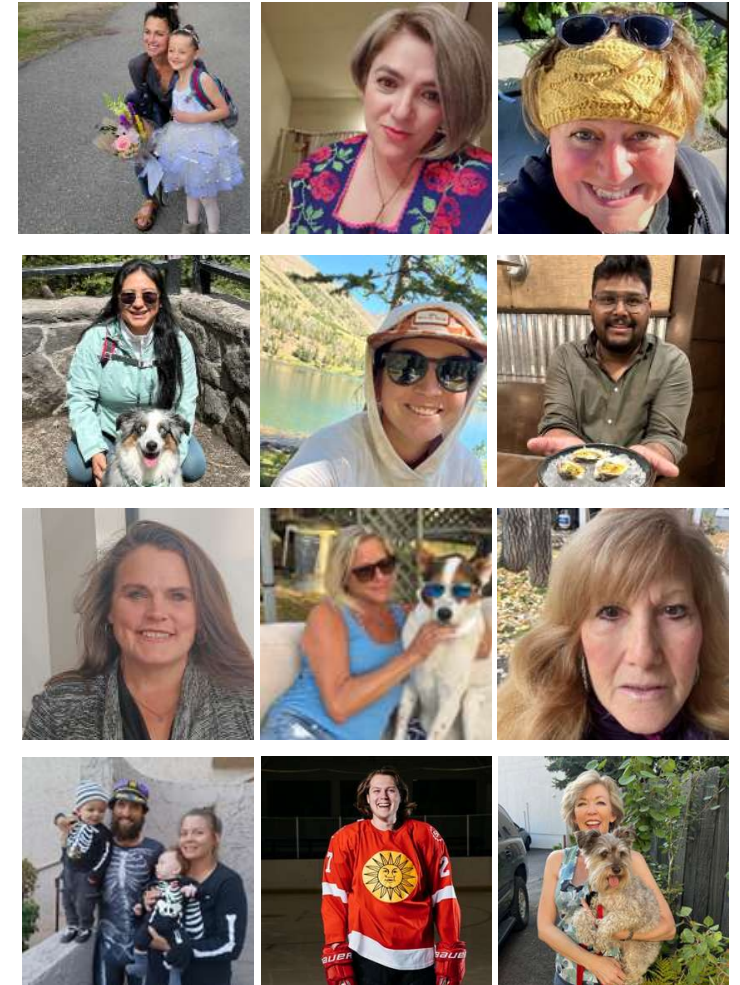
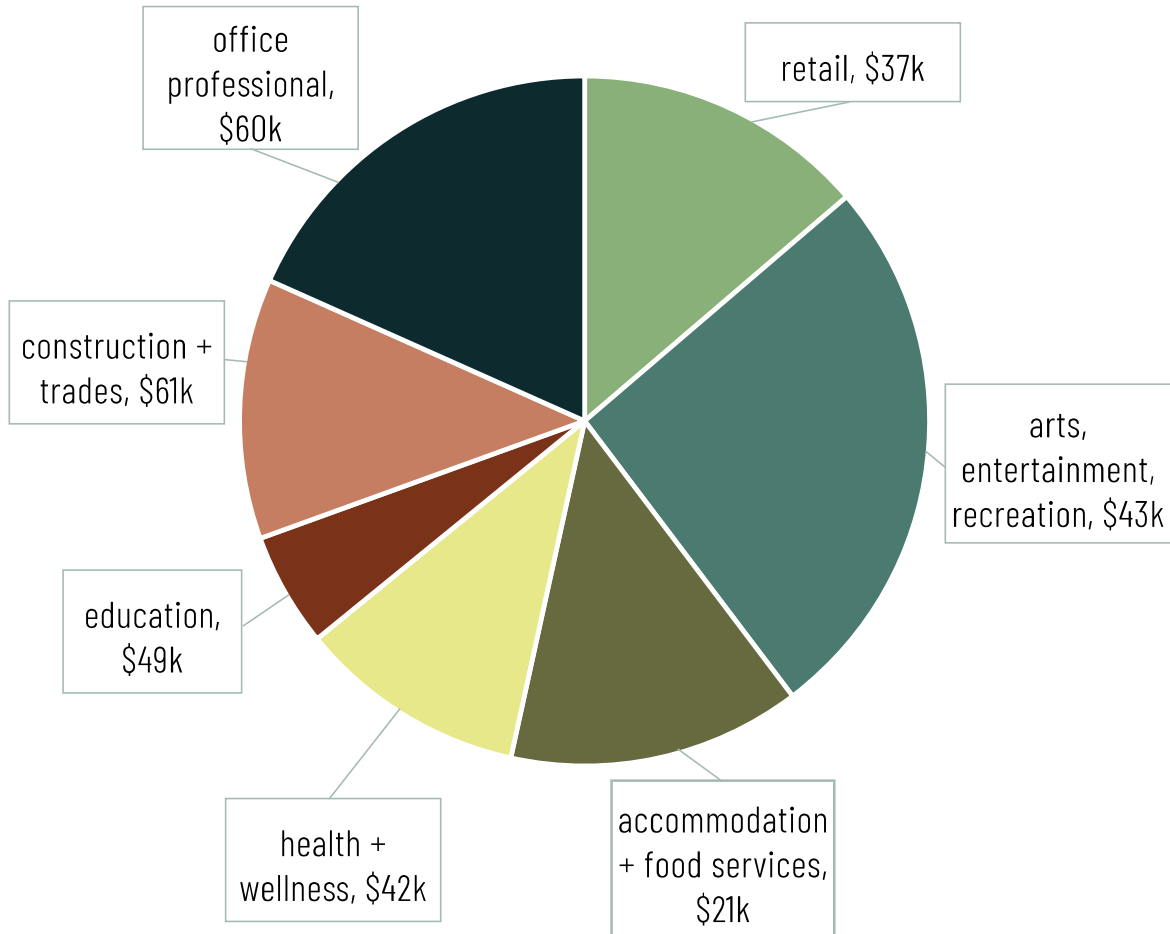
THANK YOU



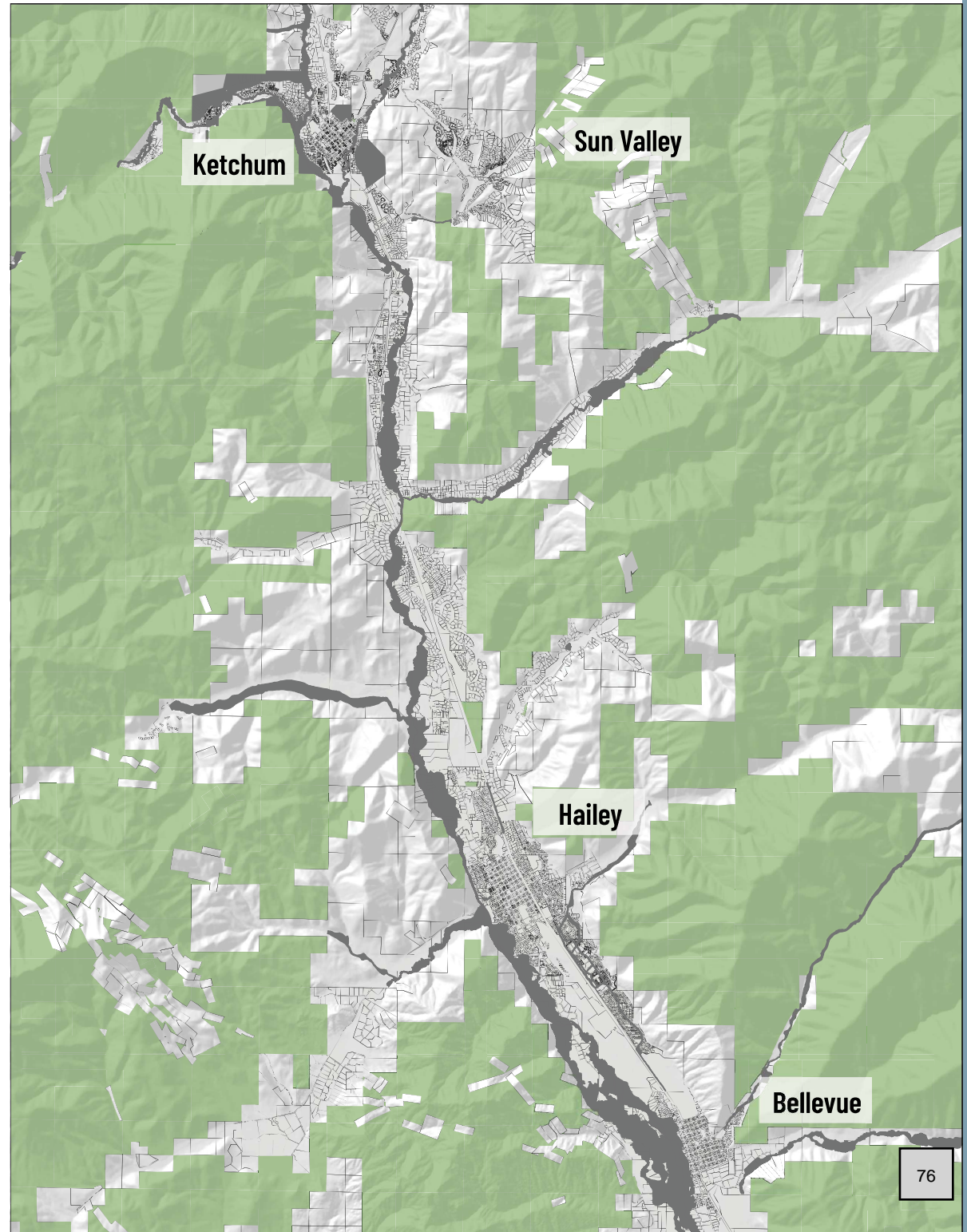
BLAINE COUNTY
HOUSING AUTHORITY



A healthy, vibrant community relies on local housing for a range of income levels and occupations.

BCHA Community Housing Occupants & Annual Median Earnings



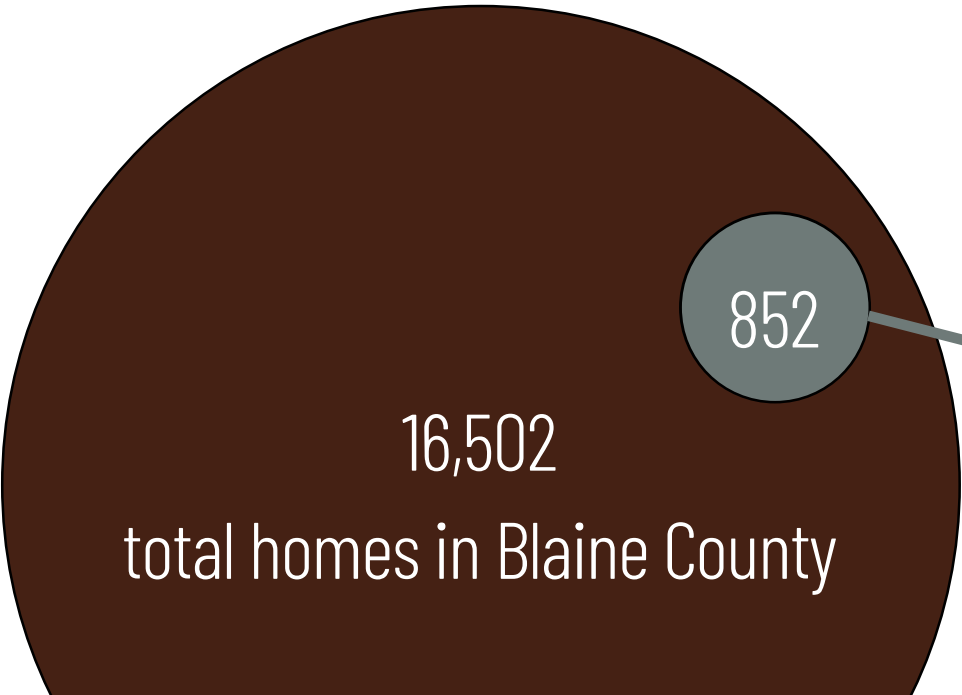
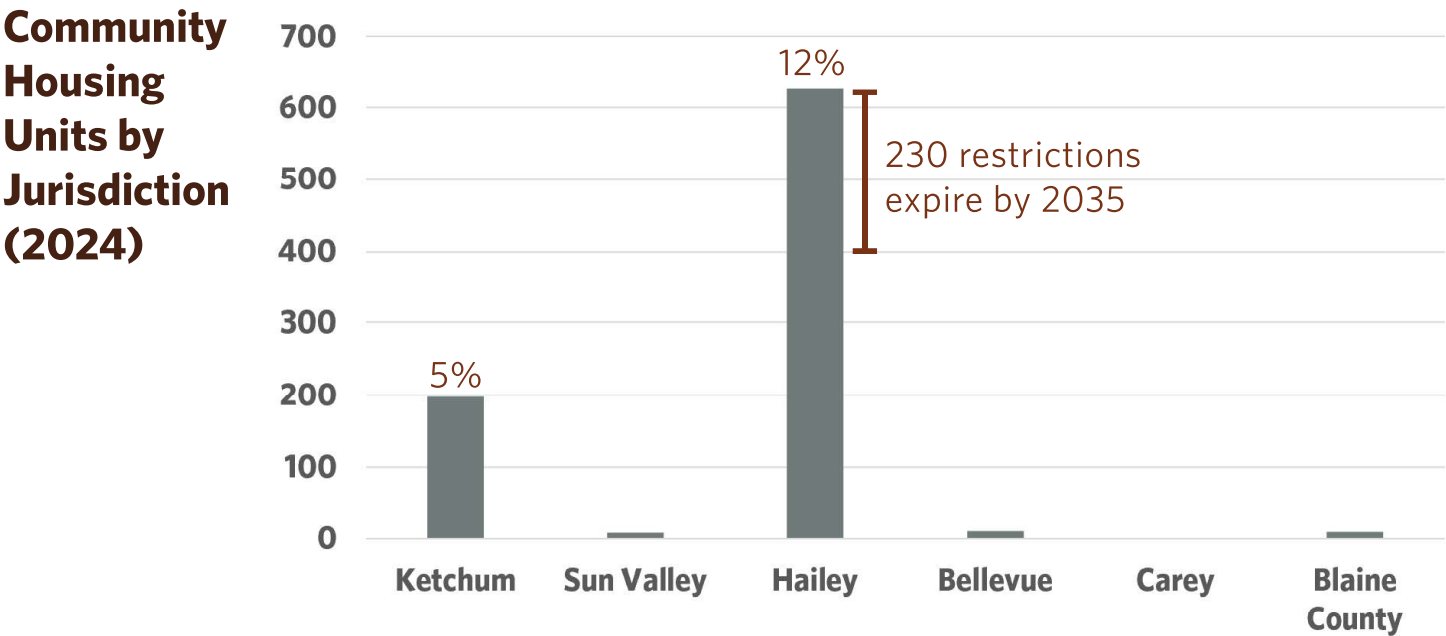
LAND AVAILABLE FOR DEVELOPMENT IS CONSTRAINED



-  Federal and State Lands (BLM, USFS, IDL)
-  Natural Constraints (Mountain Overlay, Avalance, Floodplain)

- smart, sustainable growth principals prioritize housing in downtown core
- County zoning code follows these
- Feedback for Ketchum + Hailey's Comprehensive Plans support these

COMMUNITY HOUSING INVENTORY, FALLS SHORT OF COMPARABLE COMMUNITIES



PROPORTION OF HOUSING STOCK THAT IS COMMUNITY HOUSING

Blaine County

5%

Peer Community
Average

30%

SOURCE: BCHA Community Housing Masterlist 2025, created from recorded deed covenants and local governments

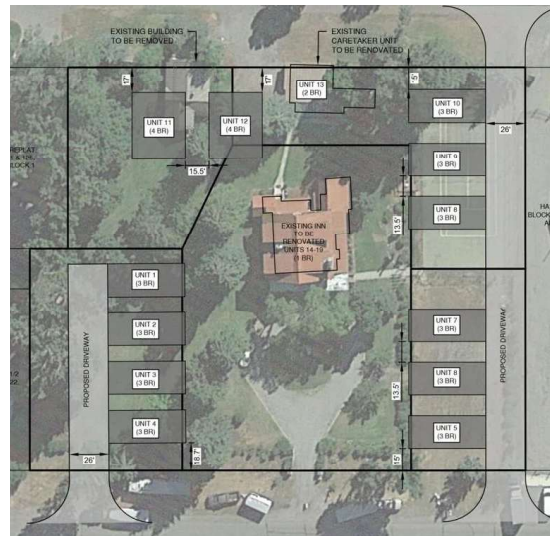
GOAL 1:
Create + Preserve
Community Housing

HAILEY + SUN VALLEY EFFORTS

FIREFIGHTER HOUSING, MIDVALLEY



SUN VALLEY PURCHASE IN HAILEY



Hailey, new
community housing

113

Sun Valley, new
community housing

0

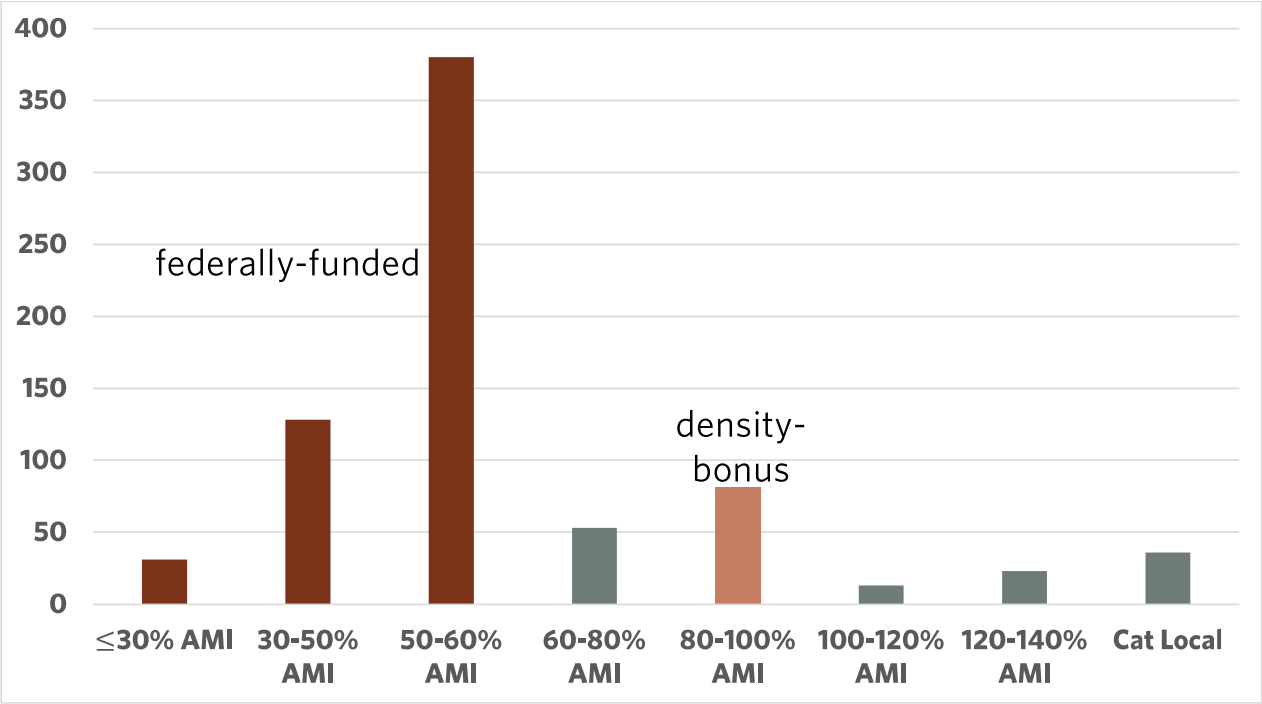
GOAL 1:
Create + Preserve
Community Housing

COMMUNITY VS EMPLOYER HOUSING



COMMUNITY HOUSING INVENTORY UNDERSERVES DIVERSE INCOMES

Community
Homes by
Income (2024)



SOURCE: BCHA
Community Housing
Masterlist 2025

PANDEMIC BOOM EXACERBATES HOUSING CRISIS

SUMMER 2021



DAILY BEAST

ALL CHEAT SHEET MEDIA OBSESSED ROYALS POLITICS OPINION POWER 100 INNOVATION U.S. NEWS SCOUTED

Rents have gotten so stratospheric in Ketchum, Idaho, that teachers and hospital workers—some whose families have lived here for generations—are facing homelessness.

The New York Times

A Town's Housing Crisis Exposes a 'House of Cards'

In the Idaho resort area of Sun Valley, there are so few housing options that many workers are resorting to garages, campers and tents.

JULY 2022

Businesses, resort face worker shortages

Managers point to housing crunch, other factors as cause

Greg Foley Jun 16, 2021 28

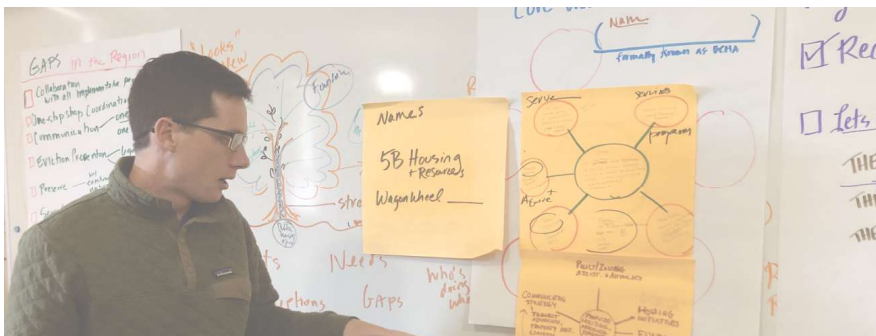
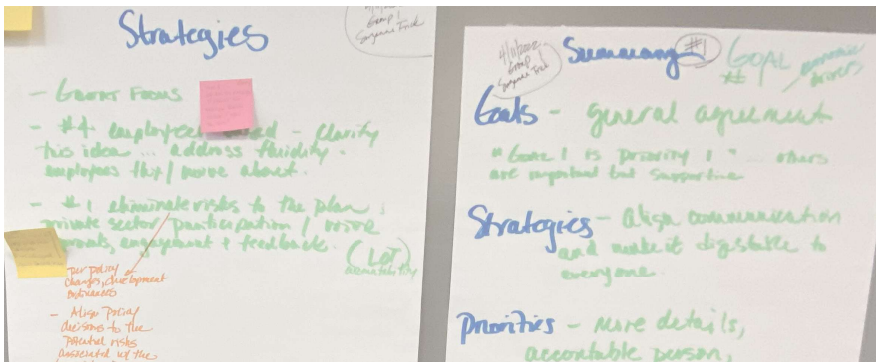
Idaho Mountain Express



SPRING 2023 | BCHA SURVEY

- 70% of employers have had difficulty hiring due to lack of available housing
- 2 average known employees lost due to housing, per employer (256 employees)

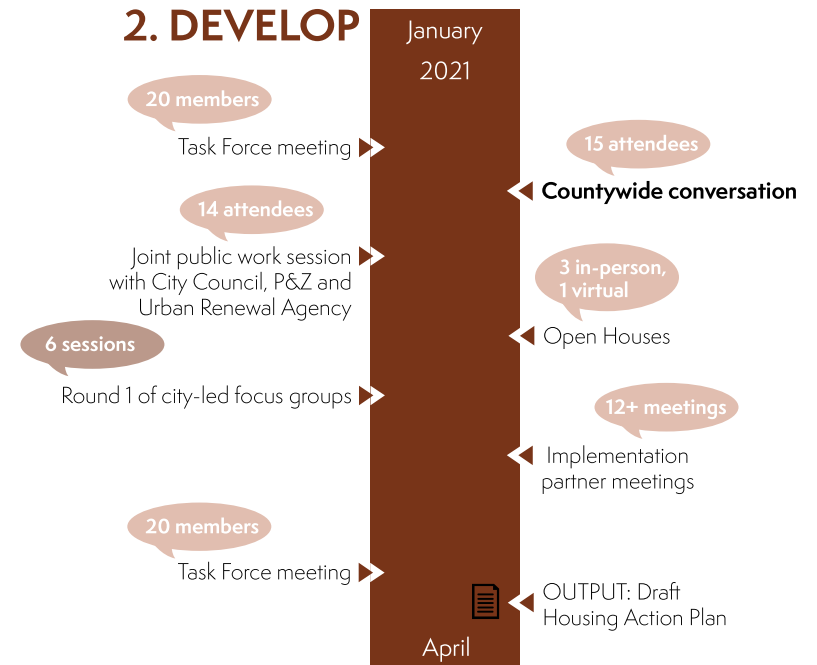
KETCHUM'S COUNTYWIDE, COMMUNITY PLAN INFORMED BY EXTENSIVE PUBLIC + STAKEHOLDER INPUT, 2021-2022



1. CONTEXT



2. DEVELOP



3. ACTION



NEW SUPPLY EXACERBATES CRISIS

NEW MARKET RATE HOMES



=

NEW HOME NEEDED,
AFFORDABLE TO EMPLOYEES



USE AVAILABLE LAND

URBAN RENEWAL
LAND:

1ST & WASHINGTON

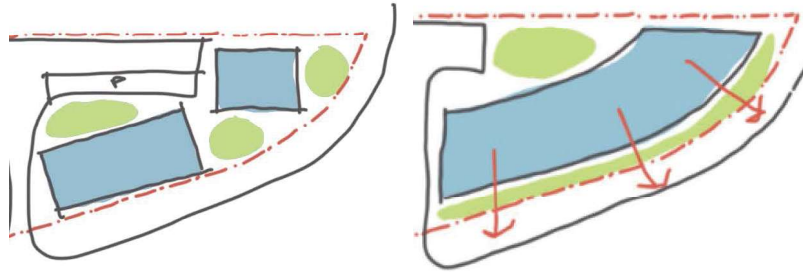


CITY-OWNED LAND:

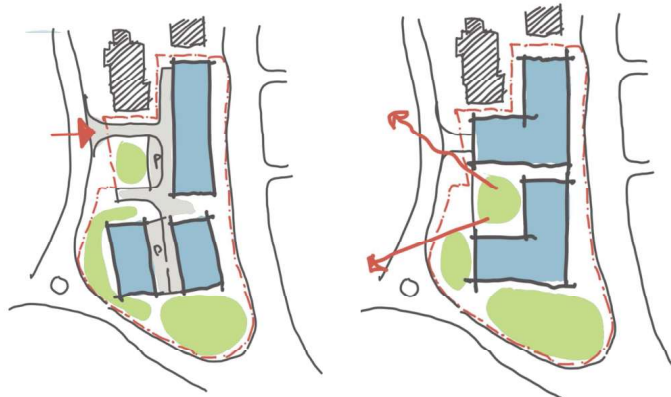
SOUTH YMCA

+

LIFT TOWER LODGE



on Springs Road south.



BLUEBIRD VILLAGE

LIHTC ON CITY OF KETCHUM LAND

- 2 week lease up
- 95% work in Ketchum
- 30% work in critical + essential services
- all locals
- adequate parking





City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: February 19, 2026 Staff Member/Dept: Trent Donat – City Clerk & Jade Riley - Admin

Agenda Item: Review of Parking Management Plan

Recommended Motion:

No formal action is requested for this agenda item. Staff is seeking general direction regarding the Parking Management Plan.

Reasons for Recommendation:

- Semi-Annual check-in with Council on Parking Management Plan
- Overview of existing Parking Management Plan including current system utilization
- Review of short-, medium-, and long-term actions
- Mayor's Proposed Pilot/Ideas
- Council feedback on any areas of adjustment or missing items

Sustainability Impact:

None

Financial Impact:

None OR Adequate funds exist in account:	Funds exist in both City-General Funds budget along with KURA capital funding.
--	--

Attachments:

1. Parking Management Plan Presentation



Parking Management Plan

February 19, 2026



Council Feedback

1. Overview of Existing Parking Plan and Current System Utilization
2. Short-, Medium-, and Long-Term Actions
3. Mayor's thoughts on changes to Parking Plan
4. Council Feedback on Area of Adjustment or Missing?

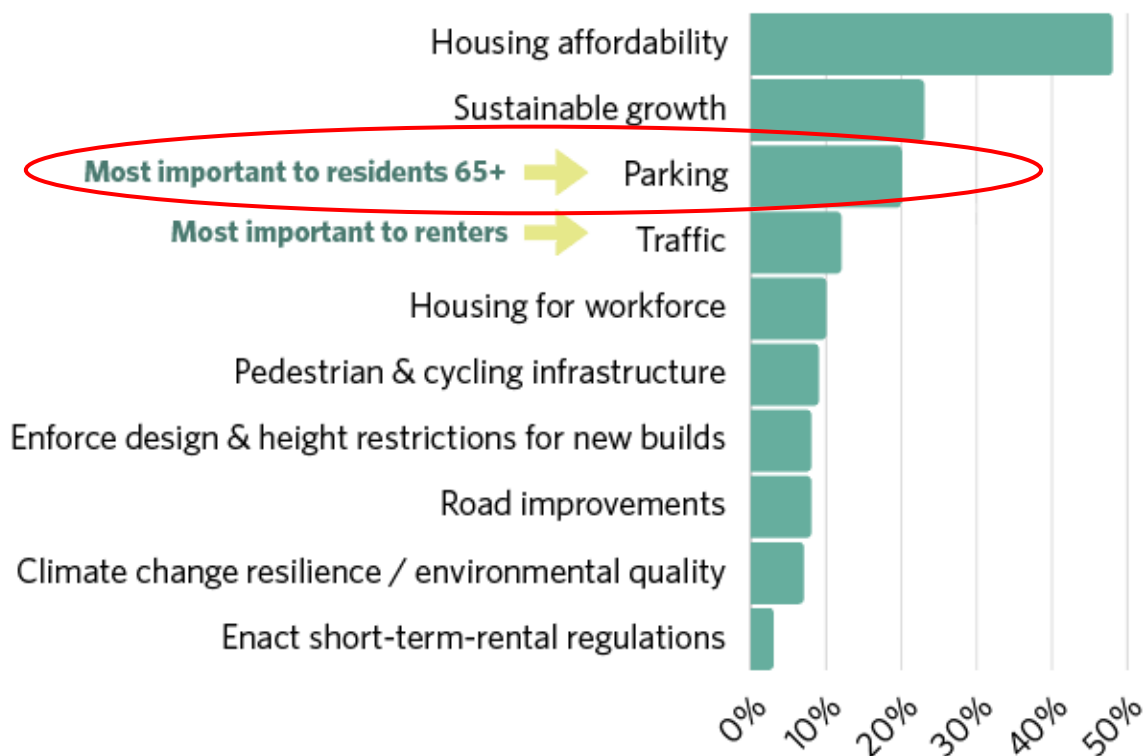


Parking does not exist in a silo...



What's Most Important to the Community?

MOST IMPORTANT ISSUES FOR RESIDENTS



MOST IMPORTANT ISSUES FOR BUSINESSES





Successful downtowns involve tradeoffs....



BEFORE



AFTER

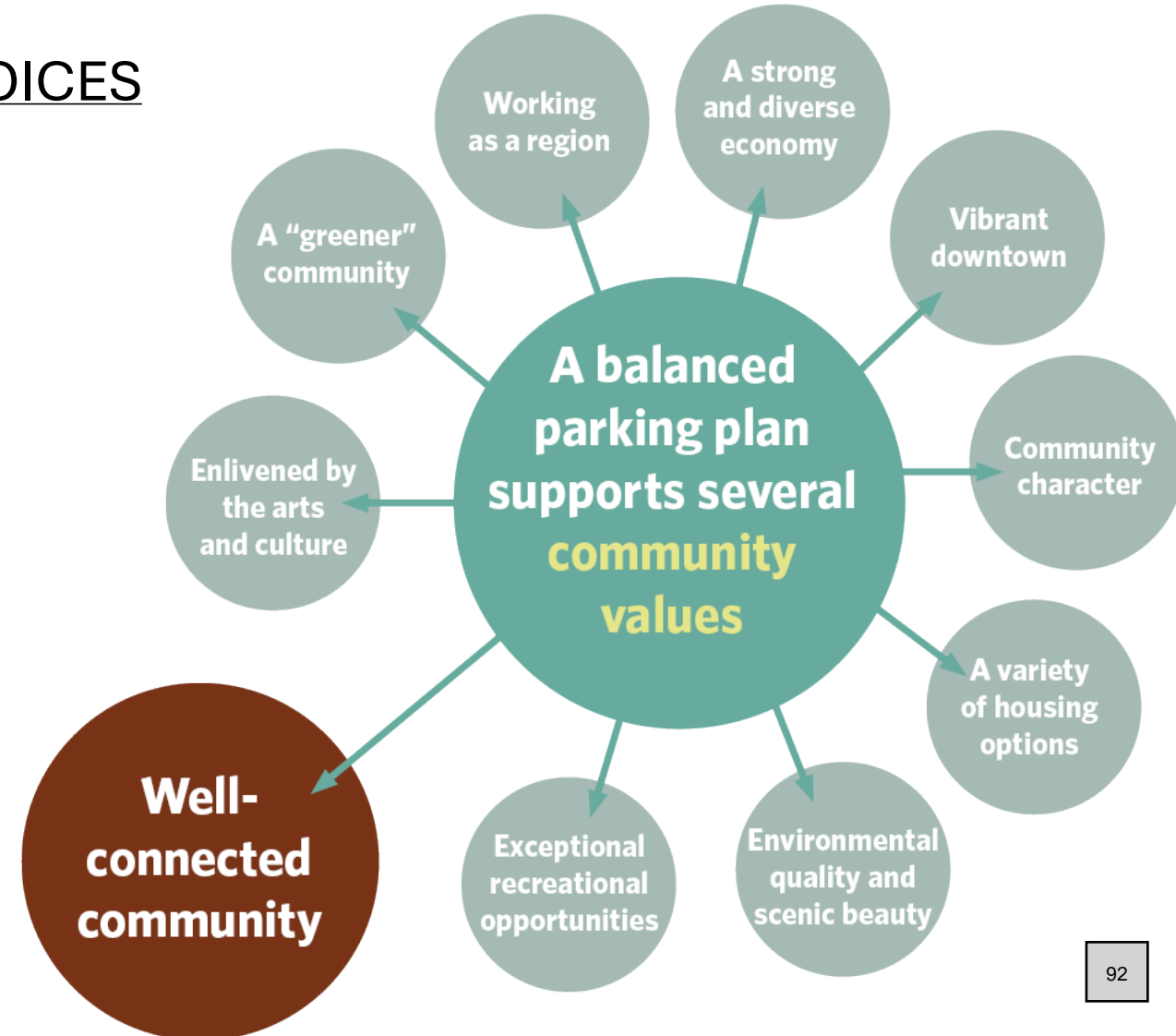




Improve Opportunities, Access and Safety

Well-Connected Community = Mobility CHOICES

- Walking – sidewalk improvements 👍
- Biking – new protected bike lanes 👍
- Transit – increase hours & frequency 👍
- Driving – single occupancy cars 🚫



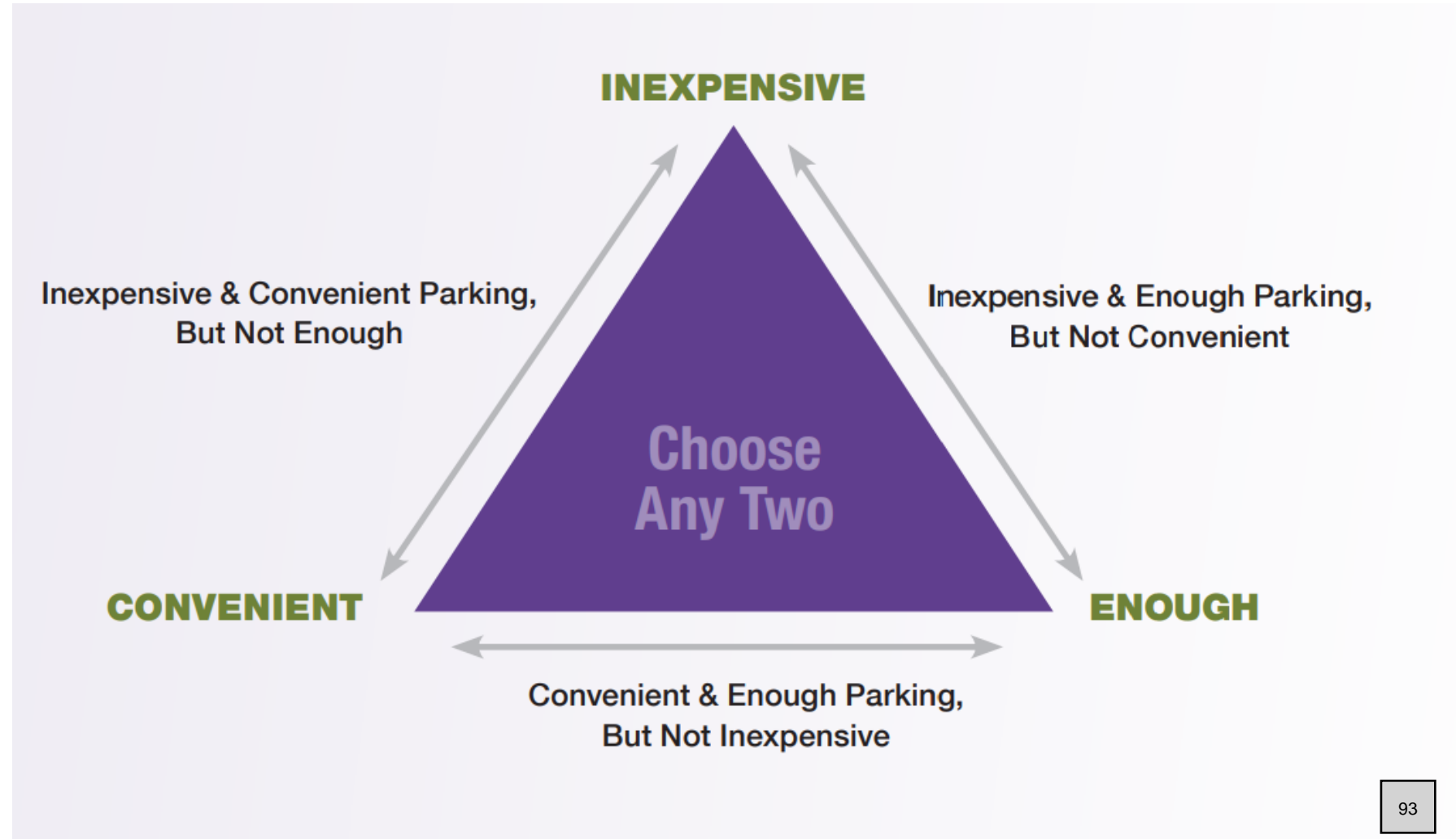


Parking 101 – How Do We Manage Adequate Supply?

Everyone wants three things when it comes to parking:

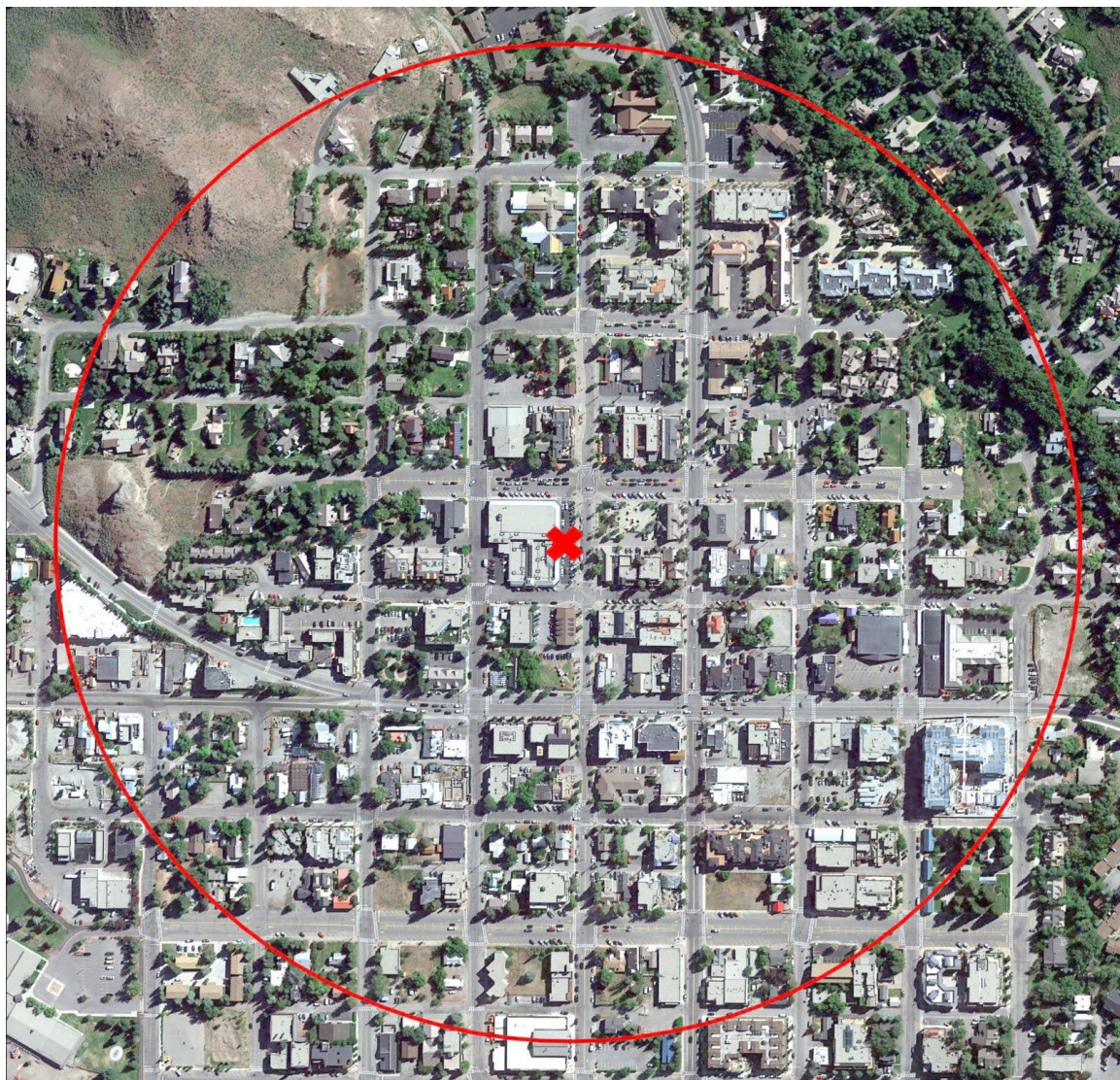
1. There should be plenty of it
2. It should be very convenient
3. It should be inexpensive (preferably free)

Because resources are limited, achieving only 2 of the 3 desires is attainable.



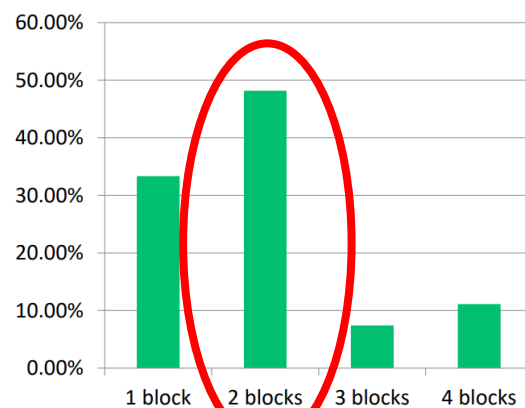


Conditioned Behavior



What is a reasonable distance to walk from a parking space to work during the snow season?

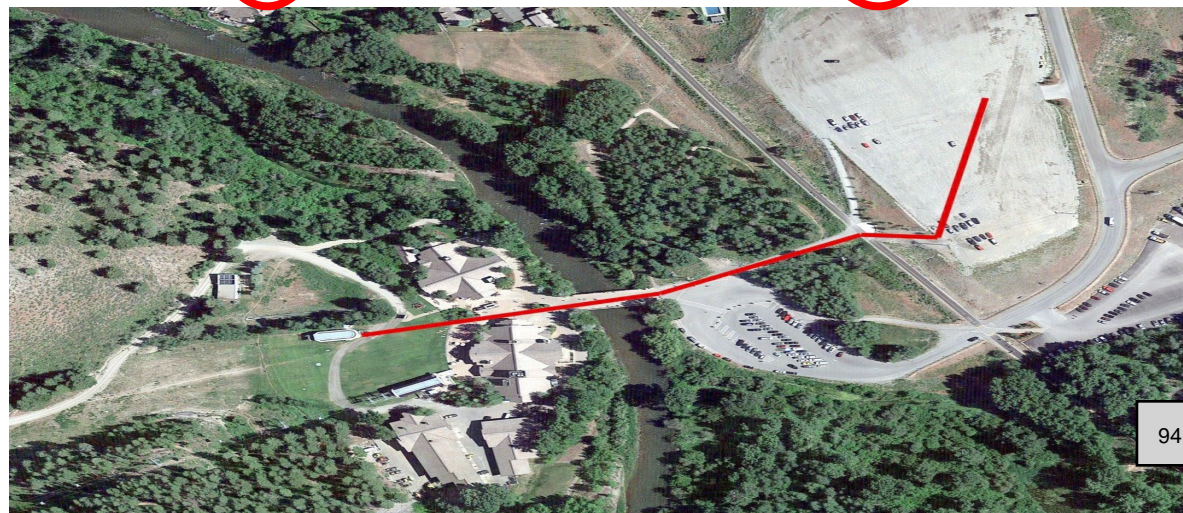
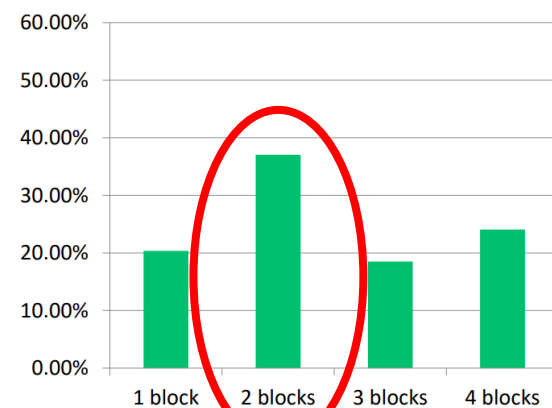
- ☐ 1 block
- ☐ 2 blocks
- ☐ 3 blocks
- ☐ 4+ blocks



Employees

What is a reasonable distance to walk from a parking space to work during non-snow seasons?

- ☐ 1 block
- ☐ 2 blocks
- ☐ 3 blocks
- ☐ 4+ blocks





PARKING MANAGEMENT PLAN



Parking 101 – How Do We Manage Adequate SUPPLY?

Priority?

1



2



Performance Measure?



85% Occupancy
(1 spot per block always available)



Comp Set Comparison

- **How does our parking compare to other similar communities?**
- **How is our parking system currently performing?**
 - Our current performance measure is to ensure at least one spot available per block face



Comp Set Comparison

Town	Ketchum	Breckenridge	Jackson	Park City	Telluride	Whitefish
Resident population (city limits)	3,588	5,024	10,849	8457 (1,200)	2,600	8,492
Resident population (county limits)	24,866	30,565	23,287	43,036 (Summit) 36,619 (Wasatch)	8,003	111,814
Paid on-street	N	Y	N	Y	Y	N
Permits						
employee (lots)	N	Y (1179 permits)	N	N	N	Y
employee (on-street)	N	N	N	N	N	N
residential	N (in development)	Y (540)	N	Y	Y	N
Off-street surface lots						
# lots	3	2	4	2	2	0
# total spaces	140	1500	384	900	620	0
Parking structures						
# structures	0	1	1	1	1	1
# total spaces	0	958	280	600	74	220
Total # on-street spaces	1832	585	1,078	800	Y (varies per season)	1192
# short-term (regulated)	837	585	1,078	400	all regulated	Approx. 332
# long-term (unregulated)	995	0	0	400	0	Approx. 860
Grand Total Spaces	1,972*	3,043	1,742	2,300	694 not including on street	1,412

*counts can fluctuate, as some utilized parking spots fall outside of the 'community core' zone or misc. spaces



Background: MANAGING PARKING SUPPLY = "A BALANCING ACT"

889 Spaces



2-hour (or less)

CUSTOMER parking

- Restaurants
- Retail
- Businesses
- Events

1081 Spaces



Unrestricted

residential/**EMPLOYEE** parking

Education and enforcement

Parking plan



Background: Available On-Street Parking in Ketchum

WHICH TYPES OF PARKING ARE AVAILABLE IN KETCHUM'S DOWNTOWN CORE?

- Short-term parking:**
two hours or less
- Long-term parking:**
7-day maximum
- Long-term parking lots:**
7-day maximum
 - 1st St. & Washington
 - Leadville & 6th St.
 - 4th St. & Spruce Ave.
- Miscellaneous parking:**
ADA, loading zones, city vehicle parking, etc.

QUADRANT 1

Northeast of Main St. and Sun Valley Rd. intersection

Short-term	319
Long-term	178
Misc.	21
Total	518

QUADRANT 2

Southeast of Main St. and Sun Valley Rd. intersection

Short-term	162
Long-term	196
Misc.	7
Total	365

QUADRANT 4

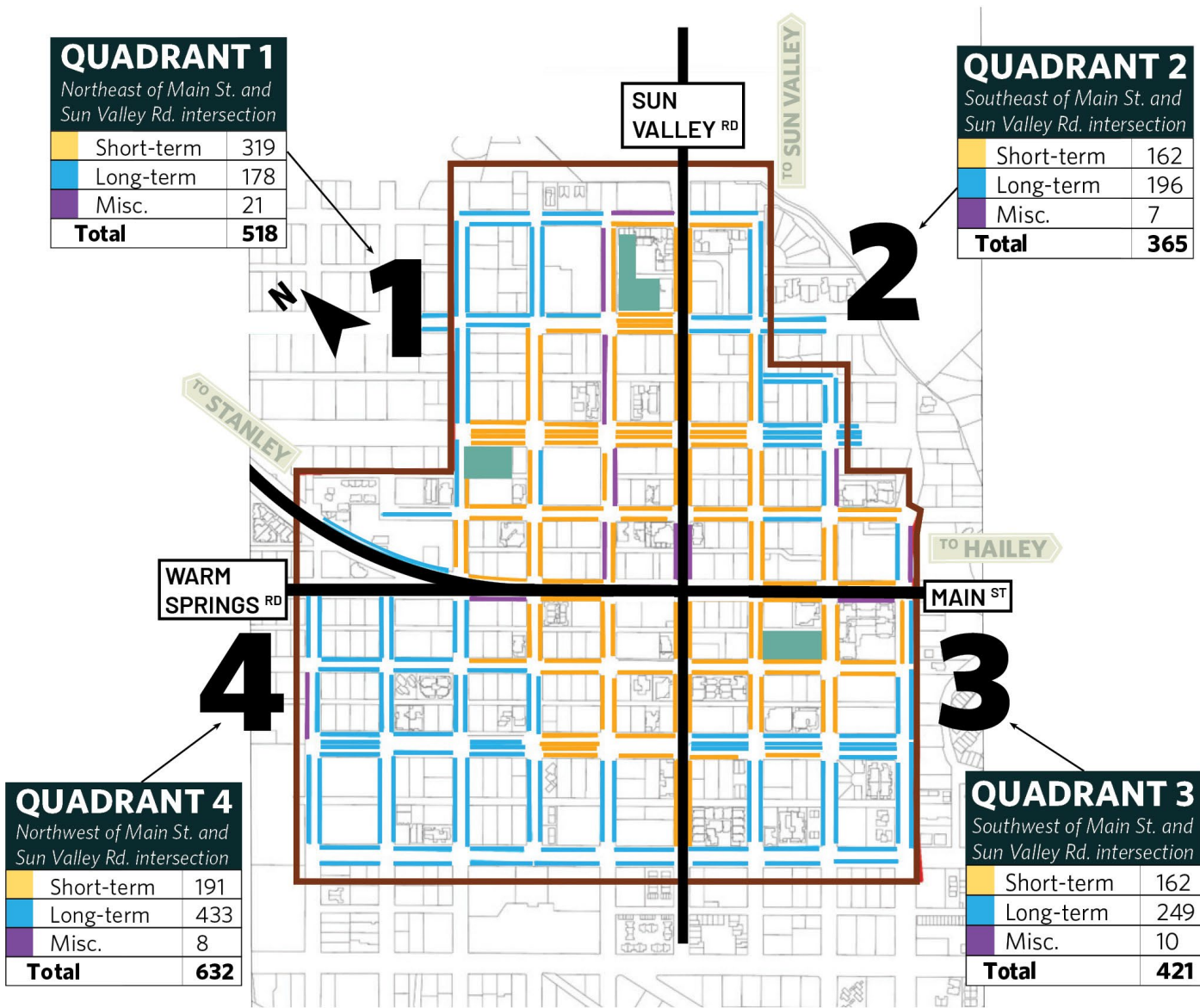
Northwest of Main St. and Sun Valley Rd. intersection

Short-term	191
Long-term	433
Misc.	8
Total	632

QUADRANT 3

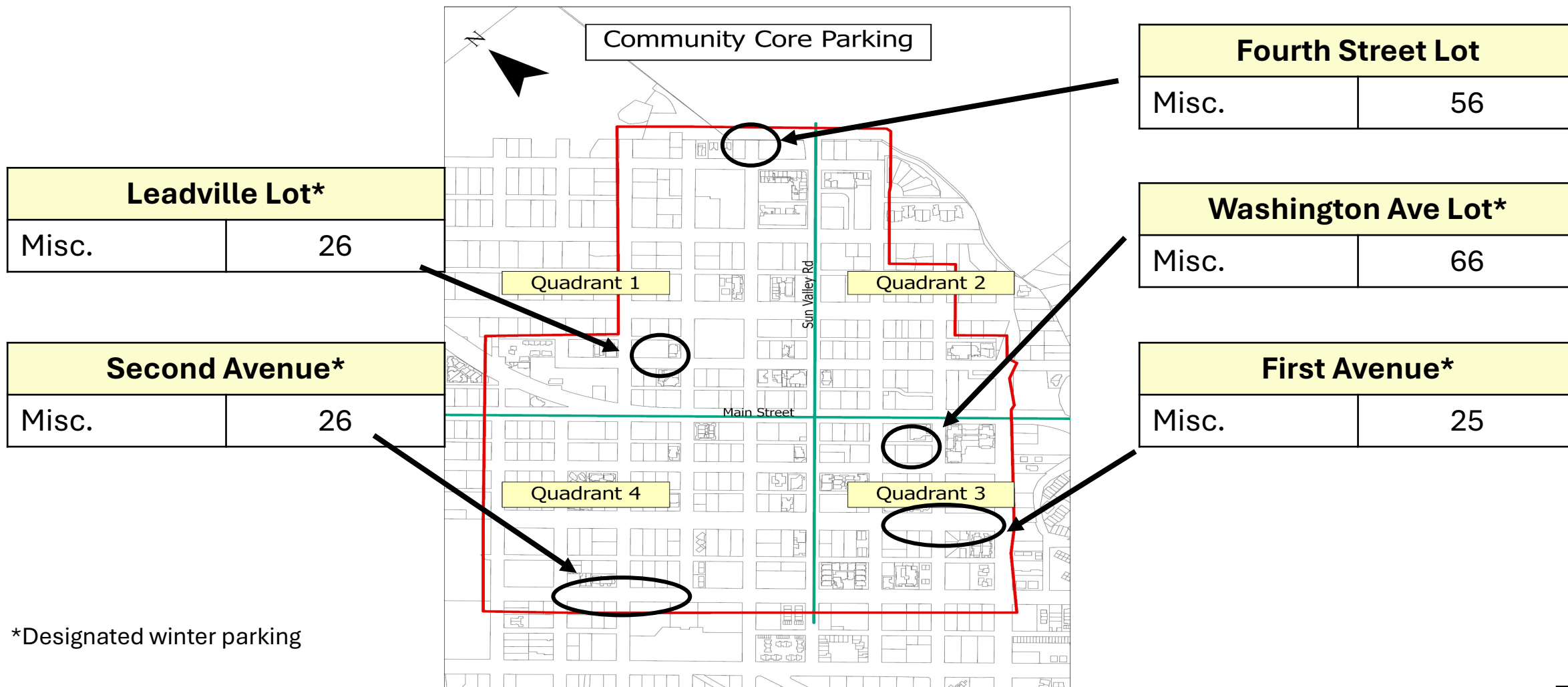
Southwest of Main St. and Sun Valley Rd. intersection

Short-term	162
Long-term	249
Misc.	10
Total	421





Background: Available Off-Street/Winter Parking in Ketchum



Winter Total: 23 on-street & 43 lot spaces



Parking Management Plan

- **Plan Serves as Framework** (updated annually)
- **Commitment to Community** = Share Utilization Data Annually and Outline Future Management Changes
- **Parking Plan Basic Framework**
 - *Utilize best practices for supply management in high utilization areas* (e.g., customer vs all-day parking)
 - **PARKING PSYCHOLOGY:** Plan reflects realistic human behavior (e.g., 1-2 block walk)
 - Identify **cost-effective options** to address **peak utilization periods**
 - **Work to diversify mobility options** to lessen reliance on parking system
 - **Plan for long-term growth**



SUPPLY/DEMAND MANAGEMENT STRATEGIES

- **Reviewing All Aspects of Utilization Data and Adjacent Land-Use May Inform:**
 - Drop Off Zone or 15 min Parking Spot to Pick Up Food/Pharmacy
 - Some areas may need to move from 2-hour to 1-hour zones to ensure turnover
- **Construction Projects have had a Significant Impact over Last Four Years**
 - City developed "**three strikes**" **compliance approach** for construction sites
- The **plan does NOT recommend paid parking** (unless compliance issues)
- Part of annual review is to **review changes in land-use patterns** (zoning project)



EDUCATION & ENFORCEMENT = BEDROCK of the PLAN

Any Successful Parking Plan has the Following Common Elements:

- Educational Program of **Where to Park (all-day vs short-term)**
 - Owner/Worker/KBAC Campaign Messaging All-Day Spots by Quadrant
- **Enforcement = BEDROCK** of any Parking Management Plan
 - Alternative: Human Behavior Overrides Regulations
 - Staff Proposes to Resume Scofflaw Effort to Address Chronic Abusers
 - Towing and Collections



Background: Parking Management Plan ACTIONS

Short-term actions

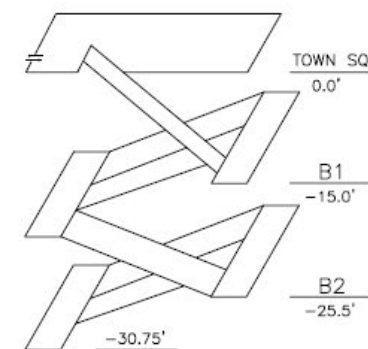
- Constantly monitor Short Term Parking needs vs. Long Term Parking needs
 - Art/Science of Managing/Tweaking on the edges
 - Data, Citizen, and Business Focused
- Currently Leadville Ave and Wash St Lots have a mix of two-hour and all-day parking
- Sensors providing enforcement, data, & instant parking availability in Quadrant 1 and Leadville Ave and Wash St Lots
- Owner/Worker Campaign – Where to Park
- Drop zones across the Community Core

Mid- to long-term actions:

- Sidewalk/walkability/ADA enhancements
- Code enforcement on snow removal
- Alternative Demand Solutions
 - Mountain Rides creating on-demand point to point shuttles
 - Valet Parking Program
 - Small Shuttles in Core (circulator)
 - Park & Rides (River Run)
- Expand on dual-use partnerships (e.g., LDS Church)
- Evaluate off-street options:
 - Subterranean garage (Town Square) including future budget seed funding idea
- Peak/event-demand shuttles
- Residential permit program



Town Square | Initial Sub-terranean Exploration



ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	8'-6"	Compact	Accessible	Total
B1	68	15	7	3	93
B2	69	15	8	3	95
Total	137	30	15	6	188

74,322 SF = Parking Efficiency of 395.3 SF/Space



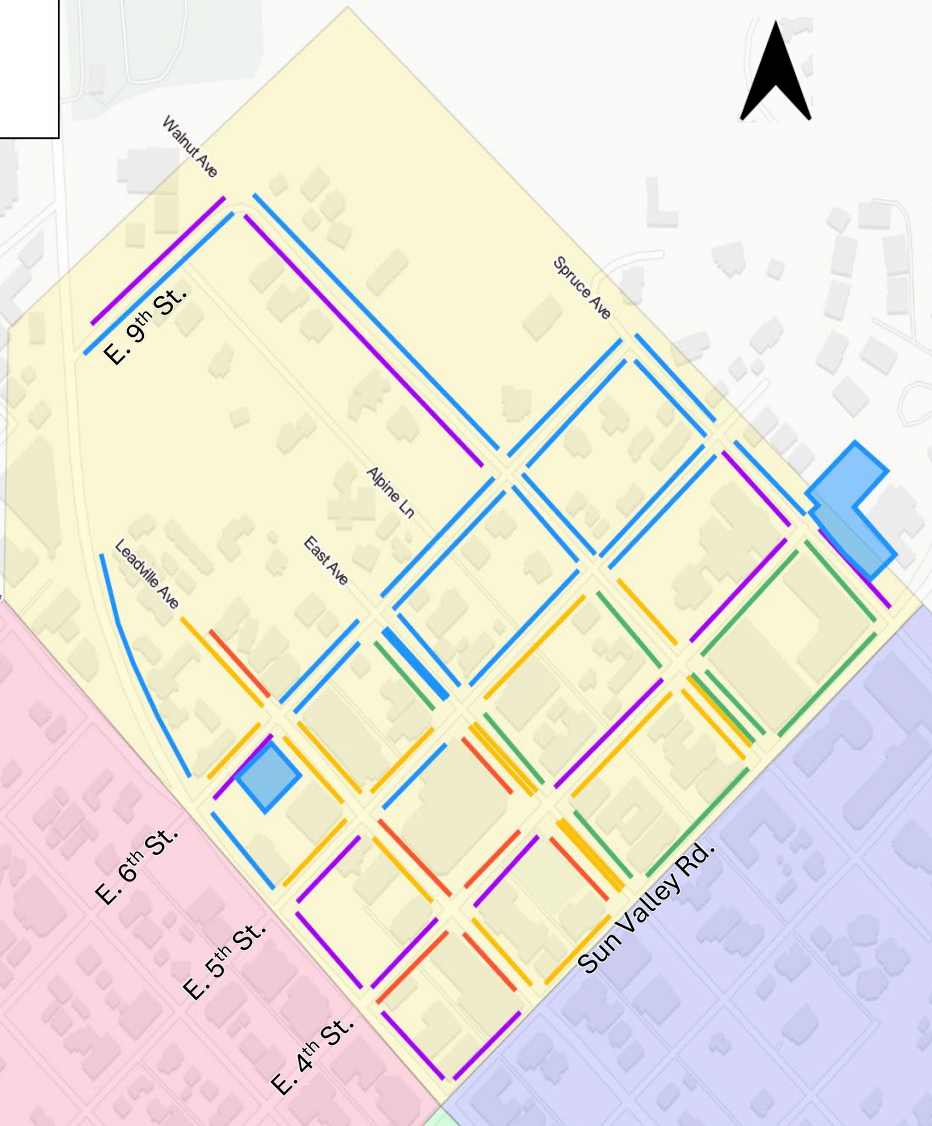
DATA: Occupancy & Length of Stay

Collection period: 2024-2025

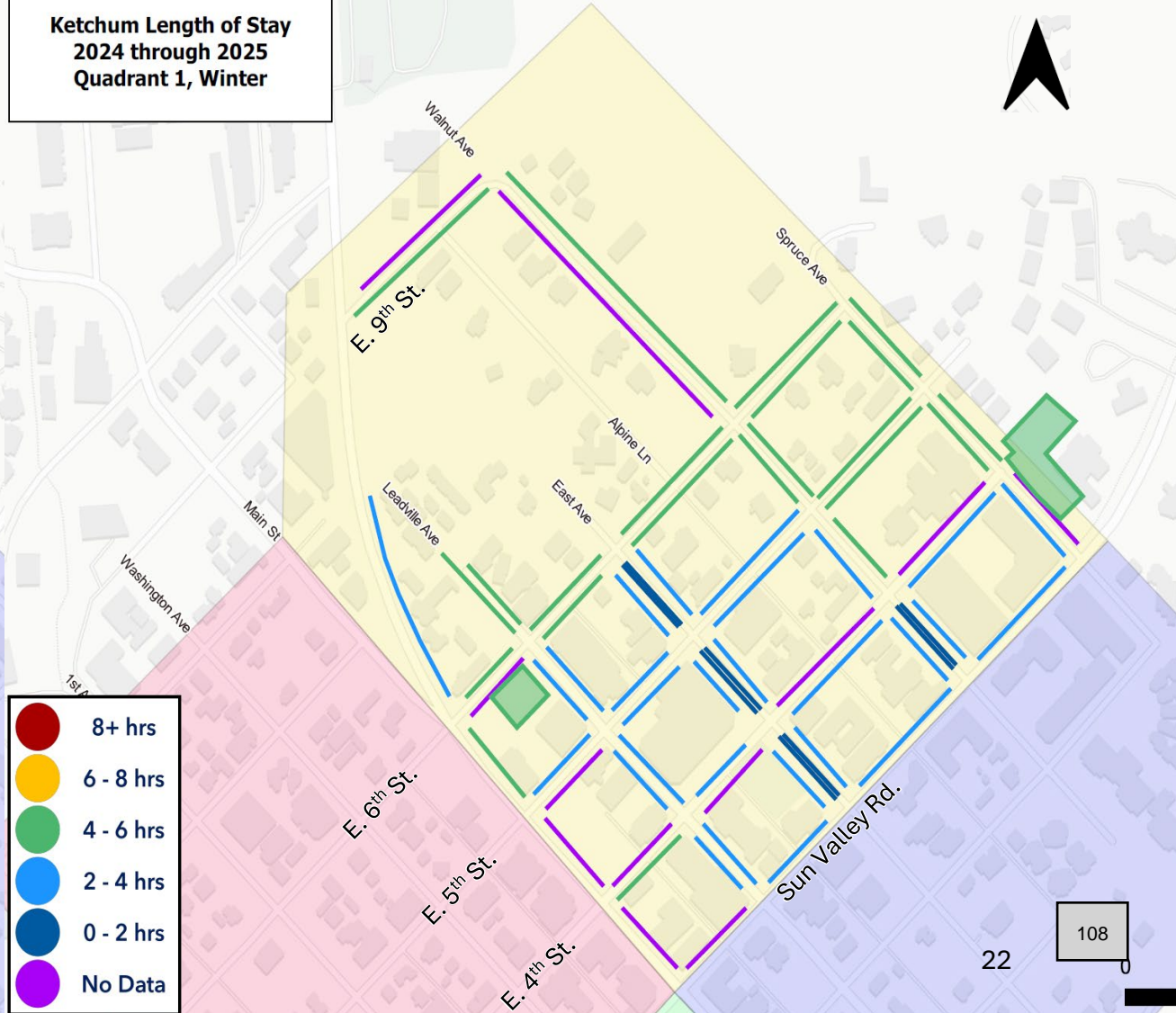


QUADRANT 1 – Occupancy & Length of Stay | Winter

Ketchum Occupancy
2024 through 2025
Quadrant 1, Winter
Midday



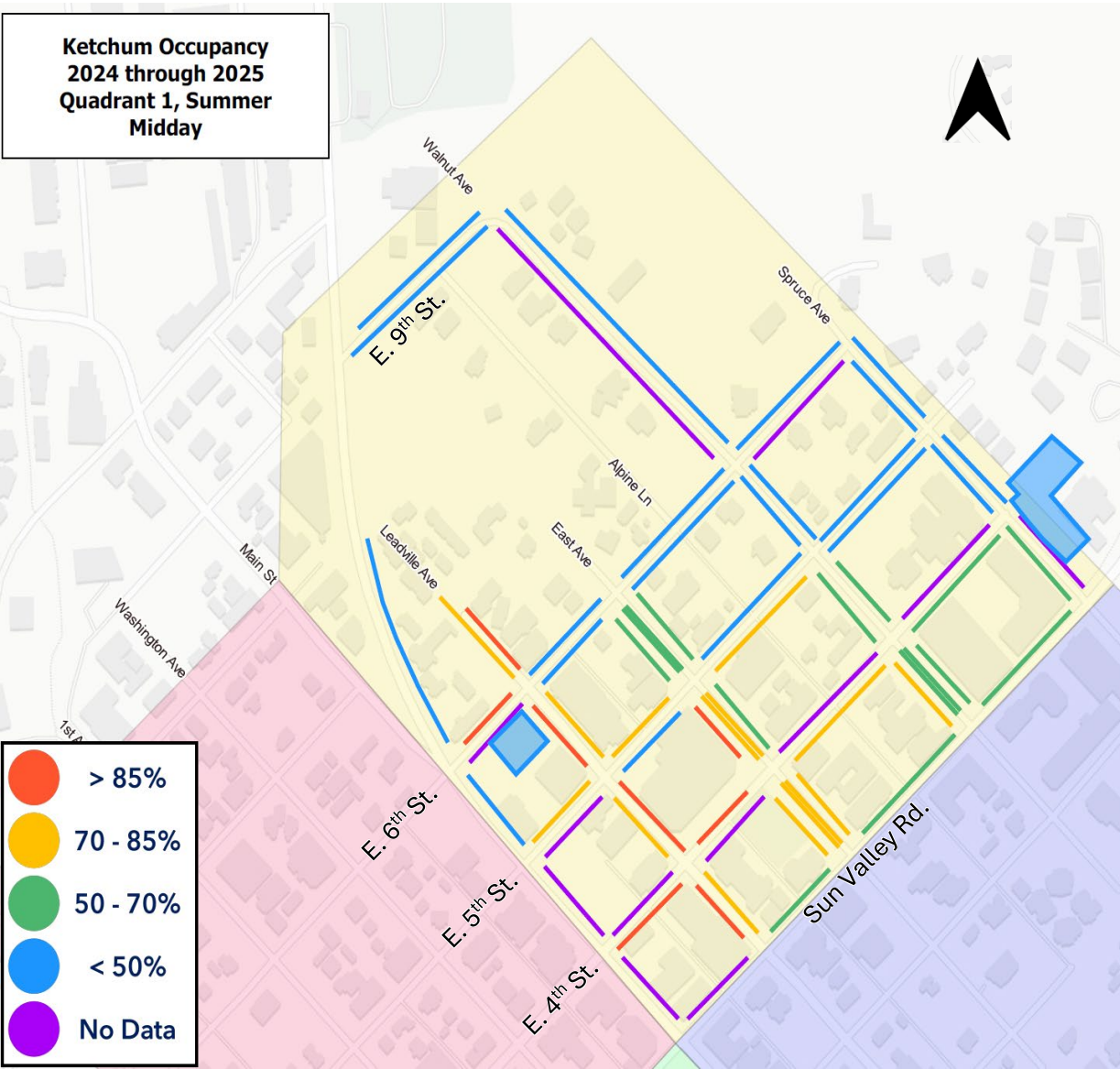
Ketchum Length of Stay
2024 through 2025
Quadrant 1, Winter



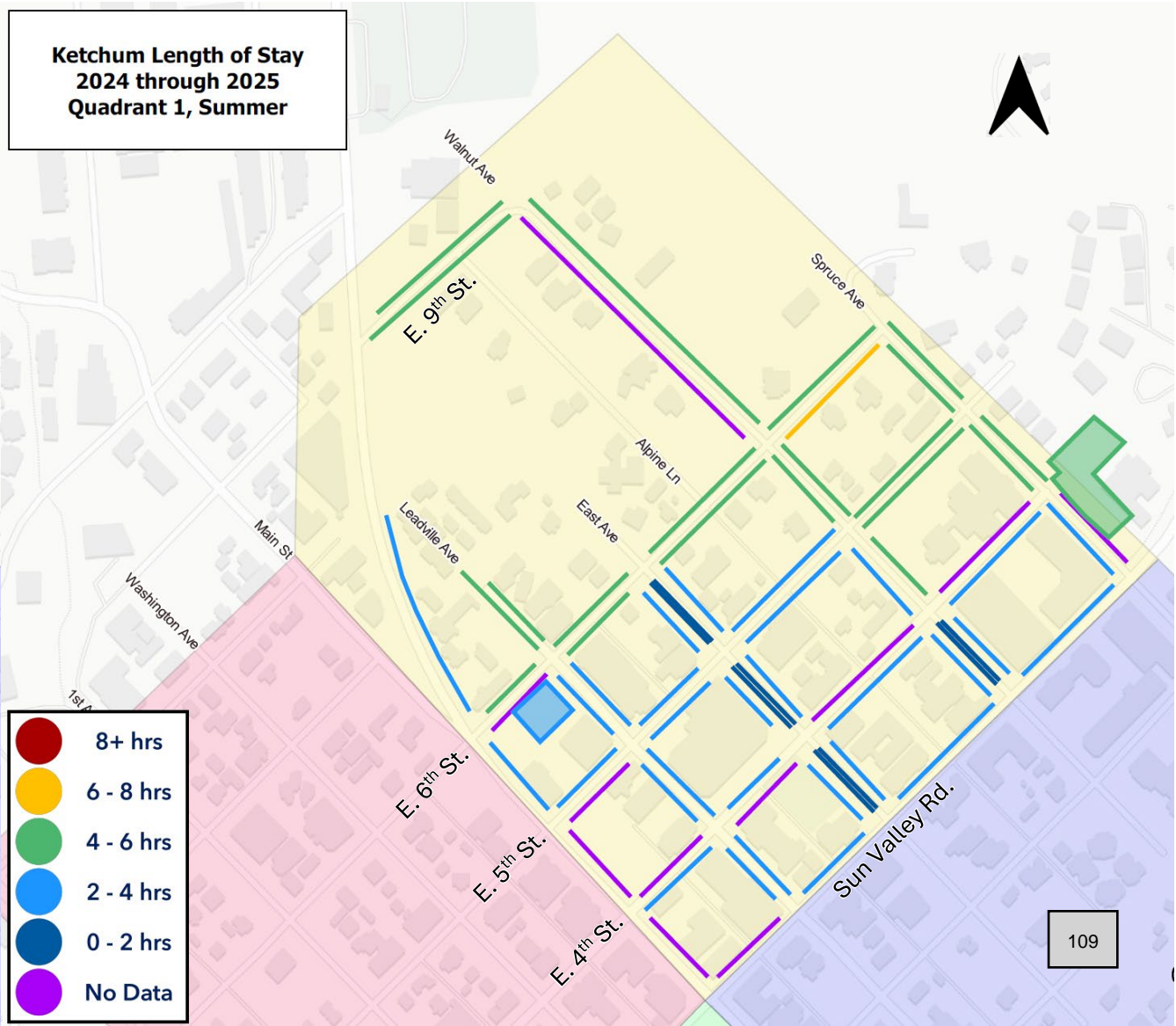


QUADRANT 1 – Occupancy & Length of Stay | Summer

Ketchum Occupancy
2024 through 2025
Quadrant 1, Summer
Midday



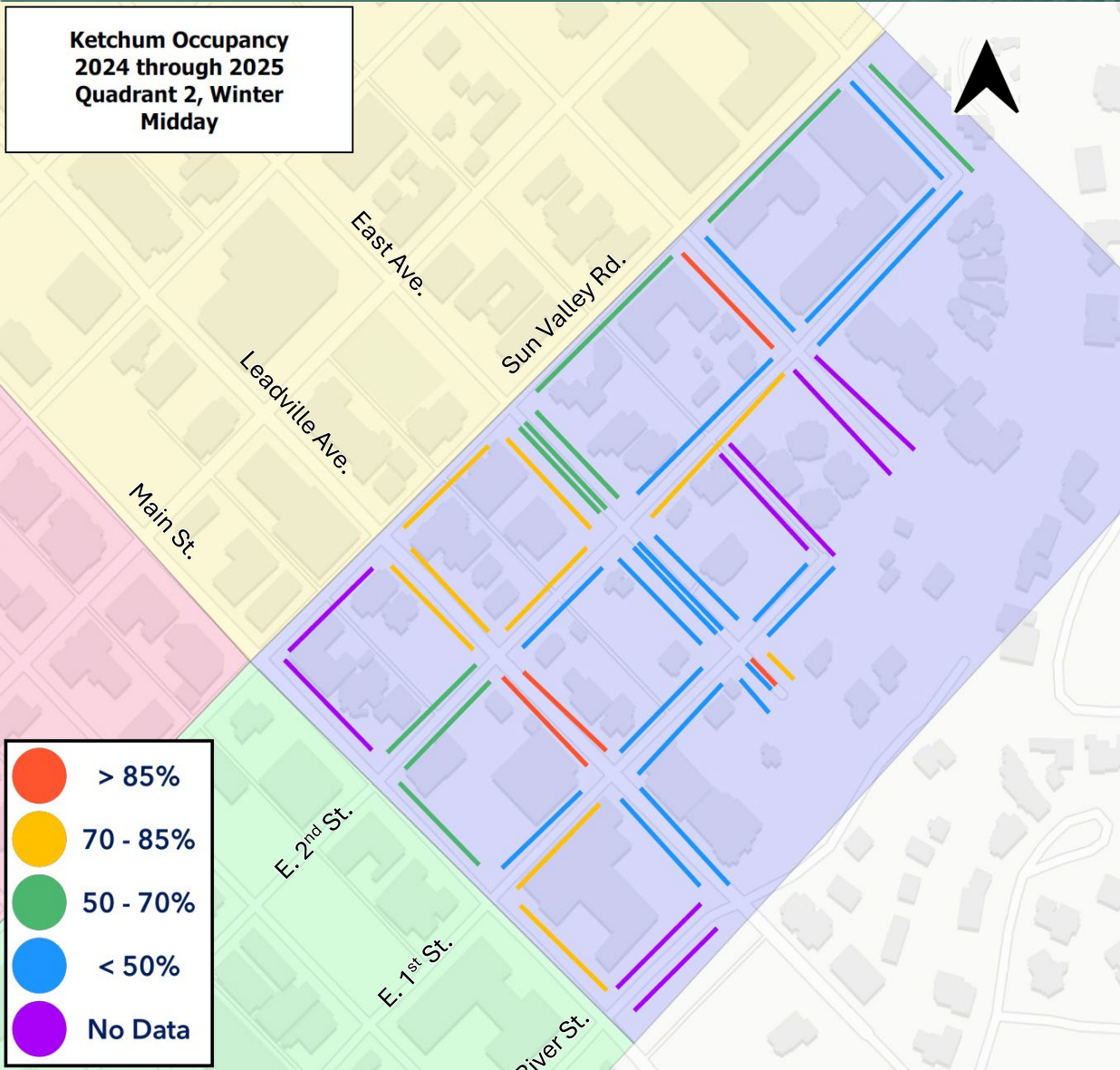
Ketchum Length of Stay
2024 through 2025
Quadrant 1, Summer



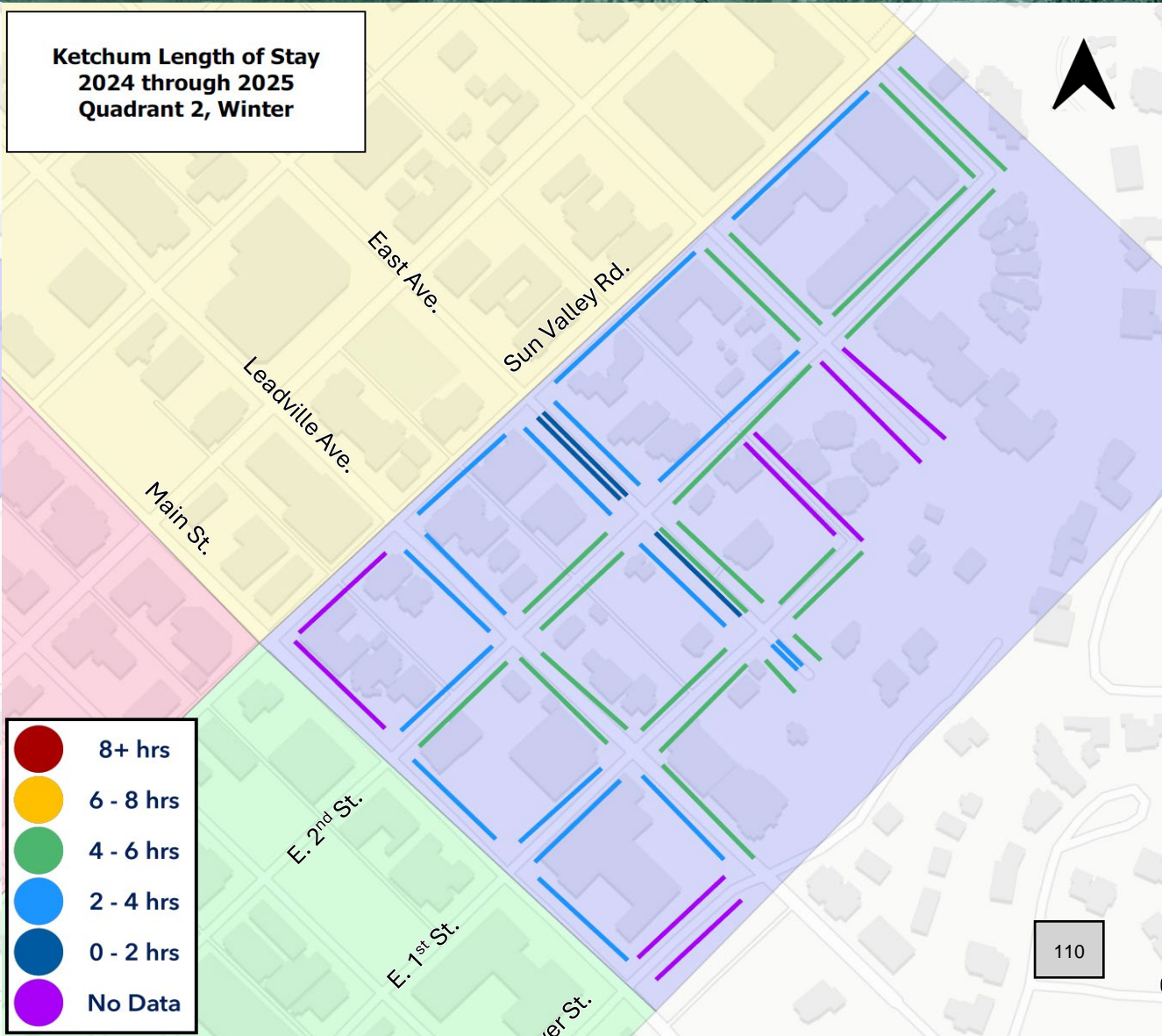


QUADRANT 2 – Occupancy & Length of Stay | Winter

Ketchum Occupancy
2024 through 2025
Quadrant 2, Winter
Midday



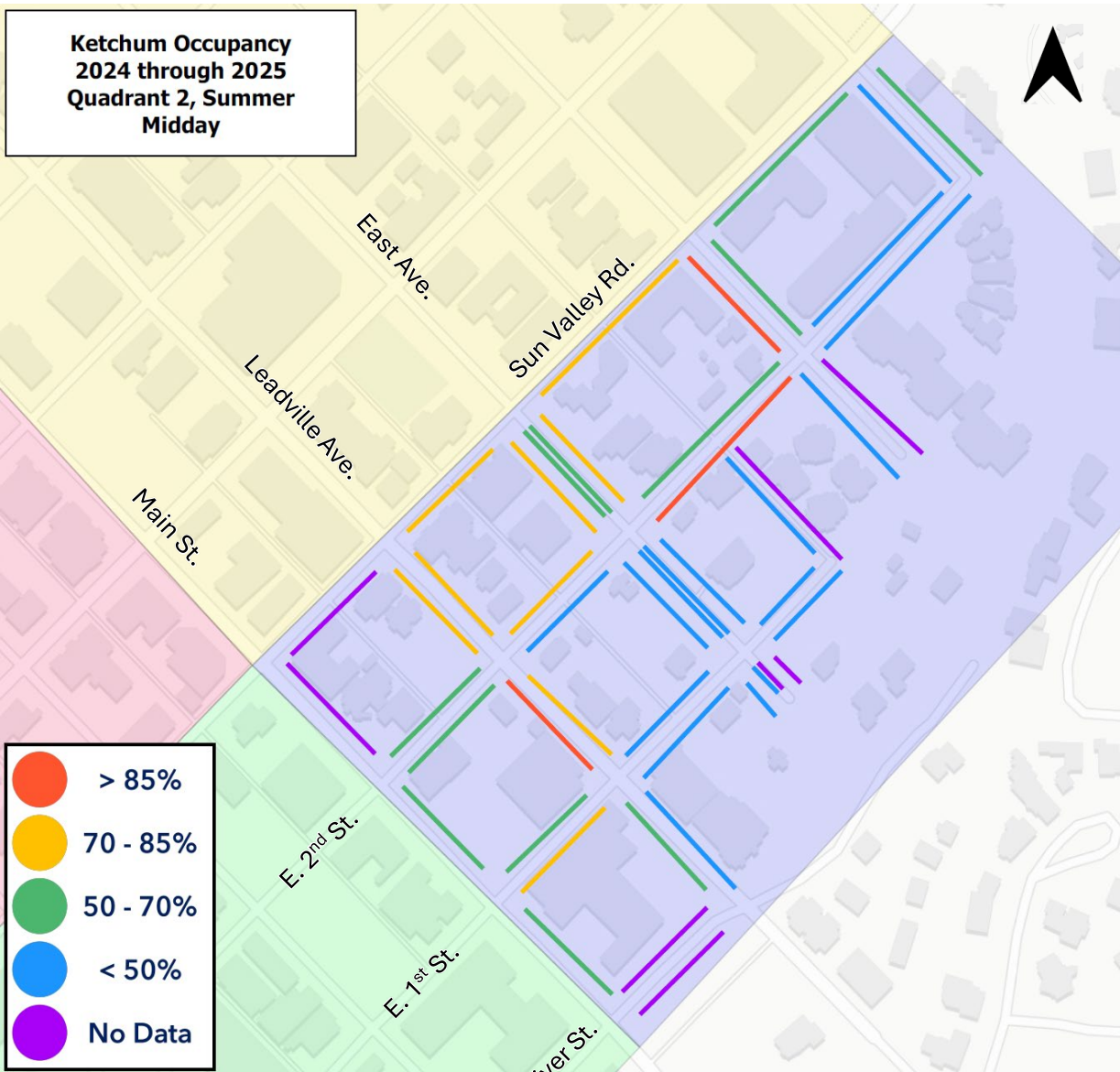
Ketchum Length of Stay
2024 through 2025
Quadrant 2, Winter



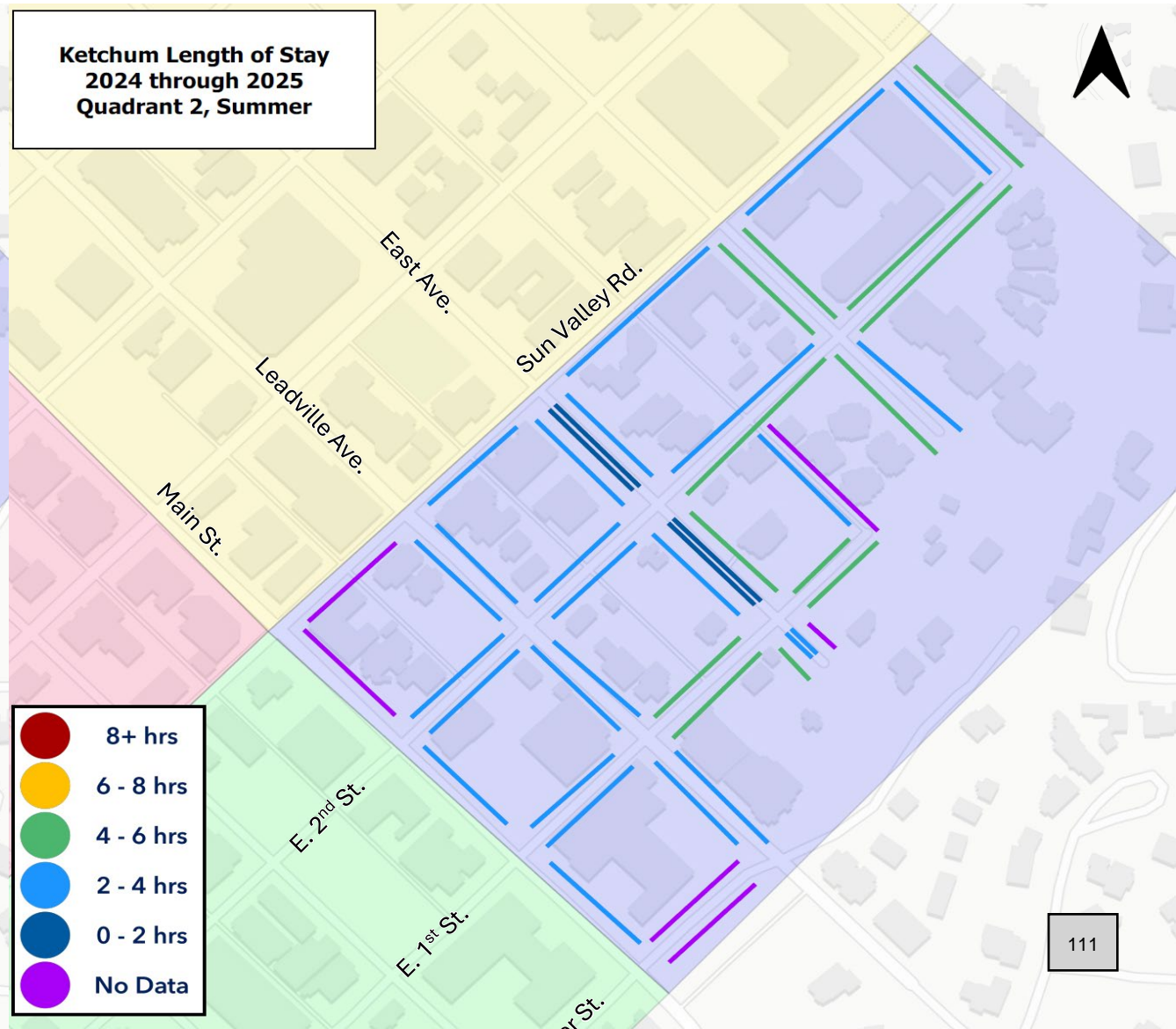


QUADRANT 2 – Occupancy & Length of Stay | Summer

Ketchum Occupancy
2024 through 2025
Quadrant 2, Summer
Midday



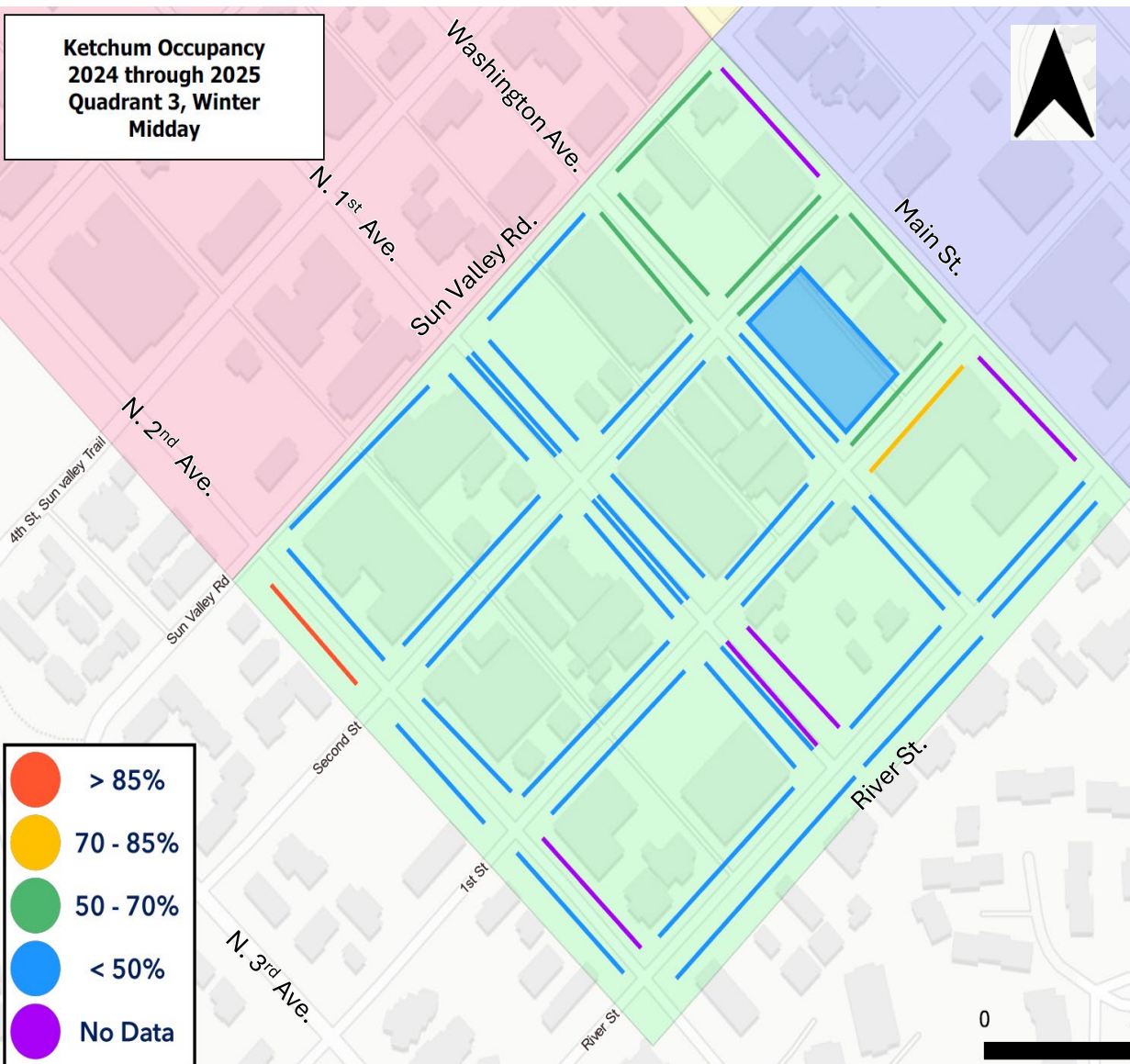
Ketchum Length of Stay
2024 through 2025
Quadrant 2, Summer





QUADRANT 3 – Occupancy & Length of Stay | Winter

Ketchum Occupancy
2024 through 2025
Quadrant 3, Winter
Midday



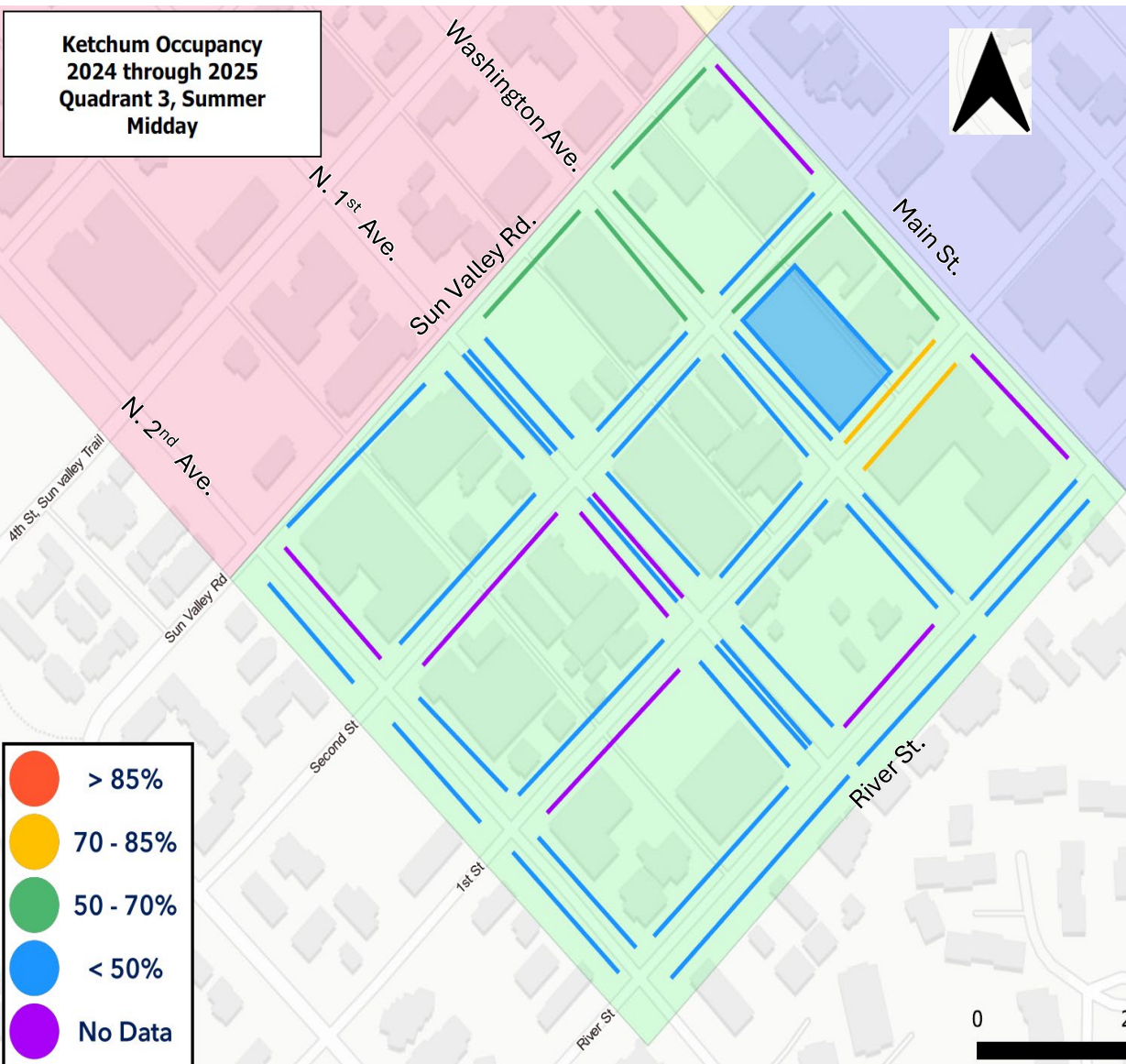
Ketchum Length of Stay
2024 through 2025
Quadrant 3, Winter





QUADRANT 3 – Occupancy & Length of Stay | Summer

Ketchum Occupancy
2024 through 2025
Quadrant 3, Summer
Midday



Ketchum Length of Stay
2024 through 2025
Quadrant 3, Summer



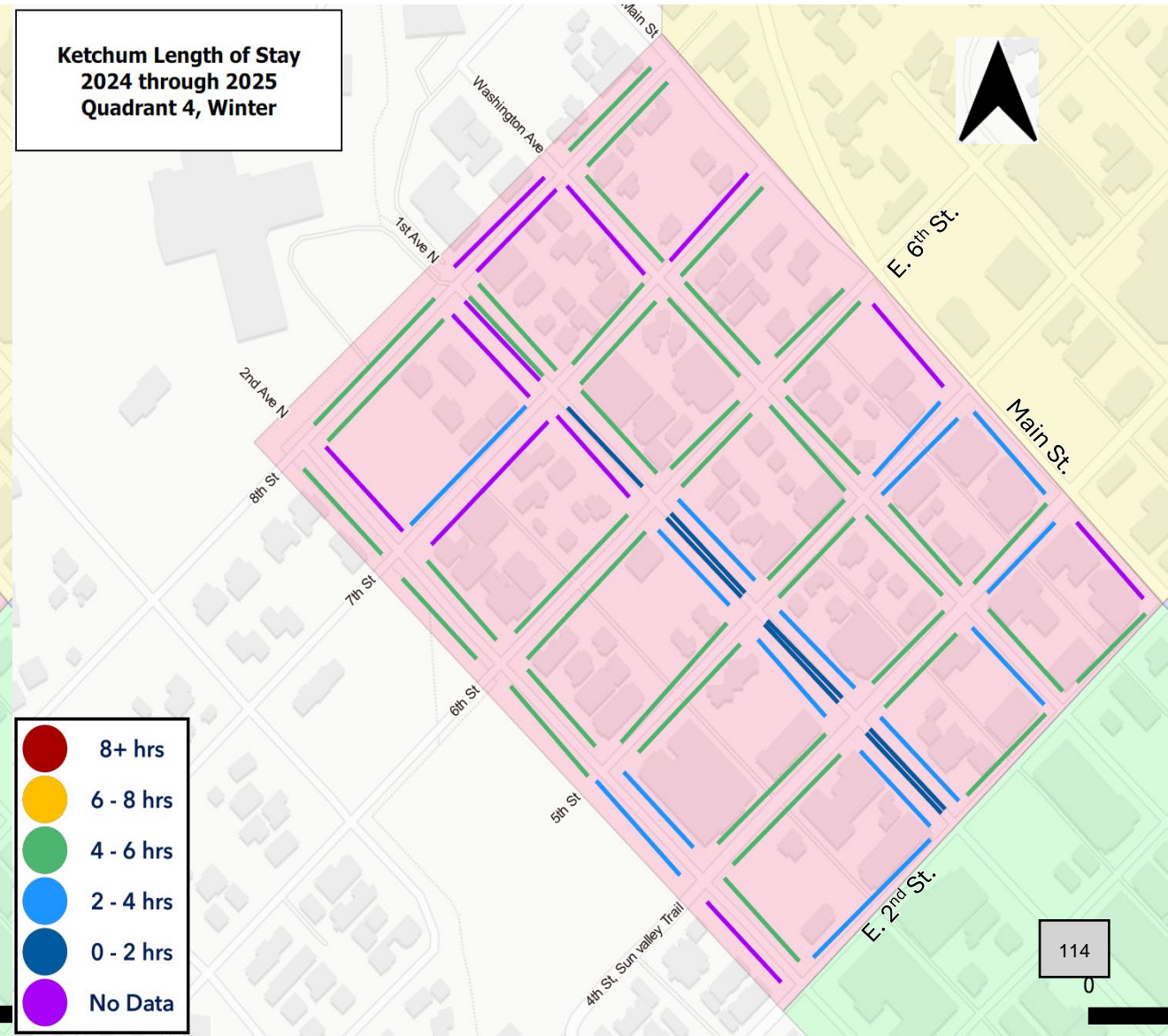


QUADRANT 4 – Occupancy & Length of Stay | Winter

Ketchum Occupancy
2024 through 2025
Quadrant 4, Winter
Midday



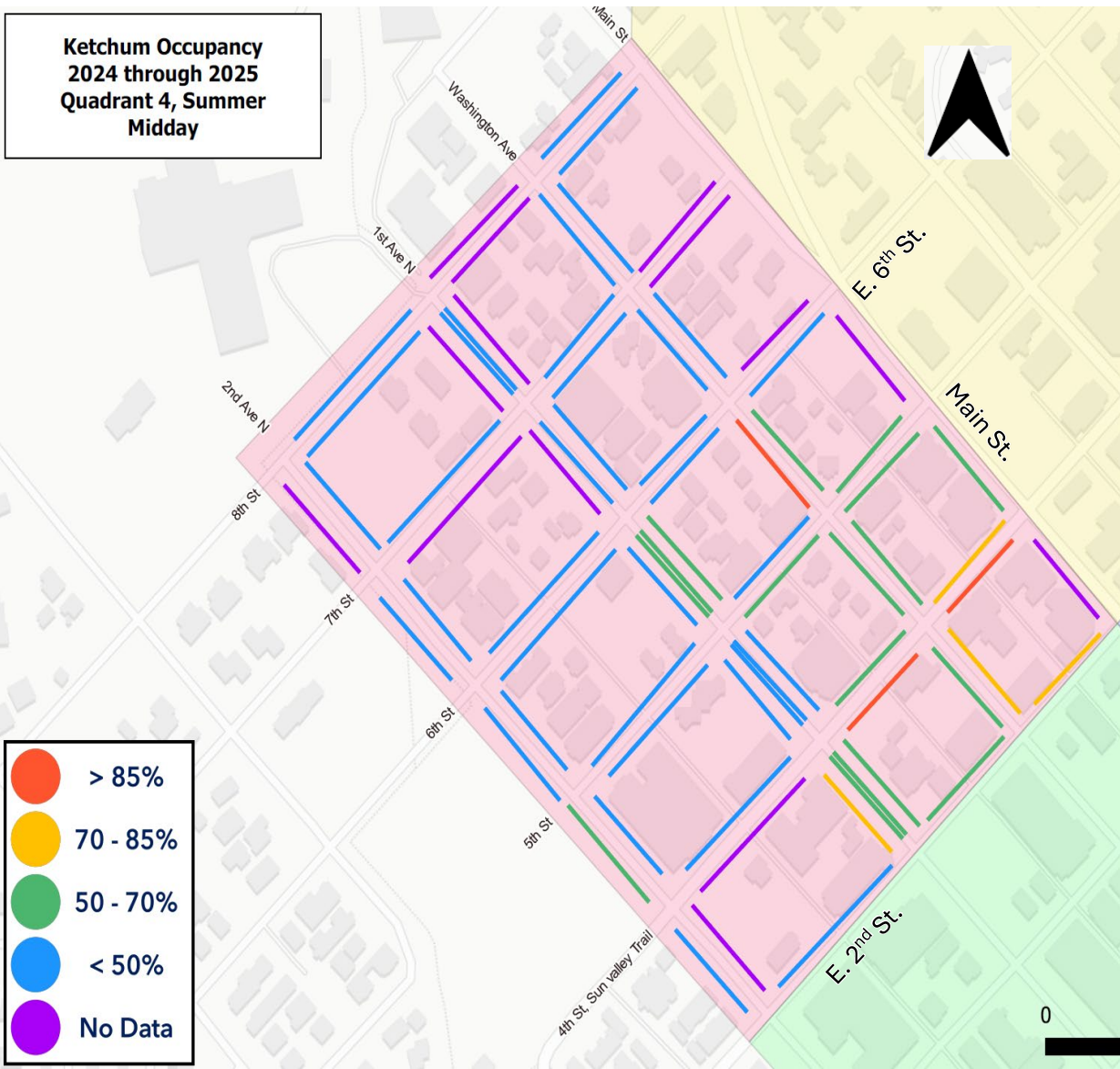
Ketchum Length of Stay
2024 through 2025
Quadrant 4, Winter



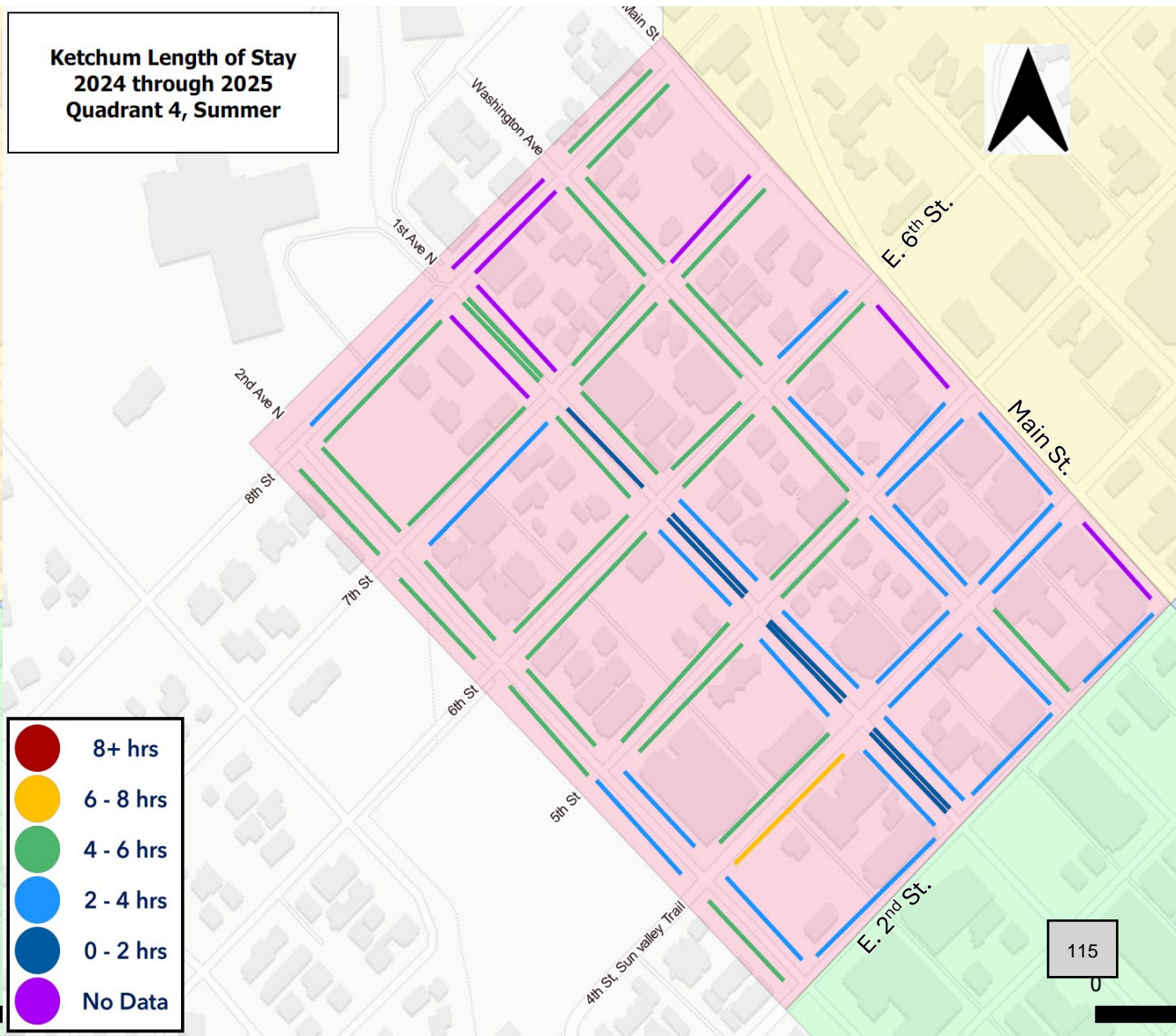


QUADRANT 4 – Occupancy & Length of Stay | Summer

Ketchum Occupancy
2024 through 2025
Quadrant 4, Summer
Midday



Ketchum Length of Stay
2024 through 2025
Quadrant 4, Summer





Data Collection: Overhead Sensors

- Installed sensors in Quadrant 1
 - 5th St, East Ave, Sun Valley Rd, and Leadville Ave including 4th St
- Installed sensors in the Leadville Ave and Wash St parking lots

Sensors benefits:

- ✓ Data
- ✓ Enforcement
- ✓ Wayfinding



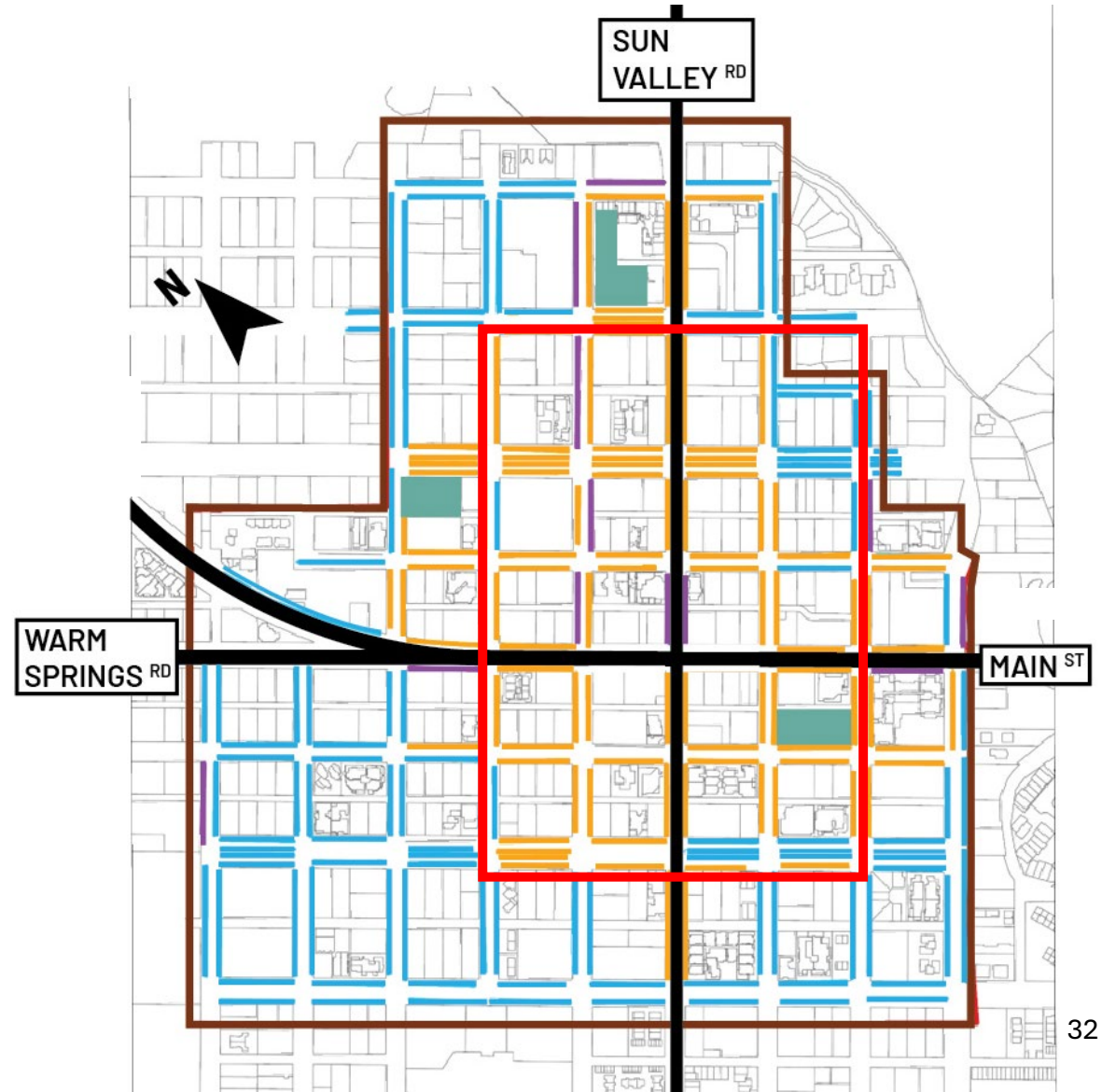


MAYOR'S PARKING THOUGHTS & IDEAS



Mayor's Proposed Pilot Program (One year)

- Simplify areas where time restricted parking occurs (red zone)
- Allow longer-term parking in middle rows (First Ave but not East Ave/Walnut)
- Allow all-day parking at both parking lots from November-June





FAQ'S



FAQ's

1. Why can't I just park where I want and for as long as I want?
2. Where do I park if I'm a Ketchum Worker?
3. Why does the city give out tickets instead of warnings?
4. Can we just build a new parking garage?
5. Where do I park in the winter to avoid being towed?
6. Can I back into a parking space to park?
7. How do you collect your data?



Council Feedback

1. Overview of Existing Parking Plan and Current System Utilization
2. Short-, Medium-, and Long-Term Actions
3. Mayor's Ideas and Thoughts on Parking
- 4. Council Feedback on Area of Adjustment or Missing?**



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: February 19, 2026 Staff Member/Dept: Brent Davis – Finance

Agenda Item: Review proposed FY27 Budget development process

Recommended Motion:

No formal action is requested for this agenda item. Staff is requesting general direction from the Council regarding the proposed process/timeline for Fiscal Year 2027 Budget.

Reasons for Recommendation:

- Review proposed steps and associated calendar
- Review associated Council priorities to be incorporated
- Council feedback on any areas of adjustment or missing items

Sustainability Impact:

CIP fund currently allocates \$50,000 to KSAC projects.

Financial Impact:

None OR Adequate funds exist in account:	This process will touch all funds.
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Attachments:

1. FY27 Budget Development Calendar
2. FY27 Budget Calendar Graphics
3. Budget Priorities for Council and Mayor

FY 2027 Strategic Planning & Budget Development Calendar

Version: Council Focus

February 19	Special City Council / Strategic Planning Session #2 <ul style="list-style-type: none">• Review Process and calendar (30 minutes)
February 26	Regular City Council <ul style="list-style-type: none">• Spill over potential from Feb. 19th
March 12	Regular Council Meeting/Strategic Planning Session #3 <ul style="list-style-type: none">• General Fund Forecast (60 minutes)<ul style="list-style-type: none">○ Revenues & Expenditures
March 26	Regular Council Meeting – Spring Break <ul style="list-style-type: none">• Original LOT Funds (1 hour)
April 9	Regular Council Meeting/Strategic Planning Session #4 <ul style="list-style-type: none">• Capital Fund (45 minutes)<ul style="list-style-type: none">○ FY 2026 review, FY 2027 prelim list, & 5-Year Review
April 23	Regular Council Meeting/Strategic Planning Session #5 <ul style="list-style-type: none">• Draft General Fund Budget – Summary Level (20 Minutes)<ul style="list-style-type: none">○ Discuss any funding issues remaining• Other Funds (10 minutes)• Enterprise Funds (20 minutes)• Include Proposed Fee Changes (10 minutes)
May 14	Regular Council Meeting / Strategic Planning Session #6 <ul style="list-style-type: none">• Review department budgets/issues (20 minutes)• FY 2027 CIP Final & Five-year CIP print version (20 minutes)
May 22	Electronic Draft Budget Book Delivered to Mayor & City Council
May 28	Regular City Council Meeting <ul style="list-style-type: none">• Any feedback on Electronic Draft Budget Book (20 minutes)
June 9	Draft budget book delivered to Council Members – Hard Copy
June 11	Regular City Council Meeting
June 16	Mayor & City Council Budget Workshop (3 hours) <ul style="list-style-type: none">• Can not be changed after April 30th
June 25	Regular City Council Meeting <ul style="list-style-type: none">• City Council Approval to Publish FY 2027 Budget (10 minutes)
July 9	Regular City Council Meeting

FY 2027 Strategic Planning & Budget Development Calendar

Version: Council Focus

July 23 Regular City Council Meeting

- **FY 2027 Budget Hearing (30 minutes)**
- **Fees & Charges Hearing (15 minutes)**

August 13 Regular City Council Meeting

- **1st Reading of Ordinance for FY 2027**

August 27 Regular City Council Meeting

- **2nd Reading of Ordinance**

September 10 Regular City Council Meeting

- **3rd Reading of Ordinance**

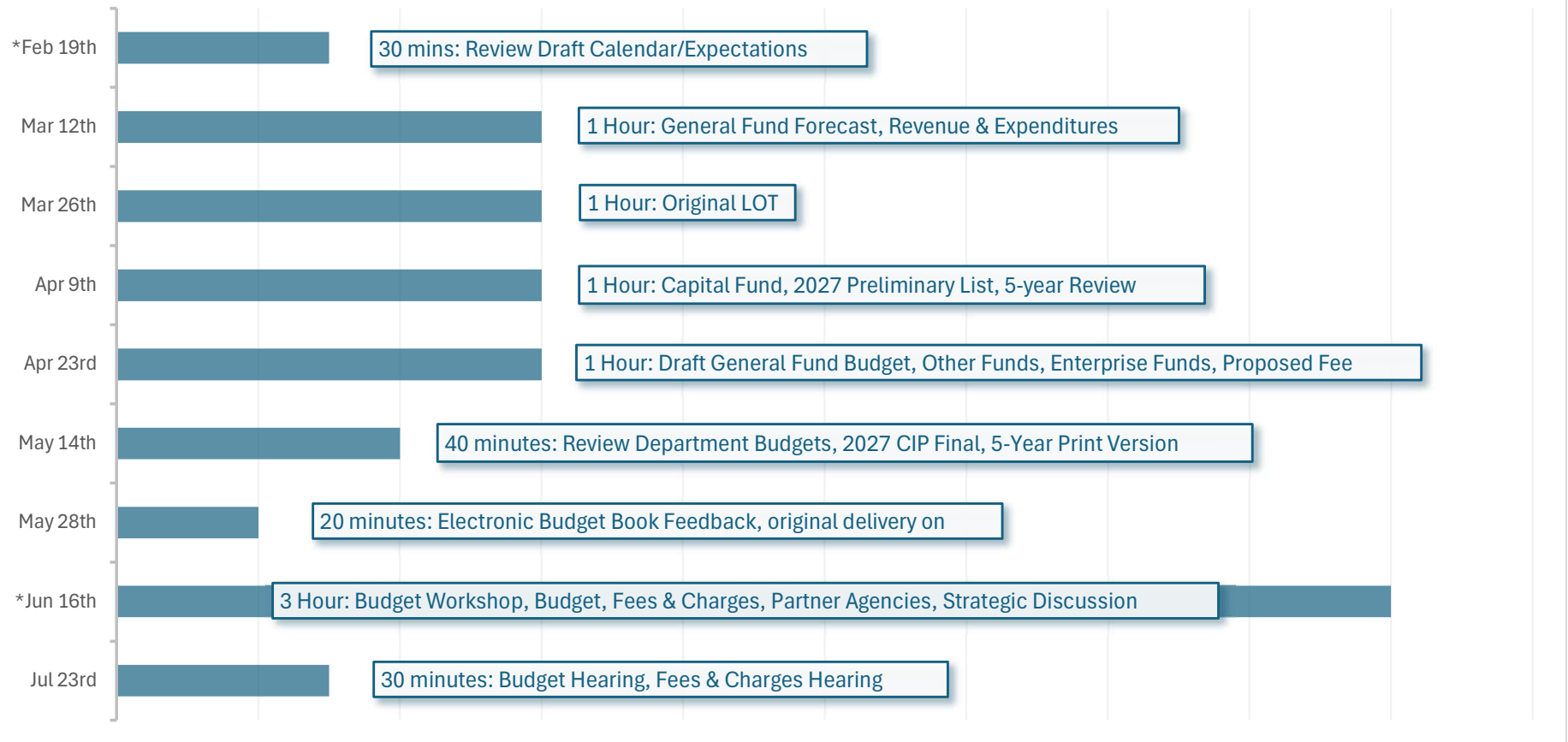
September 10 Tax Certification due to County (L-2 Form)

Notes:

Regular Council Meetings will have added time to accommodate working sessions ranging from 10 minutes to 70 minutes in estimated time allotment. This approach limits all months to two Council meetings other than February and June (3 meetings each).

**Denotes added meeting*

BUDGET DEVELOPMENT SCHEDULE (~9.0 HOURS)



Mayor & Council Policy Priorities | Fiscal Year 2026

MATTHEW	PETE	RANDY	SPENCER	TRIPP
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LAND USE					
	<u>Comp Plan & Code Rewrite:</u> Mtn overlay district Preservation of the LI Lower FAR for Hotels selling Condo FAR exceedance (more for housing) Riparian/floodplain development Historic Preservation Net loss of Commercial units Commercial deed restriction Unit size/impact exceedances	Comp Plan (revisit) & Code Rewrite	Comp Plan (revisit) & Code Rewrite	Comp Plan (revisit) & Code Rewrite	
				Mtn overlay district	(6-month) Development Moratorium
				Historical district	Anti-chain-store ordinance
				FAR exceedance	

MOBILITY					
	<u>Increase safety & connectivity:</u>	2 nd Avenue multi-use path	Revisit: Serenade signal	Sidewalk prioritization	4 th Street east/west pedestrian realm
	Atkinson Park corridor		Revisit: Main Street (parking)	City standards (sidewalks & ROW)	Revisit: Main Street (striping)
	Bike safety on 4 th St. and on Saddle Rd.		Capital Improvement Plan		
	Trail connections: parks & base areas				
	Sidewalks 5 th St. to 8 th St. on Wash Ave.				
	Northwood connection to EH house				
		Grow & expand Mountain Rides			Grow & expand Mountain Rides (2am)

HOUSING					
	Ownership Preservation Program	Ownership Preservation Program	Identify next project	Ownership Preservation Program	Ownership Preservation Program
	Identify next project (Lift Tower Lodge)	RFP current properties		Revisit: Hyperborean & Bird Dr policies	Revisit: Hyperborean & Bird Dr policies
	Housing mix and higher incomes	Lease to Locals			Identify next project (Lift Tower Lodge)
	Explore restriction by leasehold	New development		Middle-income	New development (misc. City lots)
	Criteria for City-owned properties			Rental Preservation Program	Design-first Housing philosophy
	Criteria for untangling restrictions				Explore land acquisition
					Emergency declaration
					Bring BCHA in-house
					Focus: local deed restriction ownership

Direct budget tie-in (vs. larger policy discussion)

Mayor & Council Policy Priorities | Fiscal Year 2026

						MATTHEW		PETE		RANDY		SPENCER		TRIPP	
INFRASTRUCTURE															
	Hot spring use and run-off mitigation		Sustainability (recycling/compost)		Capital Improvement Plan		Recreation funding increase (ex: Bigwood rope tow)								
							Forest Service Park		Forest Service Park (Big House)						
							Study: Grey water/water use								
	Revisit: parking policy (options)		Revisit: parking policy & data collection				Revisit: Parking policy & data collection								
FINANCIALS															
	LOT focus: May ballot & question added directed to Housing, services & CIP County health trust/cafeteria plan		LOT focus: ballot		LOT focus: ballot		LOT focus: May ballot		LOT focus: modernize						
							Study: LOT/credit card users								
							Planning & building fees								
							County health trust/cafeteria plan		County health trust/cafeteria plan						
OPERATIONS															
			Arts Commission meets HPC		Revisit: KFD contract & land lease		City of Ketchum → “Town”		Internal structure: hiring authority						
			E-bike enforcement				Traffic Authority & BCHA board		Redo City Hall lighting						
			Consultants (review overall spend)				Consultants (review overall spend)								
			Bring Legal in-house				Bring Legal in-house		Bring Legal in-house						
			P&B permits & turnaround times				Titles 1-4 & more (code updating)								
PUBLIC SAFETY															
			Ketchum Police Department				Studies: Wildfire & avalanche Ketchum Police Department								

Direct budget tie-in (vs. larger policy discussion)