



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: February 19, 2026 Staff Member/Dept: Carissa Conelly - Housing

Agenda Item: Review of Housing Action Plan

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.
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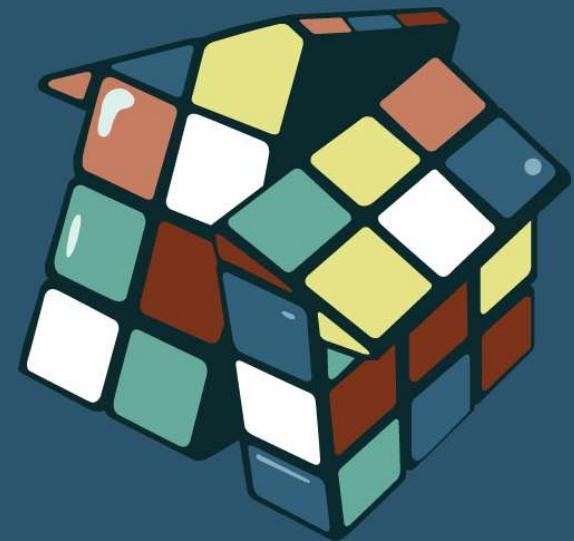
Attachments:

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

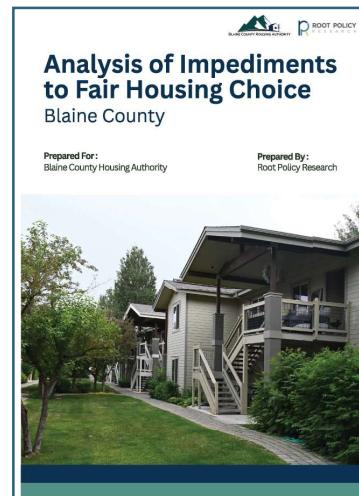
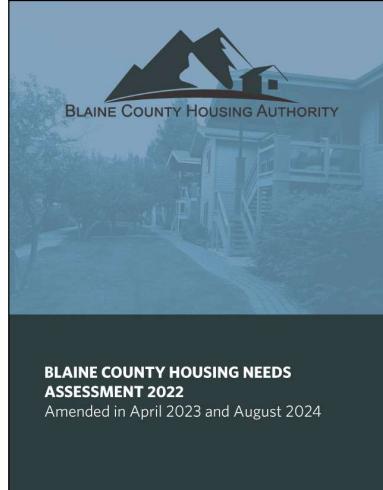
\$ \$ \$



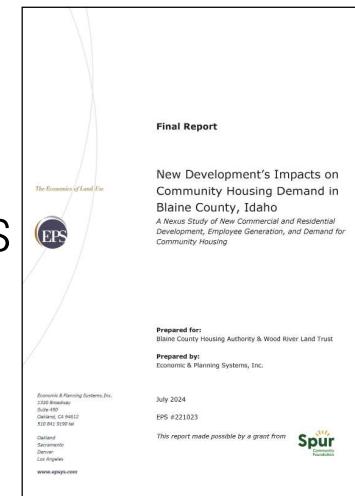
- WHAT IS THE NEED**
- PROGRAM OVERVIEW**
- FAR EXCEEDANCE**
- MIDDLE INCOME NEW CONSTRUCTION**
- OWNERSHIP & PRESERVATION PROGRAM**
- NEW LOCAL OPTION TAX**
- BCHA**

Analysis of Impediments to Fair Housing Choice 2025

Housing Needs Assessment, 2022 + 2024



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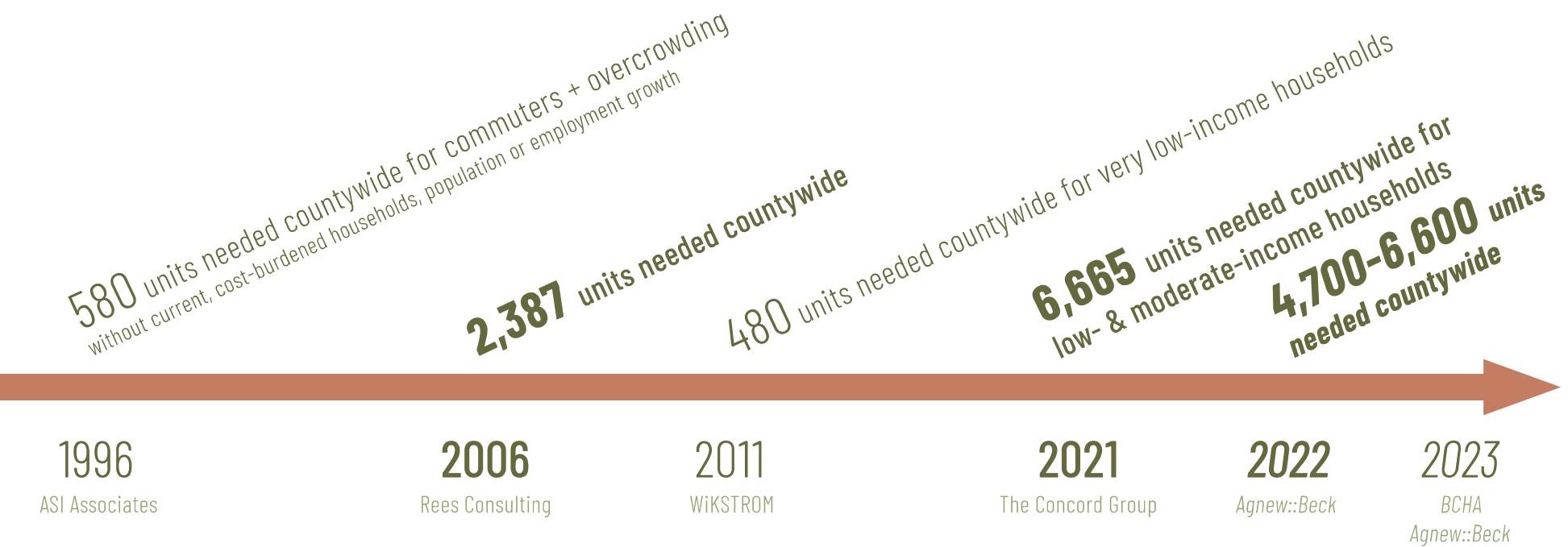
- Doesn't include verbal or month-to-month leases, nor the 335 lost long-term rentals

THE COMMUNITY NEED, POPULATION GROWTH + CURRENT HOUSEHOLDS

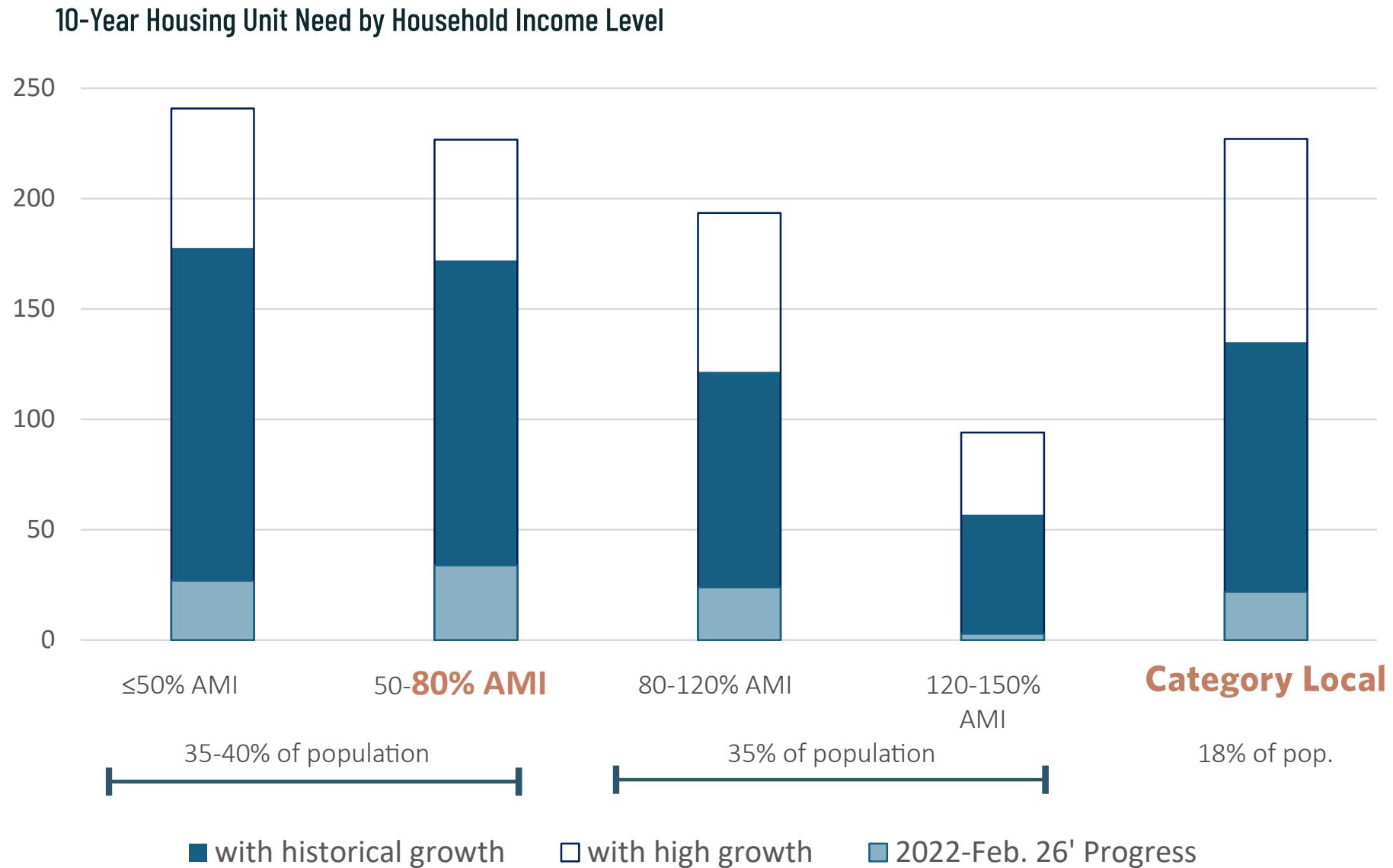
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- 660 minimum preserved, converted (from STR or seasonal), or new community housing by 2032
- For scale, that's equivalent to 20% to 30% of existing housing stock (peer community avg. 30%)

HISTORICAL AND PARALLEL HOUSING NEEDS ASSESSMENTS

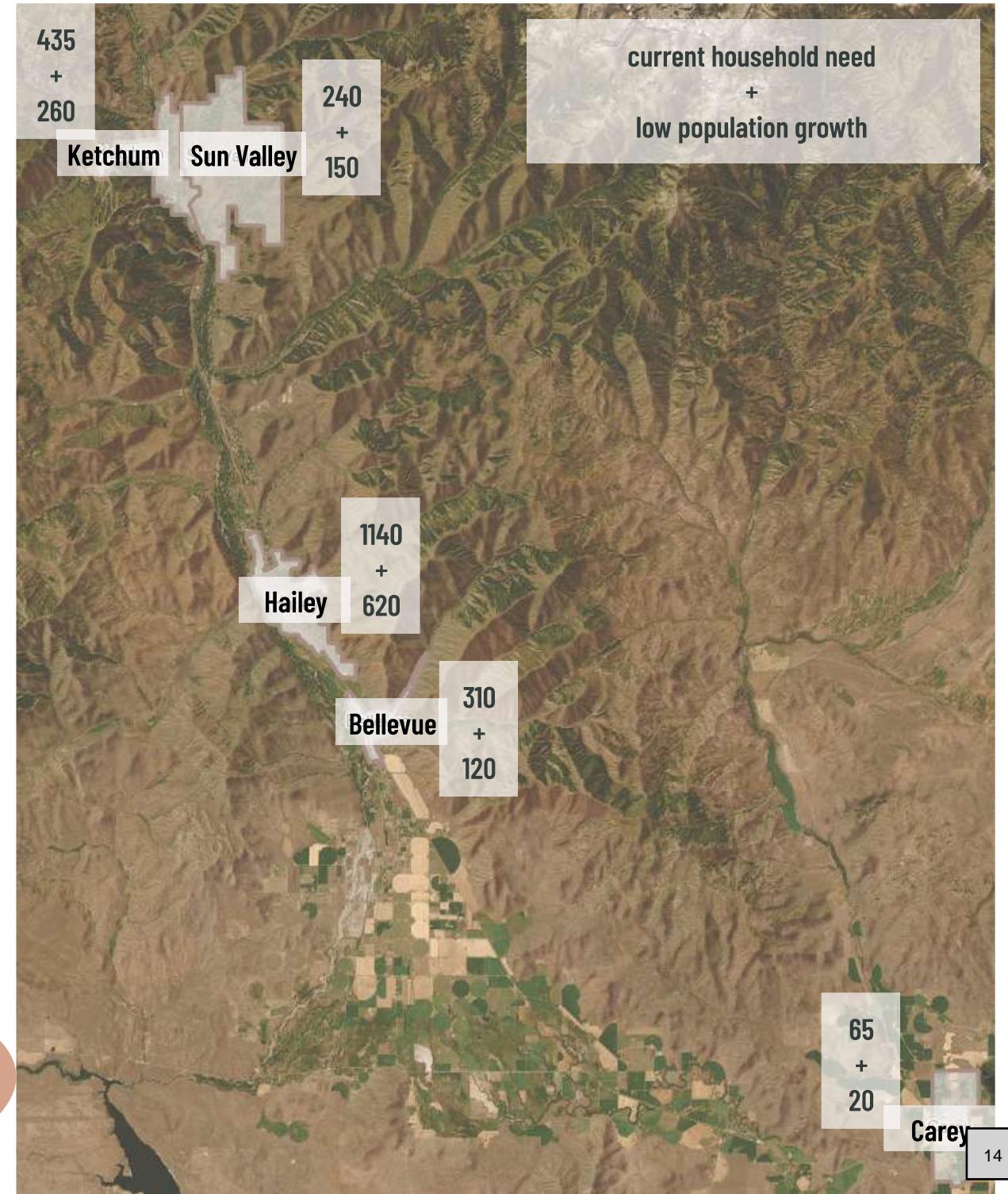


KETCHUM NEEDS COMMUNITY HOUSING AT EVERY INCOME LEVEL



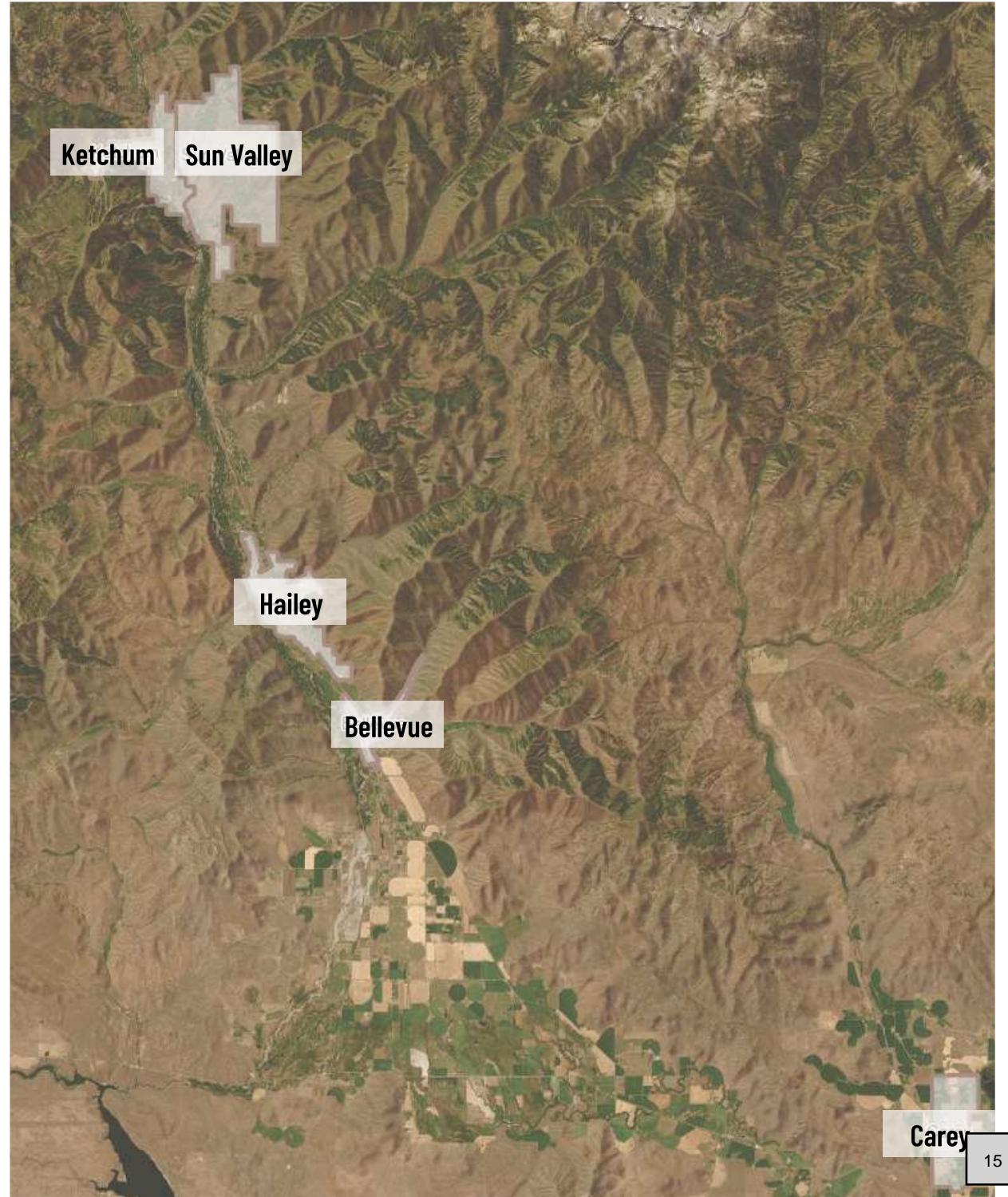
THINK REGIONALLY - ACT LOCALLY

“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



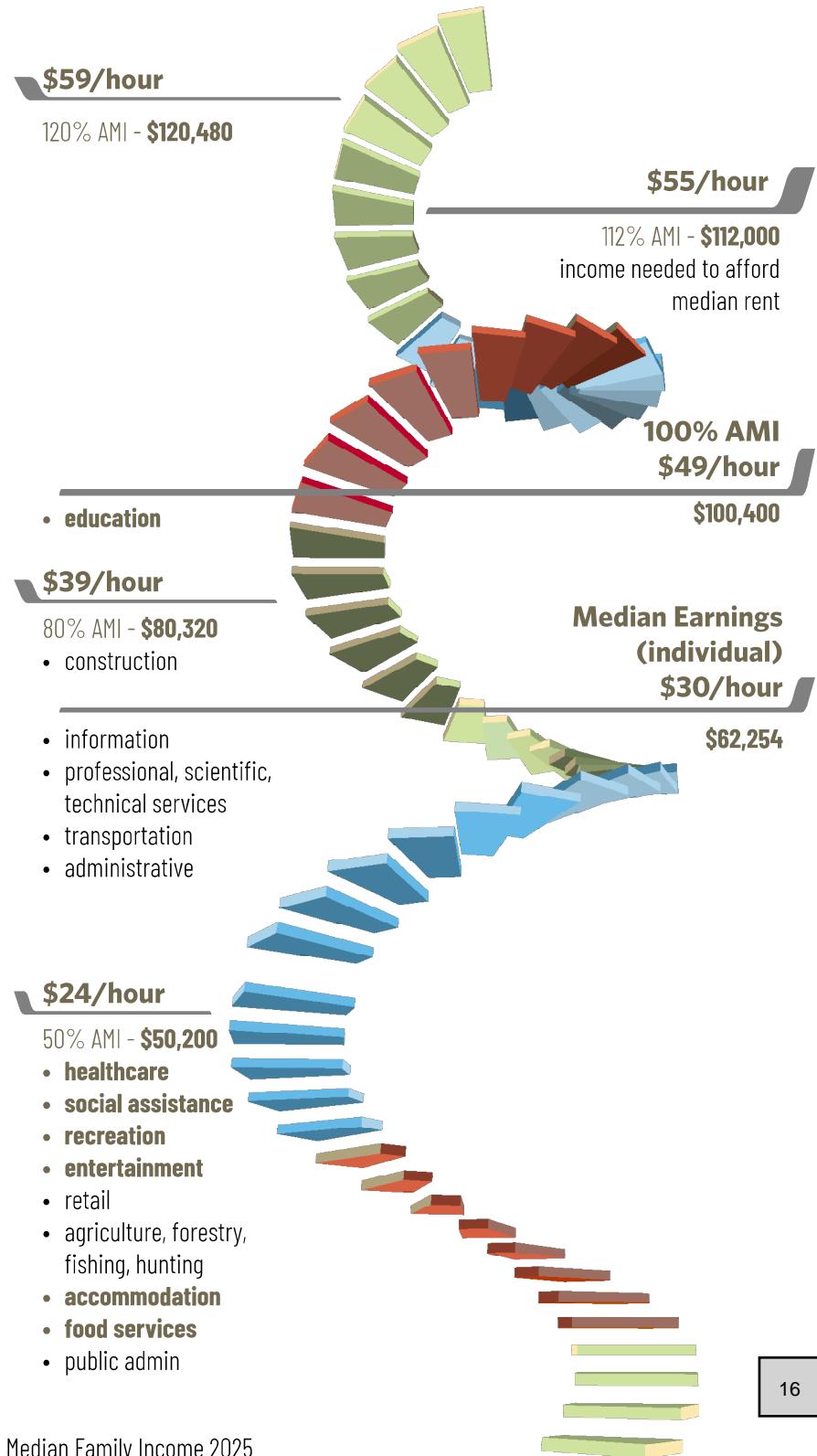
ONLY UPPER-INCOME HOUSEHOLDS CAN REALLY AFFORD THE 'MARKET'



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



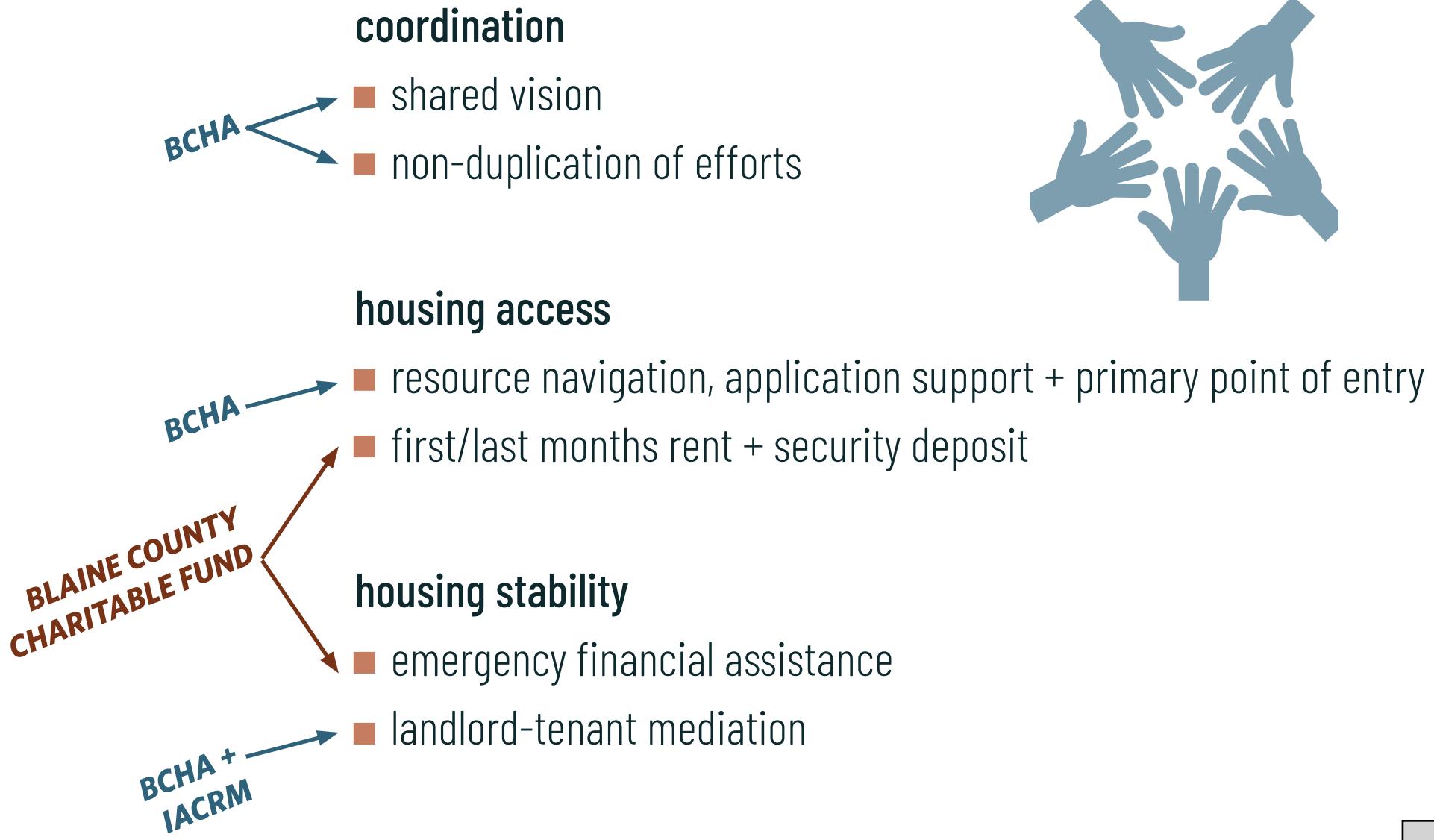
44% of households



Source: U.S. Census Bureau, ACS 5-Year Estimates, 2024; HUD Median Family Income 2025

THE COMMUNITY NEED

QUALITATIVE DATA



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

2010-2019



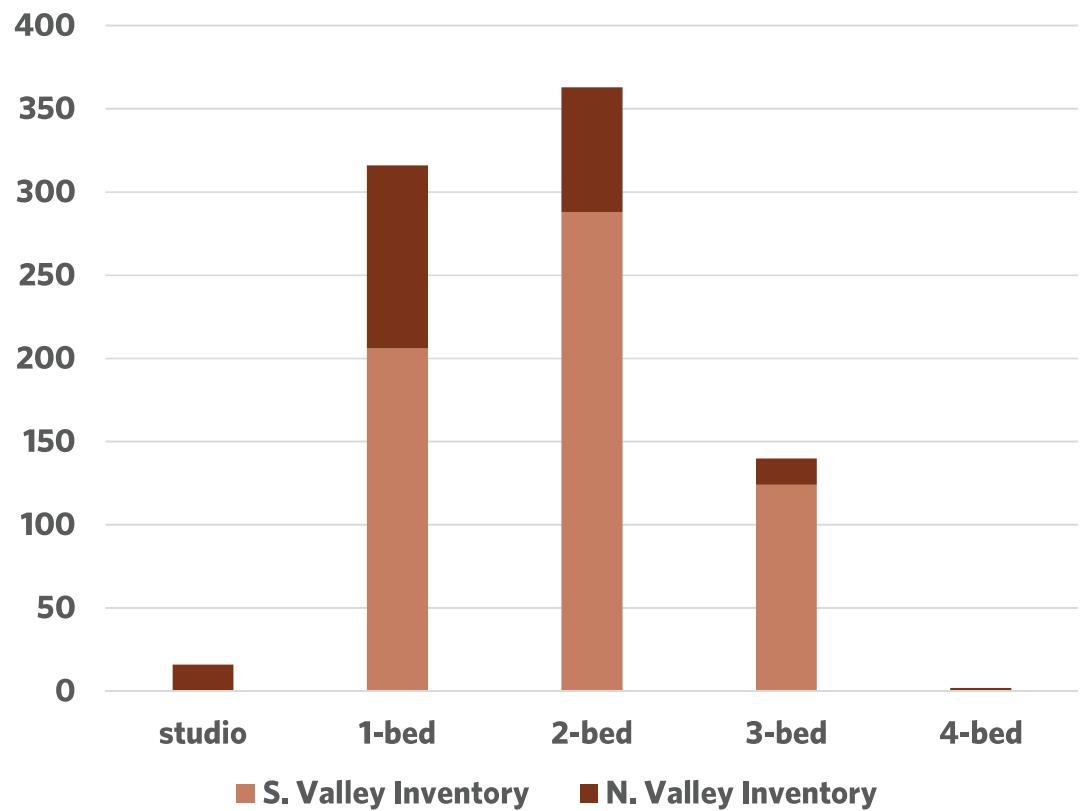
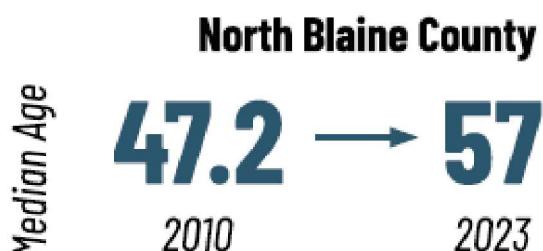
-335
rentals
~22% of 2010 households

+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



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

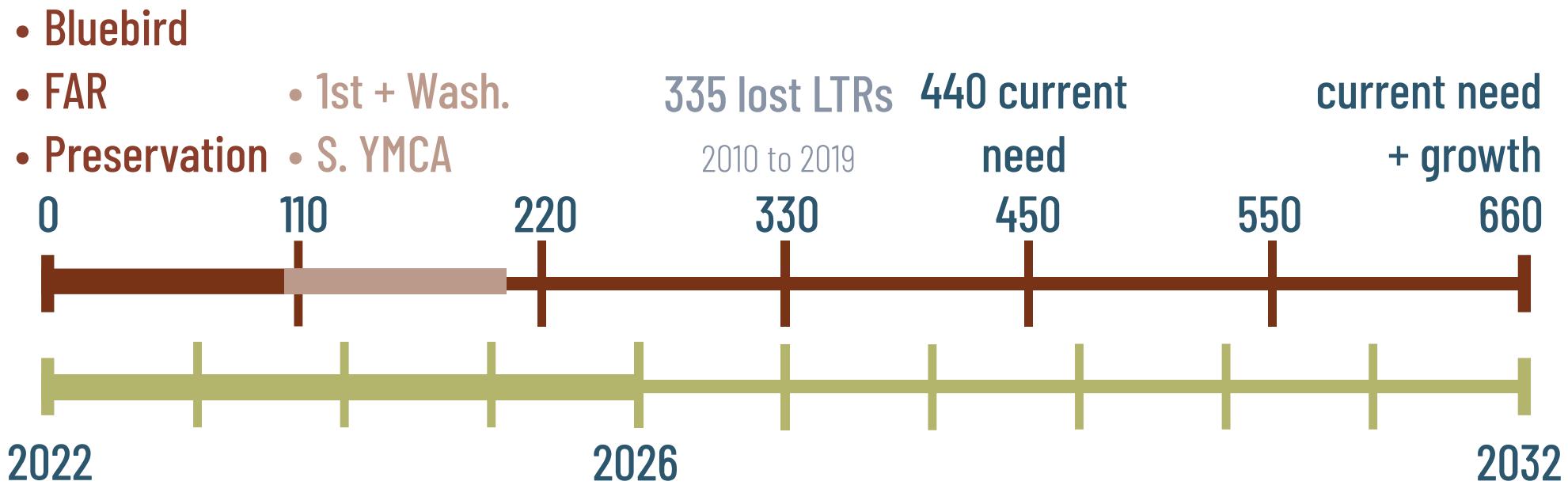


\$260,000

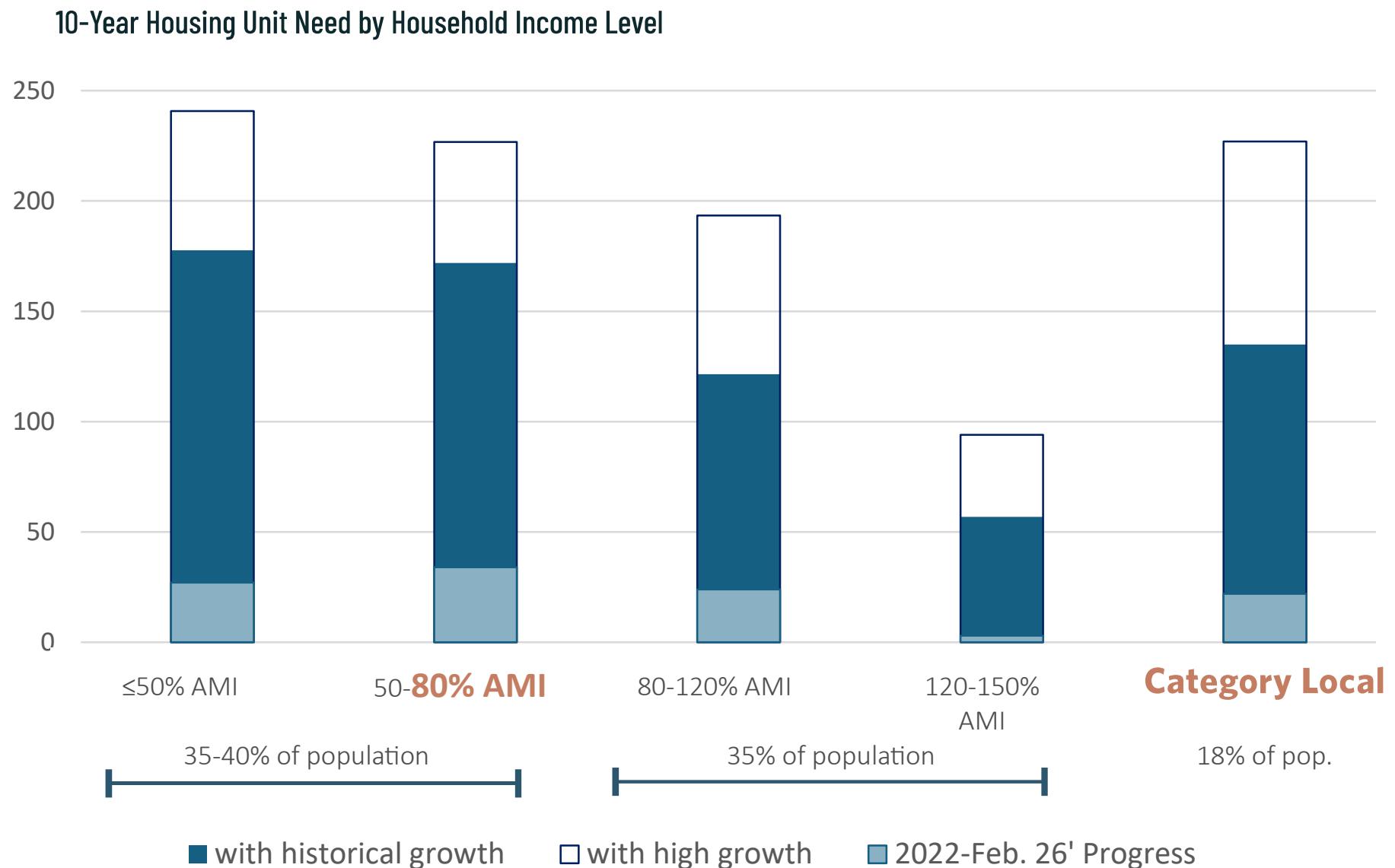


2.5x **# of seniors**
2010-2023

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



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



DOES COUNCIL SUPPORT CURRENT PRIORITIZATION OF LOCALS?

DOES COUNCIL SUPPORT RECOMMENDED UNIT SIZES?

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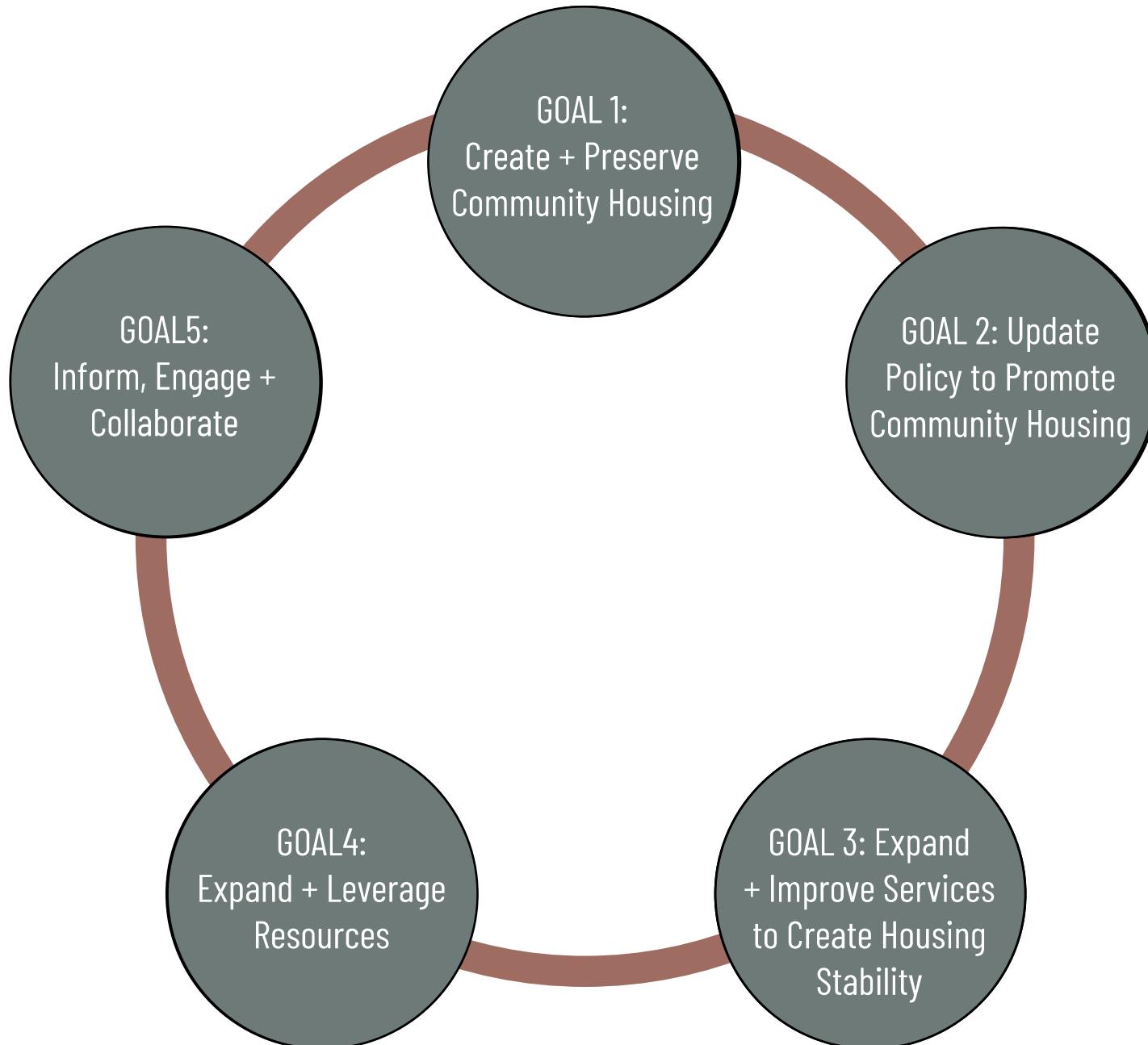
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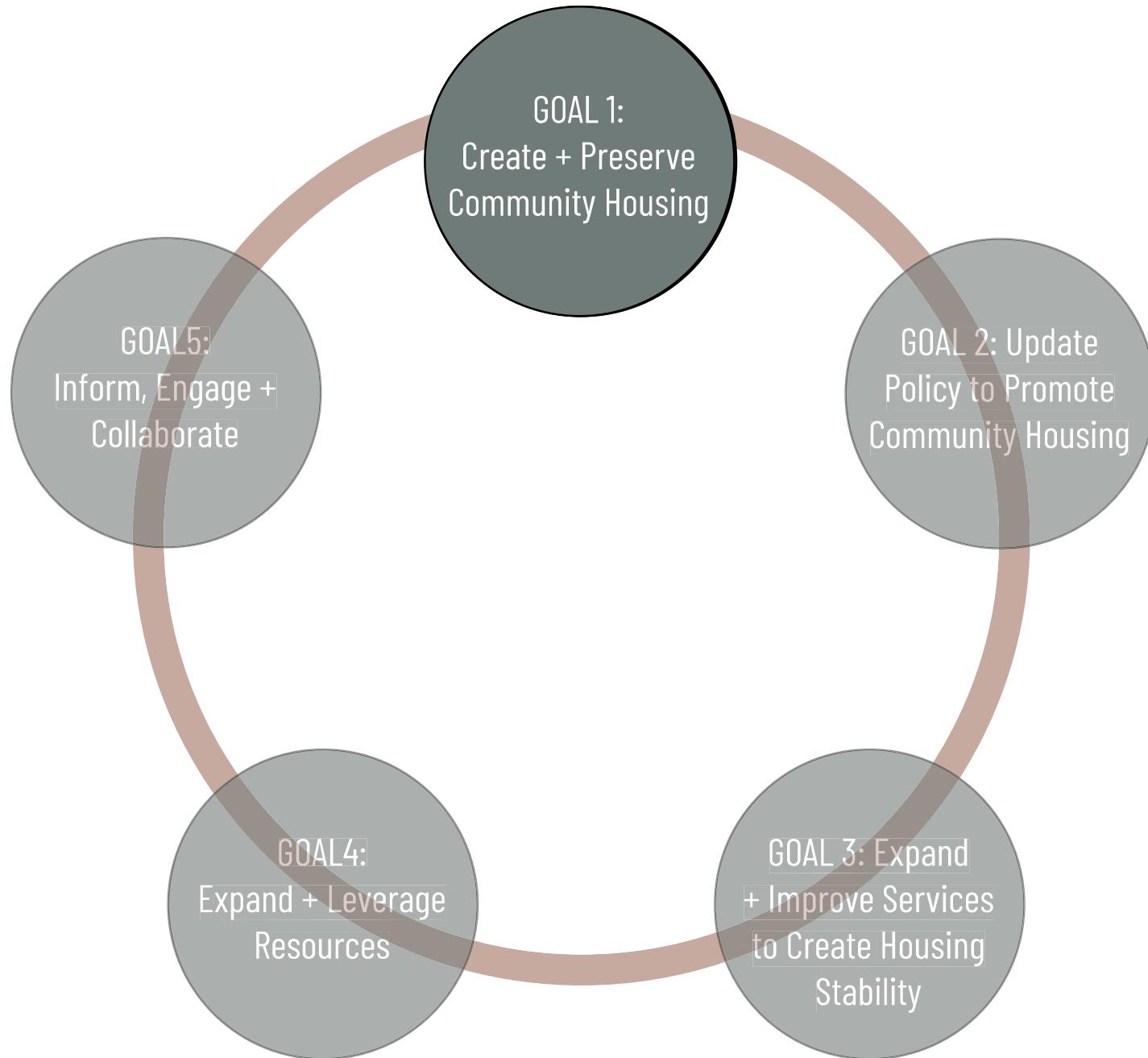
**NEED
PROGRAMS**

STAFFING + GOVERNANCE + ADMINISTRATION

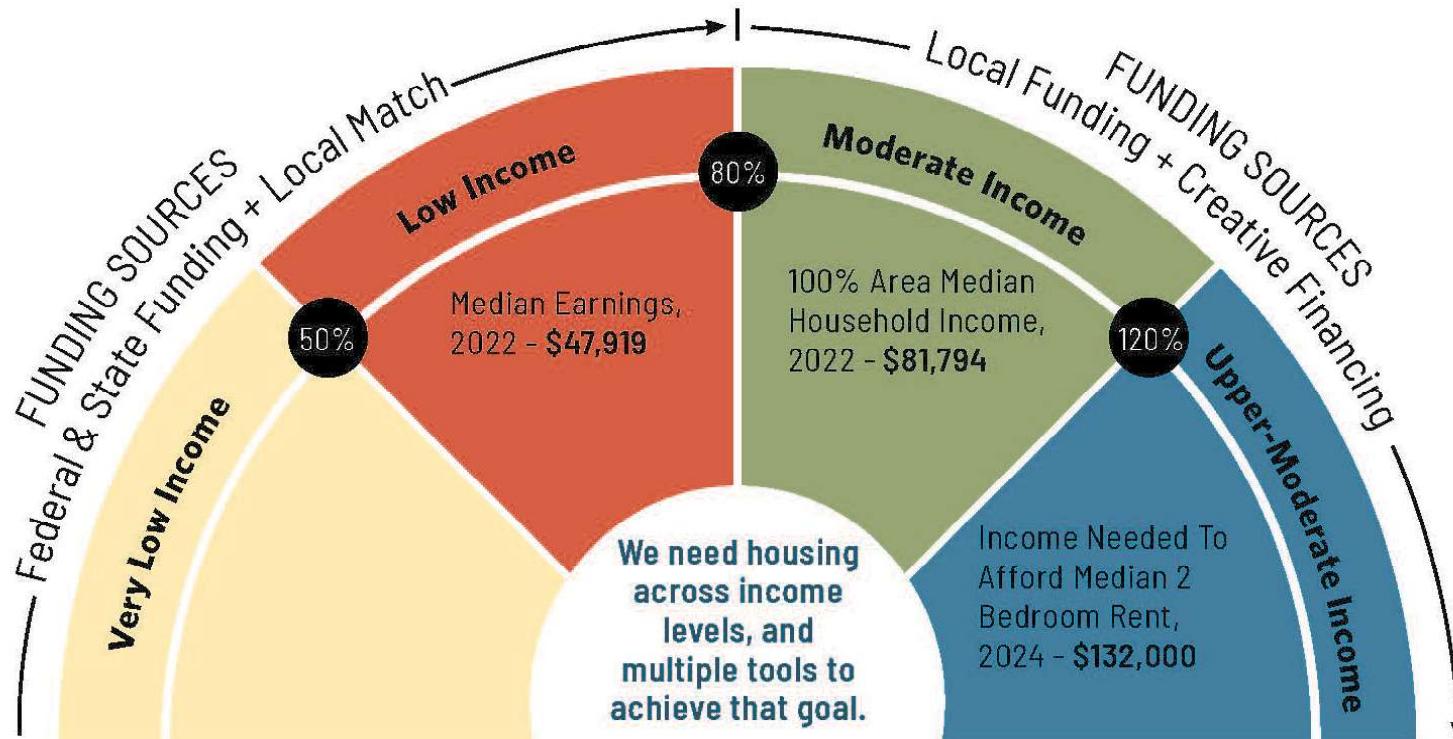
\$ \$ \$

HOUSING ACTION PLAN, A HOLISTIC APPROACH





ALIGN TOOLS & FUNDING SOURCES WITH INCOME LEVELS



TOOLS

Low-Income Housing Tax Credits

Zoning Incentives To Increase Housing Supply

New Construction On Publicly Owned Land

BCHA Portfolio

USDA & HUD Funded Developments

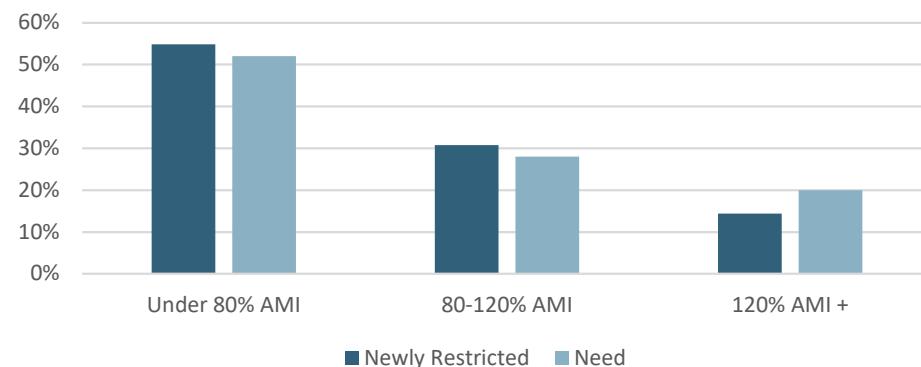
Conversion Incentive For Long-Term Rental

Category Local Deed Restriction Purchase

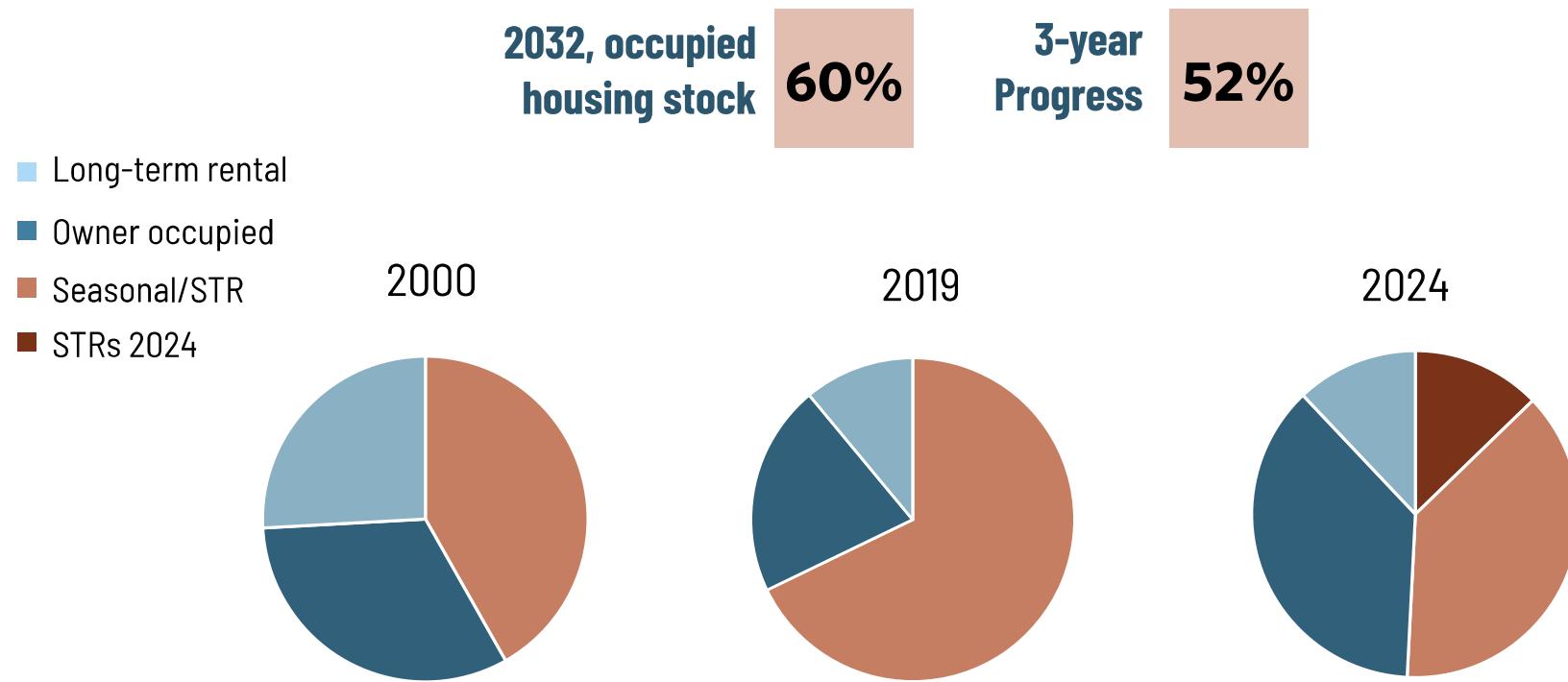
ALIGN TOOLS WITH INCOME LEVELS, KETCHUM EFFORTS

	>\$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

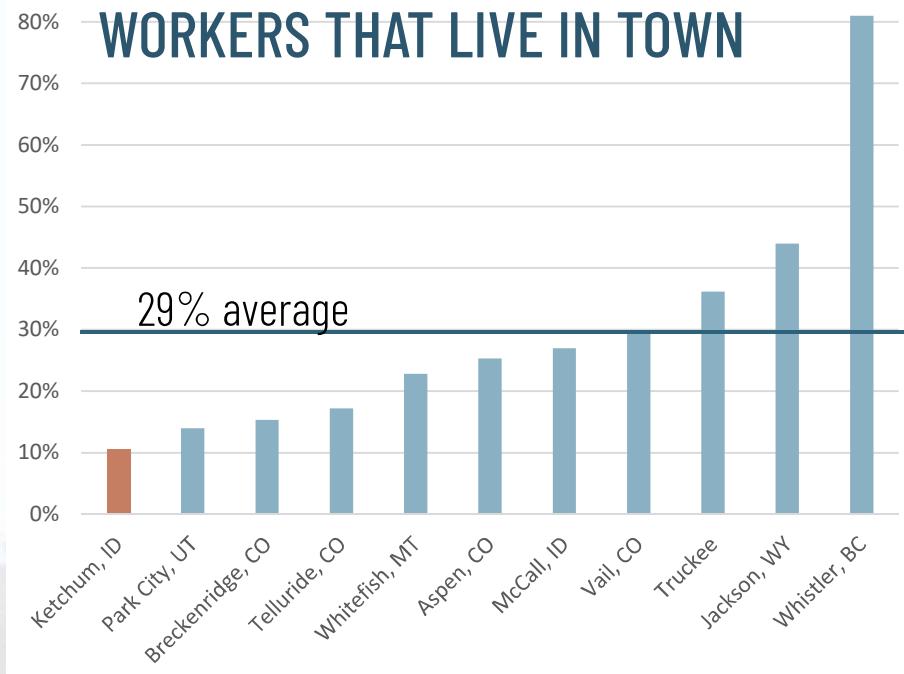
Efforts to-date align with meeting needs across incomes



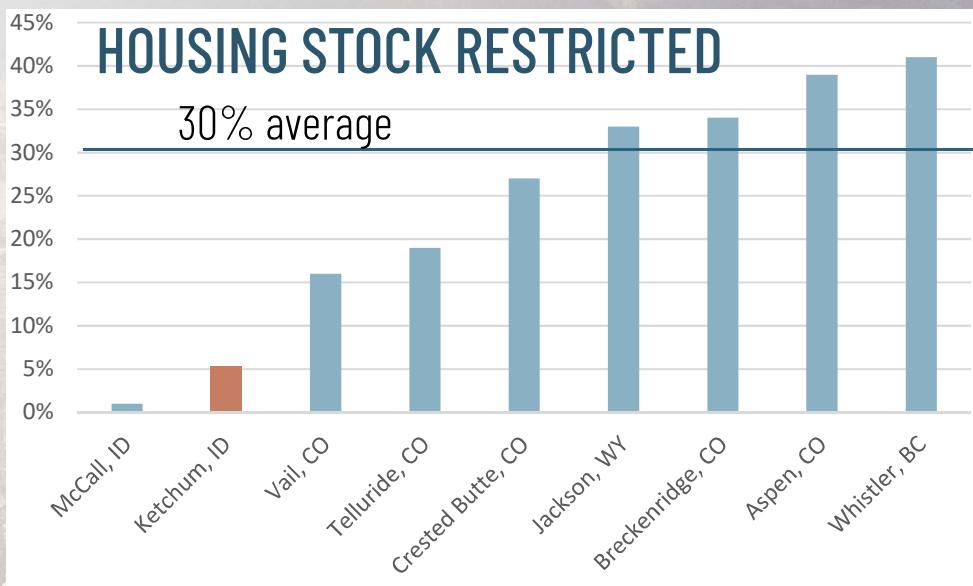
CHANGE IN KETCHUM OCCUPANCY BUT DIFFERENT DEMOGRAPHIC



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%**

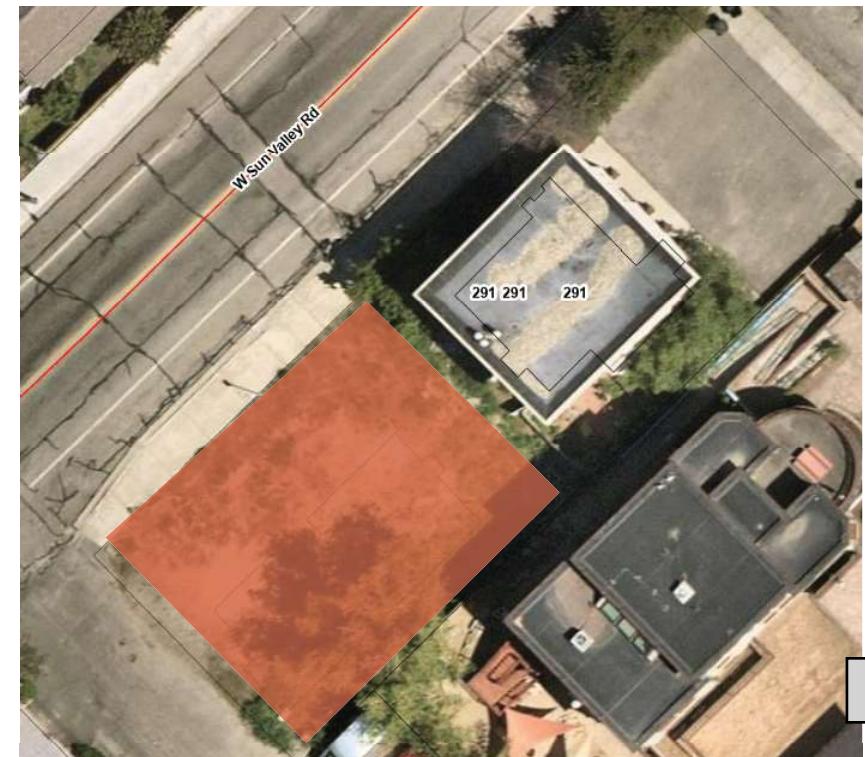
REASSESSING MIDDLE-INCOME FUNDING GAP

DEEP DIVE LATER

FINANCIAL FEASIBILITY STUDY

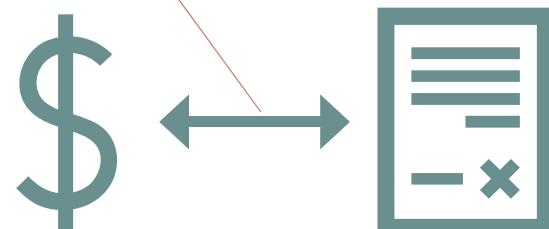
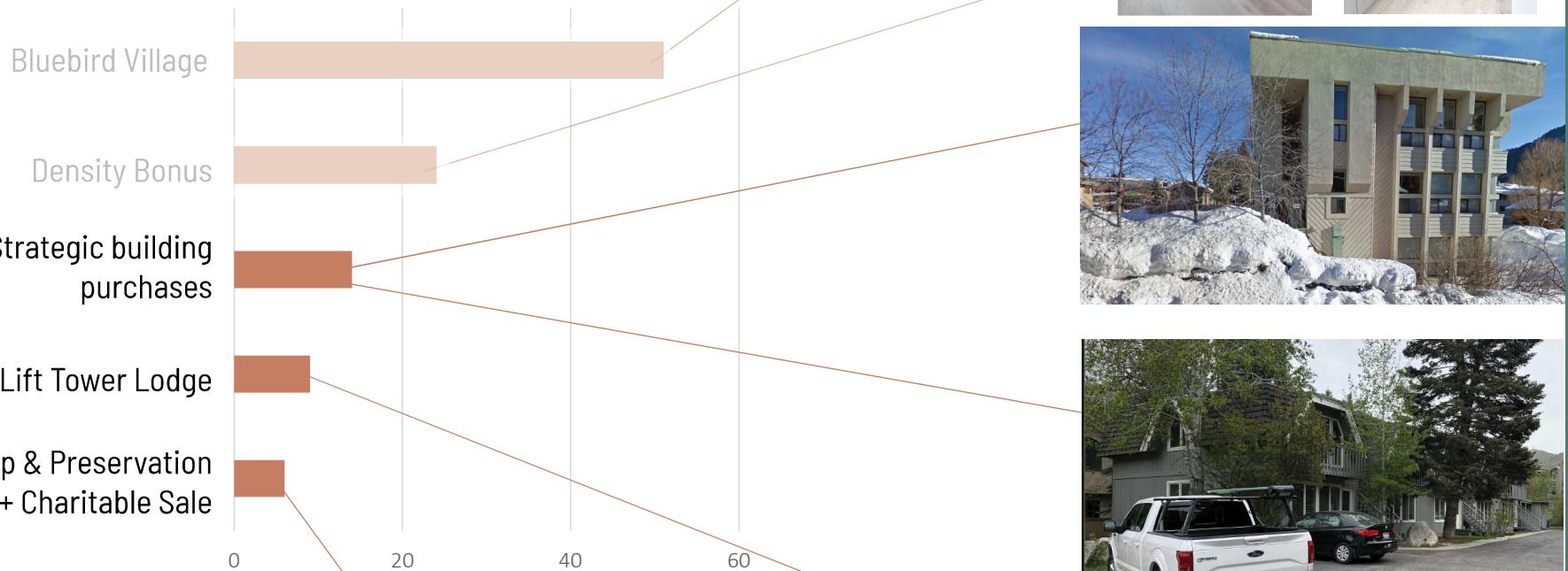
- Learning from RFPs at 1st + Washington, South YMCA + Lift Tower Lodge
- Greater political support
- Informational + planning tool

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



	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

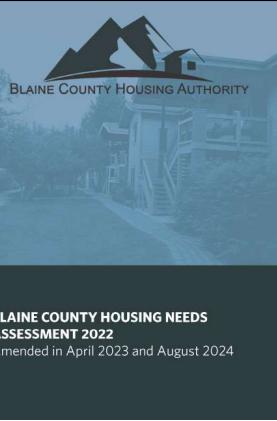
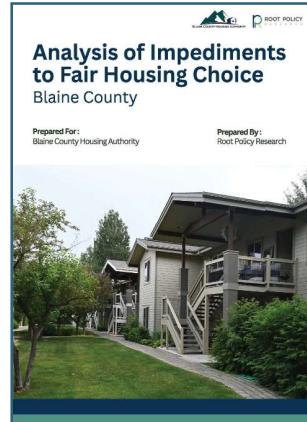


GOAL 2: Update
Policy to Promote
Community Housing

LEARNING FROM LOCAL DATA

Analysis of
Impediments to Fair
Housing Choice

Housing Needs
Assessment



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

 placemate

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

\$ \$ \$

GOAL 4:
Expand + Leverage
Resources

NEED ADEQUATE, CAPABLE HOUSING STAFF

early 2000s

2021

2022

2023

2024

2025

KETCHUM STAFF

1

2.5

SHARED STAFF

3.5

5.5

COUNTYWIDE STAFF

1.5

1.5

DIRECT MANAGEMENT

6

6

+LTL

14

+Silvercreek

48

+Bird Drive

59

BCHA PORTFOLIO + SCREENING

24

101

101

116

138

+Bluebird

211

+Riverbend

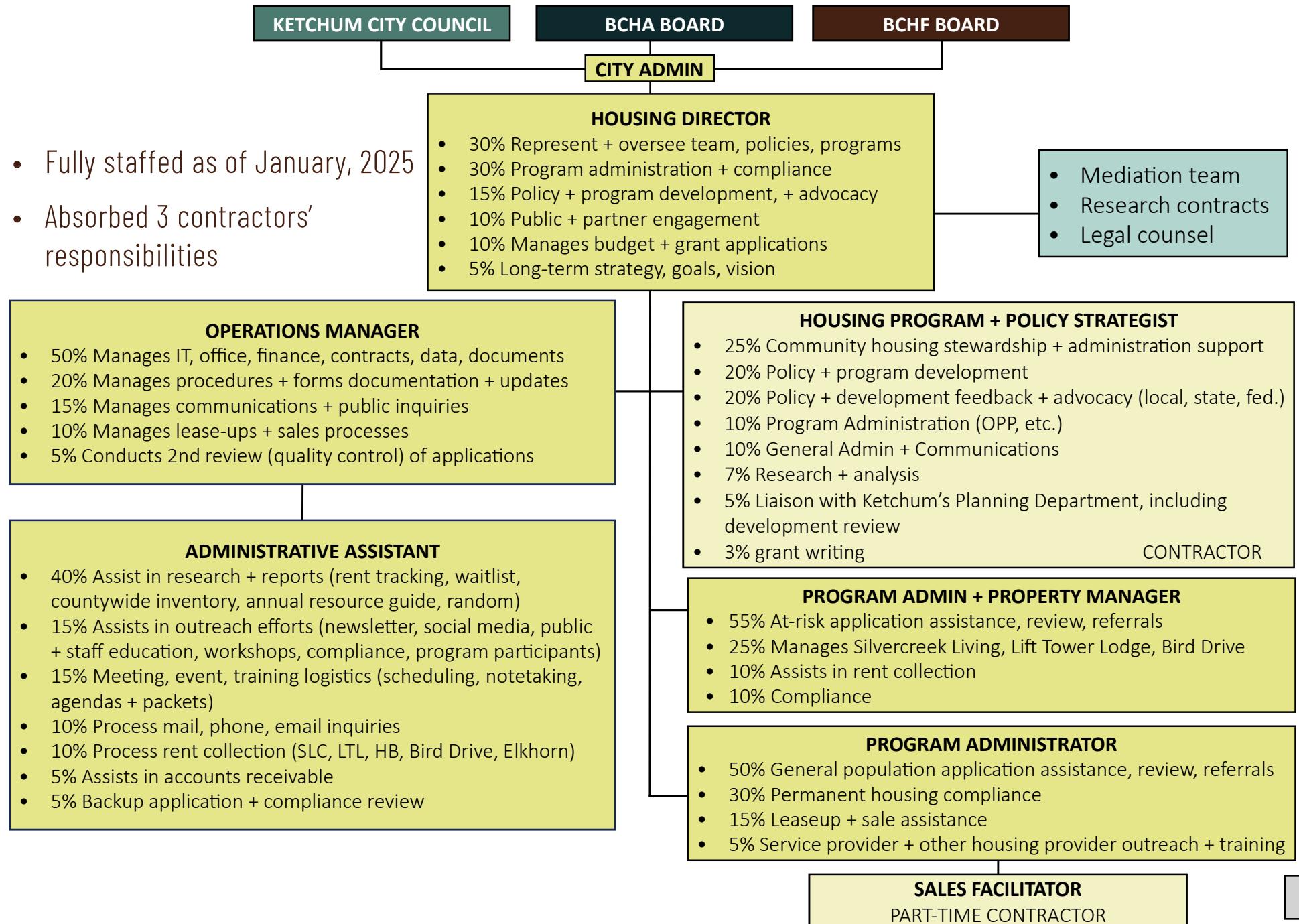
+FAR

+other

Deed covenant stewardship:

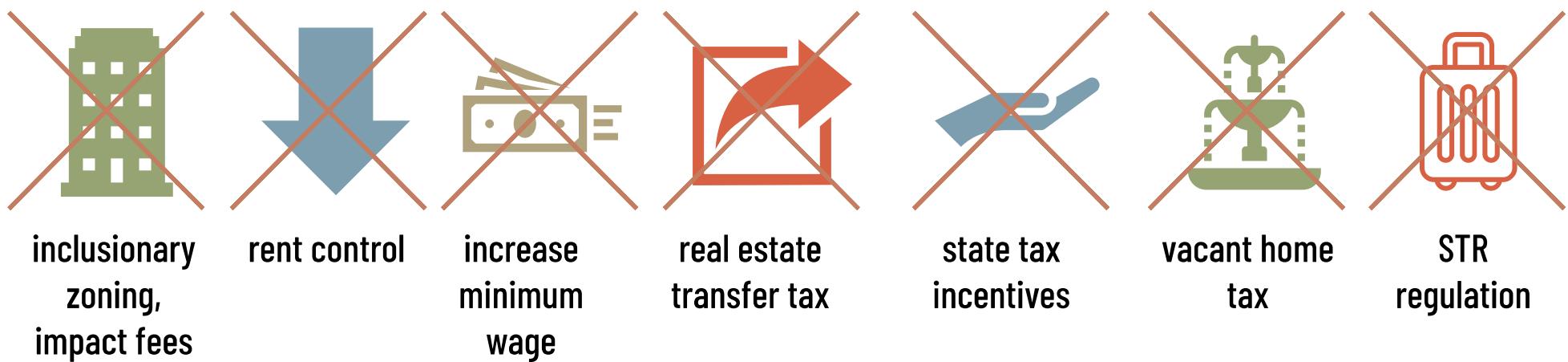
- about 1 employee per 75 ownership
- about 1 employee per 45 rentals (excluding direct management)

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.





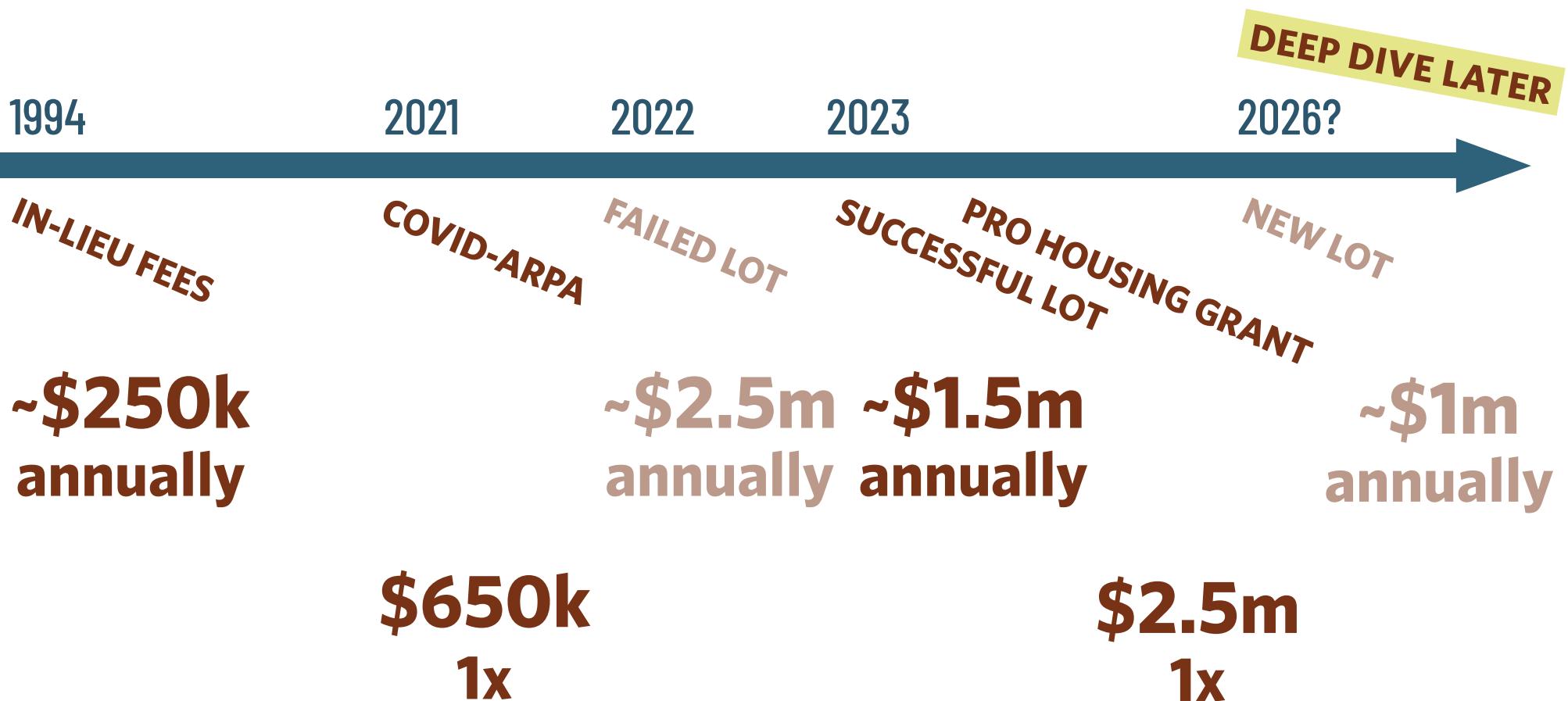
NEED RELIABLE PROGRAM + OPERATING REVENUE

2032, % housing funds used countywide

20%

FY2025

6%





- **WHAT IS THE NEED**
- **PROGRAM OVERVIEW**
- **FAR EXCEEDANCE**
- **MIDDLE INCOME NEW CONSTRUCTION**
- **OWNERSHIP & PRESERVATION PROGRAM**
- **NEW LOCAL OPTION TAX**
- **BCHA**

GOAL 2: Update
Policy to Promote
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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



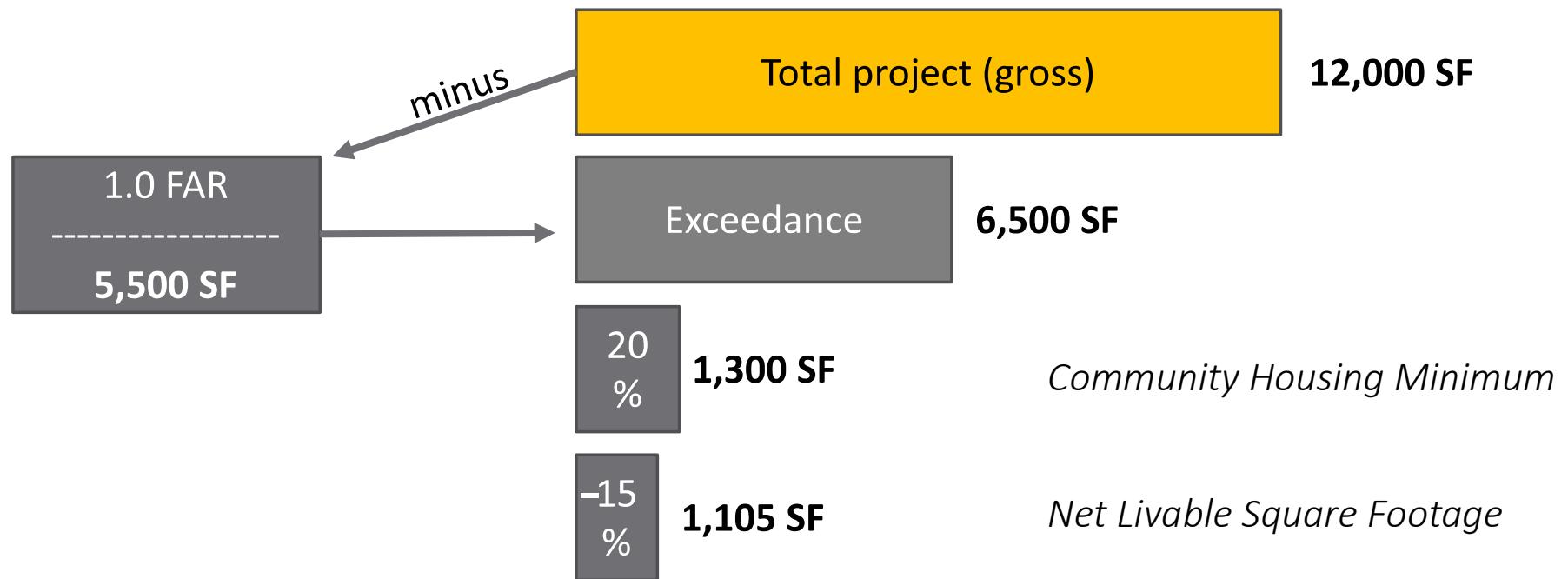
Methods

1. Build community housing on-site*
2. Build community housing off-site*
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

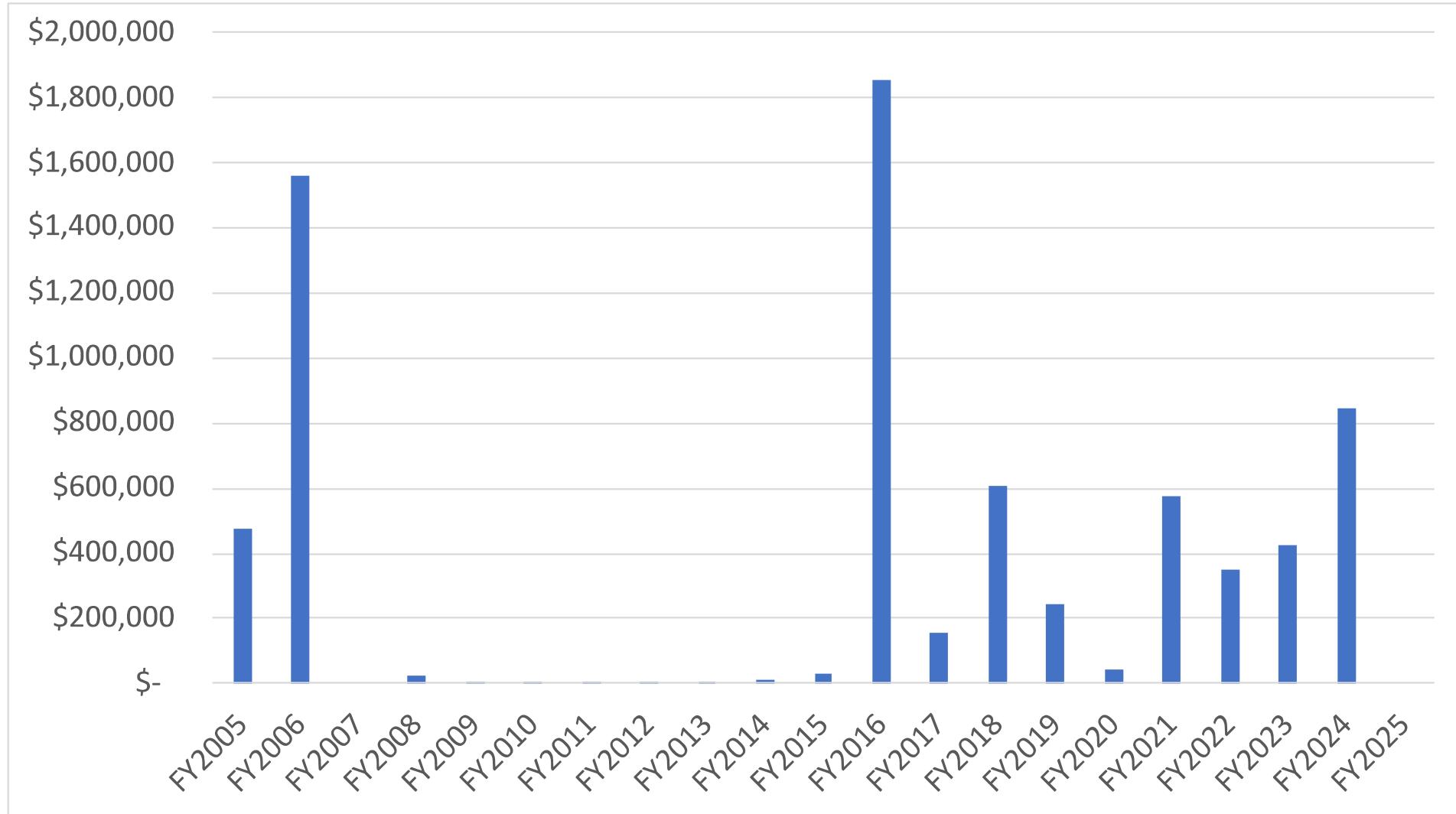


$$1,105 \text{ SF} \times \$762^* = \$842,010$$

Total fee-in-lieu

*\$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.



GOAL 2: Update
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ZONING INCENTIVE POTENTIAL, GENTLE DENSITY





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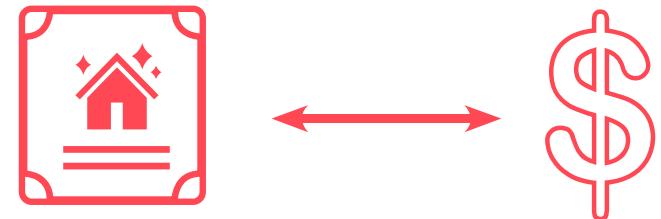
BCHA

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



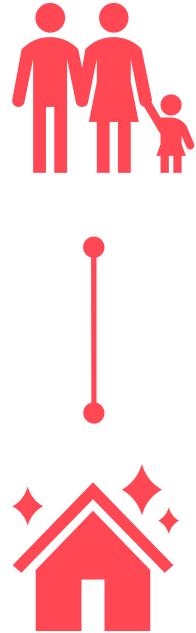
PROGRAM GOALS

- 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)

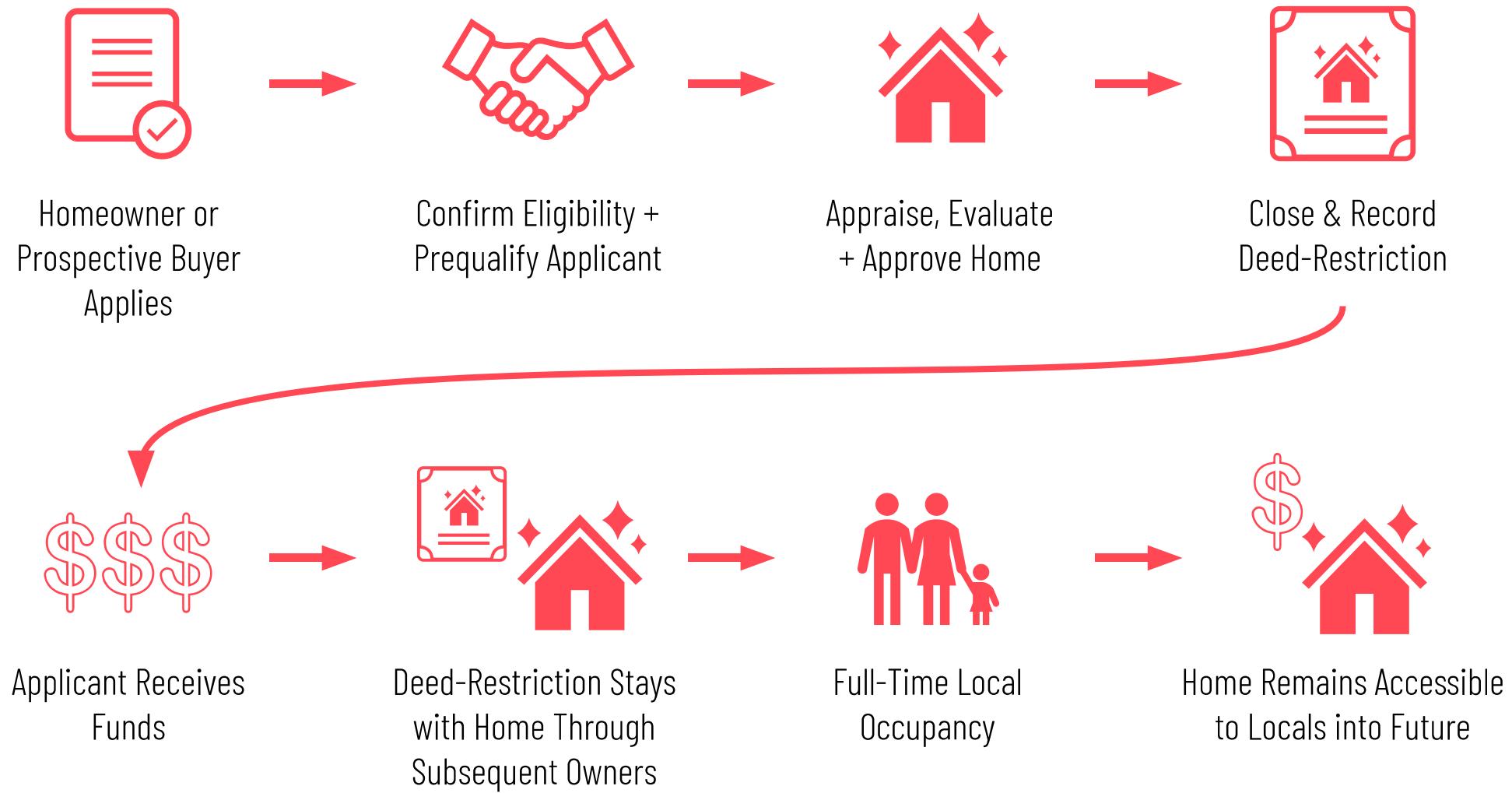
CATEGORY LOCAL

- 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



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MIDDLE INCOME NEW CONSTRUCTION

OWNERSHIP & PRESERVATION PROGRAM

NEW LOCAL OPTION TAX

BCHA

GOAL 1:
Create + Preserve
Community Housing

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

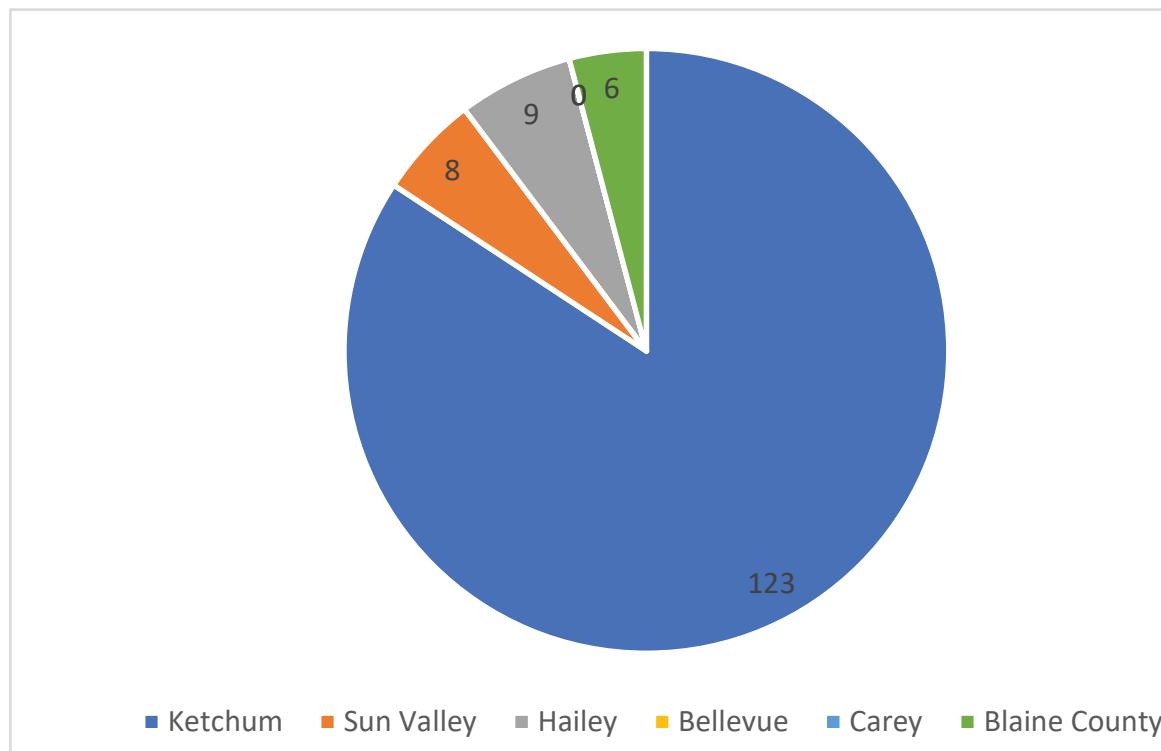


GOAL 1:
Create + Preserve
Community Housing

INVENTORY



BLAINE COUNTY HOUSING AUTHORITY



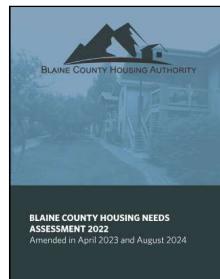
GOAL 2: Update
Policy to Promote
Community Housing

TECHNICAL ASSISTANCE + ADVOCACY

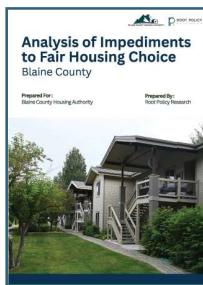


LEARNING FROM LOCAL DATA

Housing
Needs
Assessment



Analysis of
Impediments
to Fair Housing
Choice



**informed
decision making**

Employee
Generation
Nexus Study



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



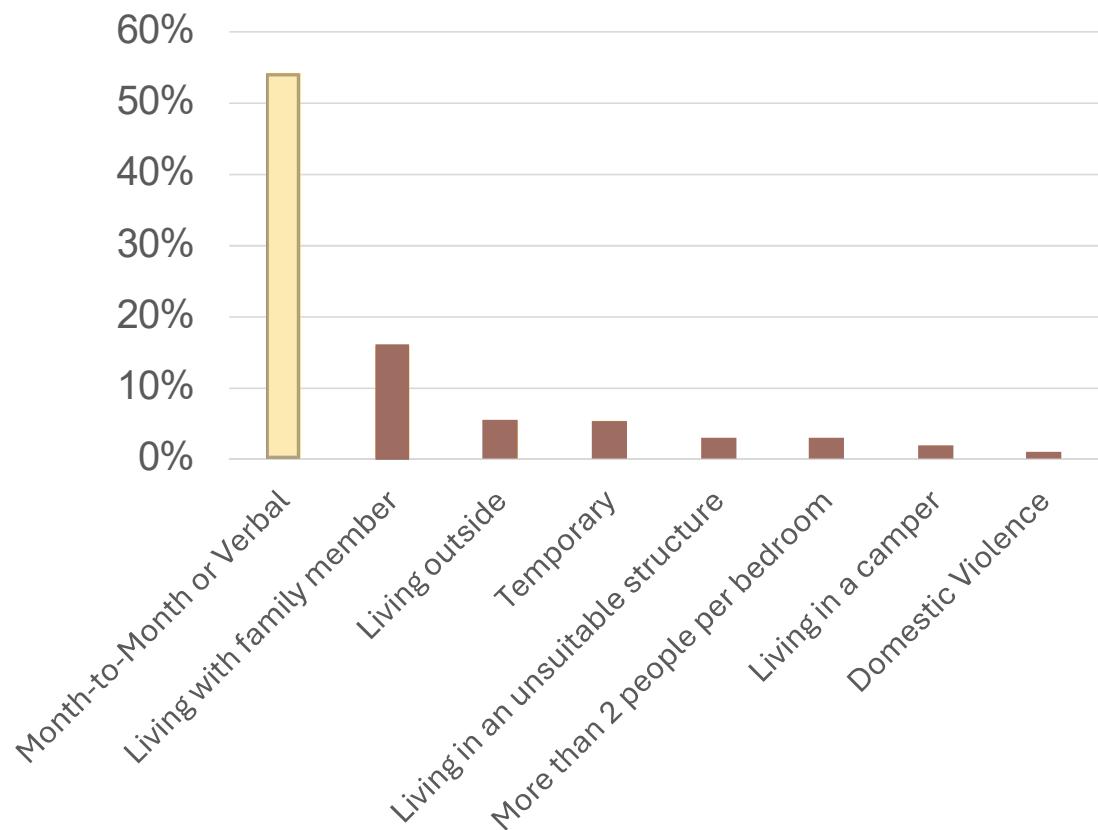
SOURCE: BCSD (145 children qualified and can only qualify for 1 school year,
Superintendent estimates the actual number is double); BCHA Common Intake Form

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

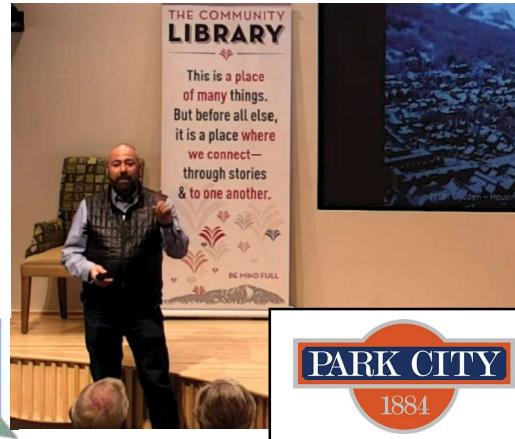
people with improved
housing stability, indirectly

GOAL 5:
Inform, Engage +
Collaborate

IMPROVE COMMUNITY + STAKEHOLDER EDUCATION



LEARNING FROM PEER COMMUNITIES



PROFESSIONAL COALITION PARTICIPANTS

30-40



SPEAKER SERIES VIEWS

1,300<



NEWSLETTER SUBSCRIBERS

3,000



DISCUSSION + QUESTIONS



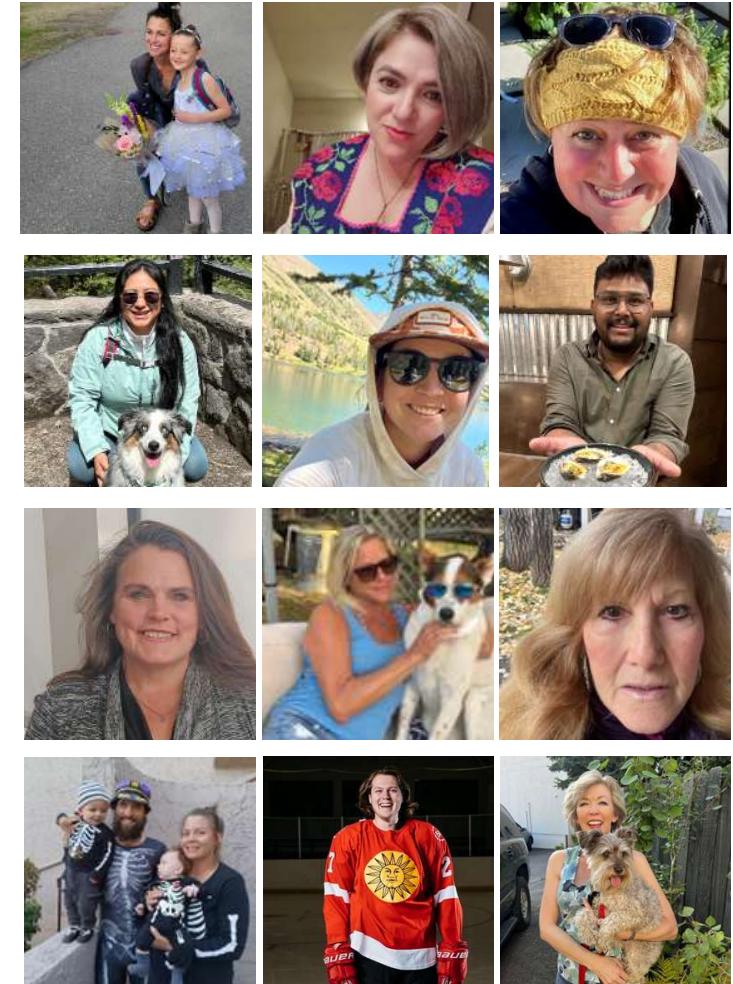
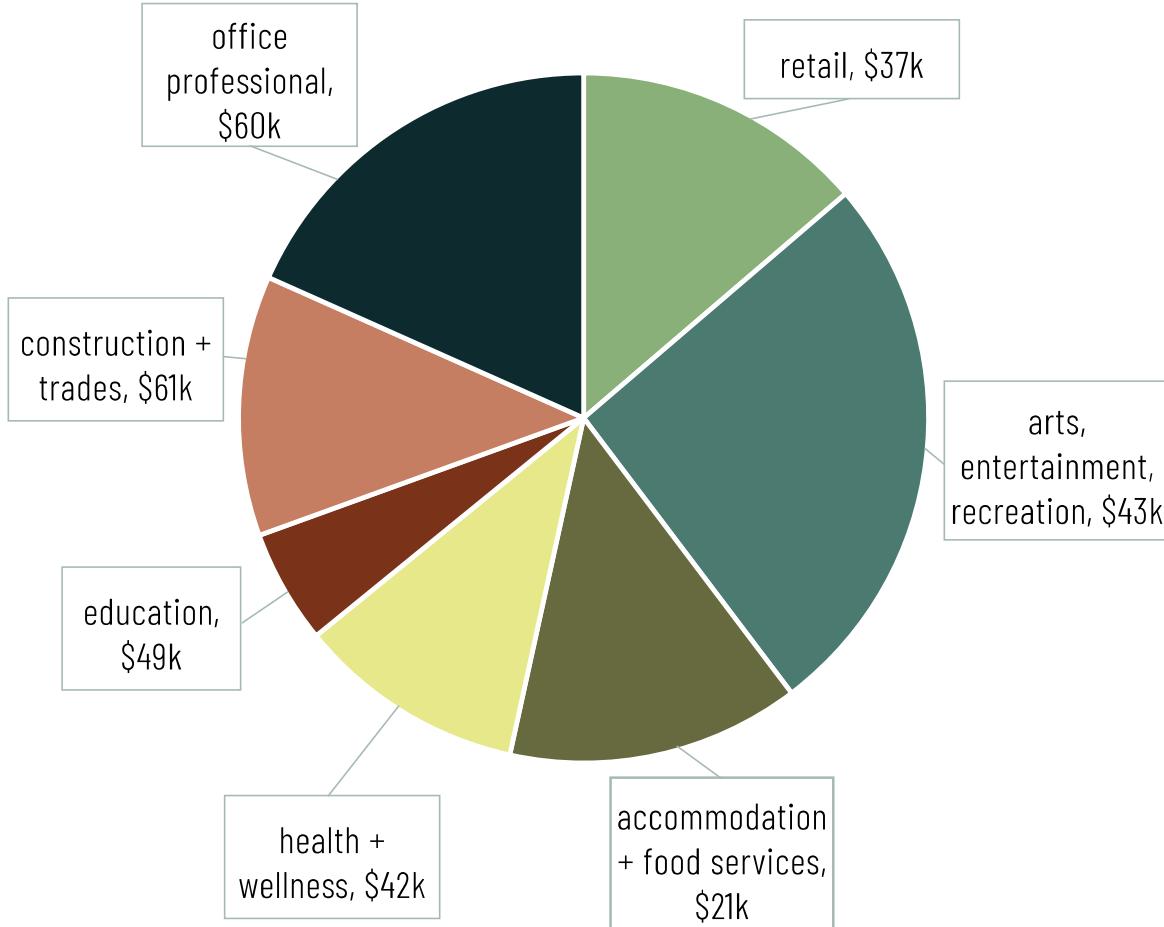
THANK YOU



BLAINE COUNTY
HOUSING AUTHORITY

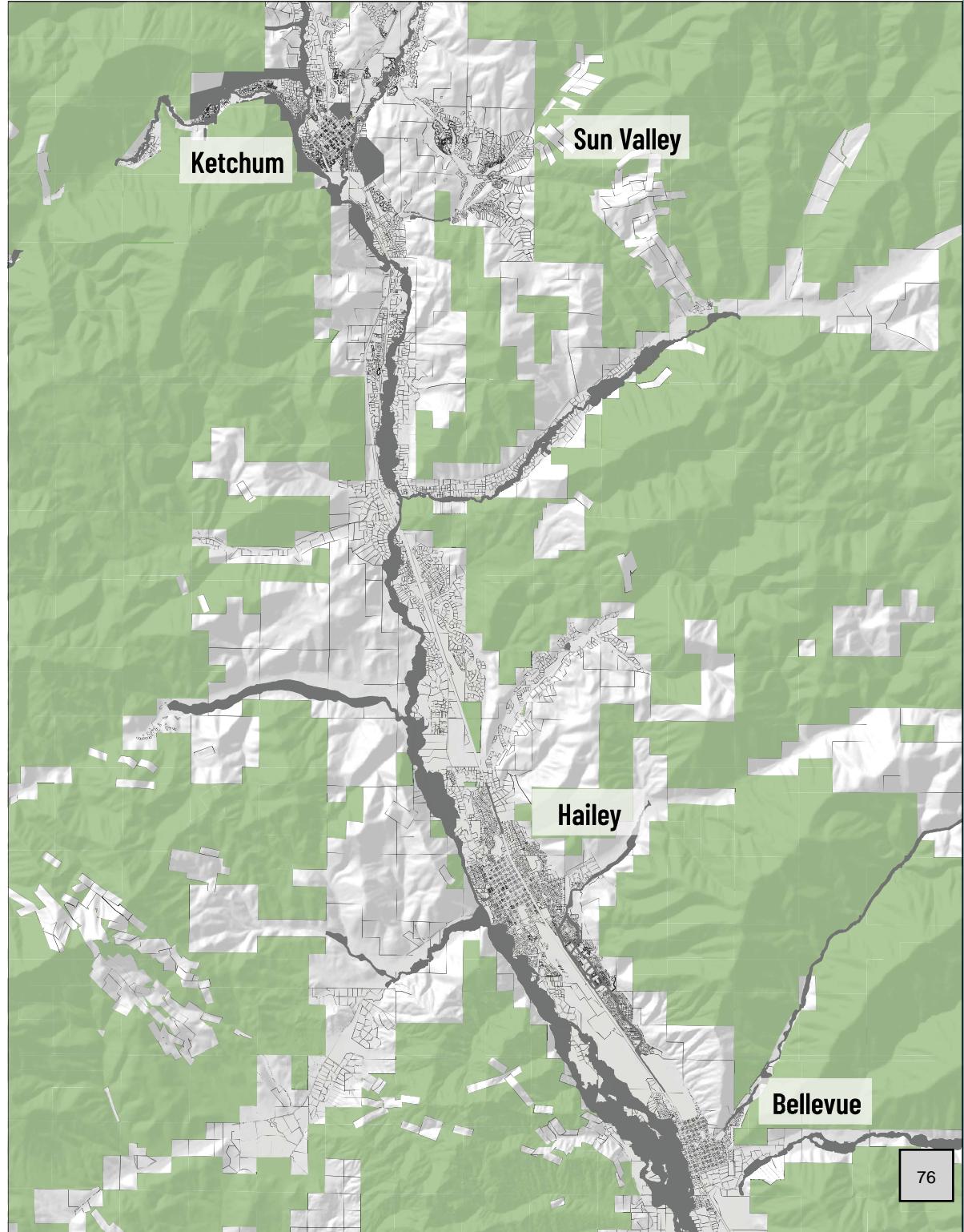
A healthy, vibrant community relies on local housing for a range of income levels and occupations.

BCHA Community Housing Occupants & Annual Median Earnings



LAND AVAILABLE FOR DEVELOPMENT IS CONSTRAINED

N ↑

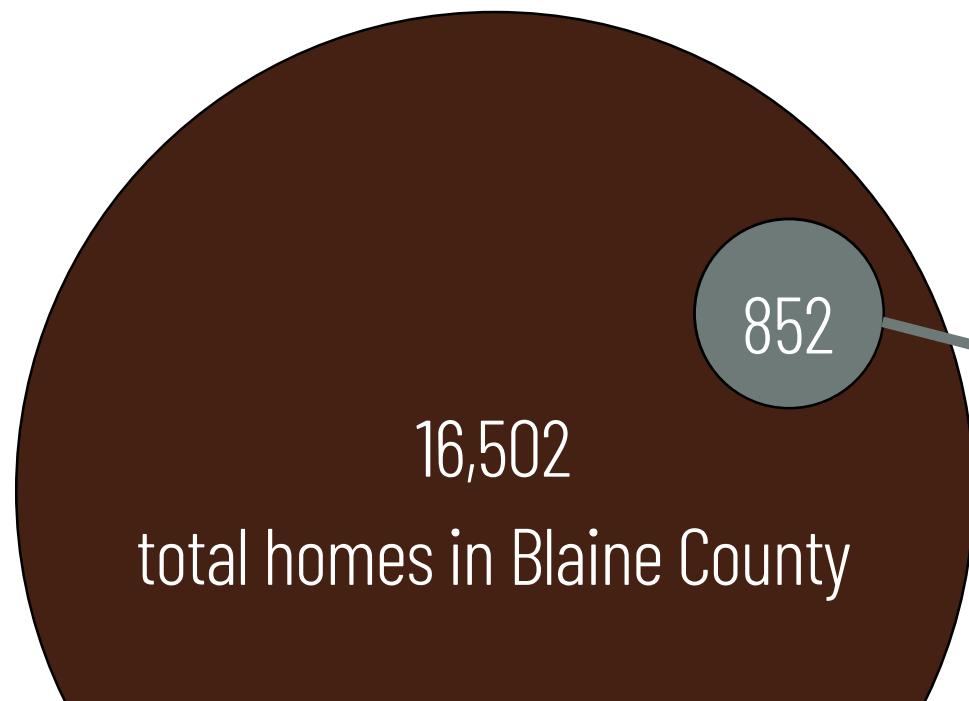
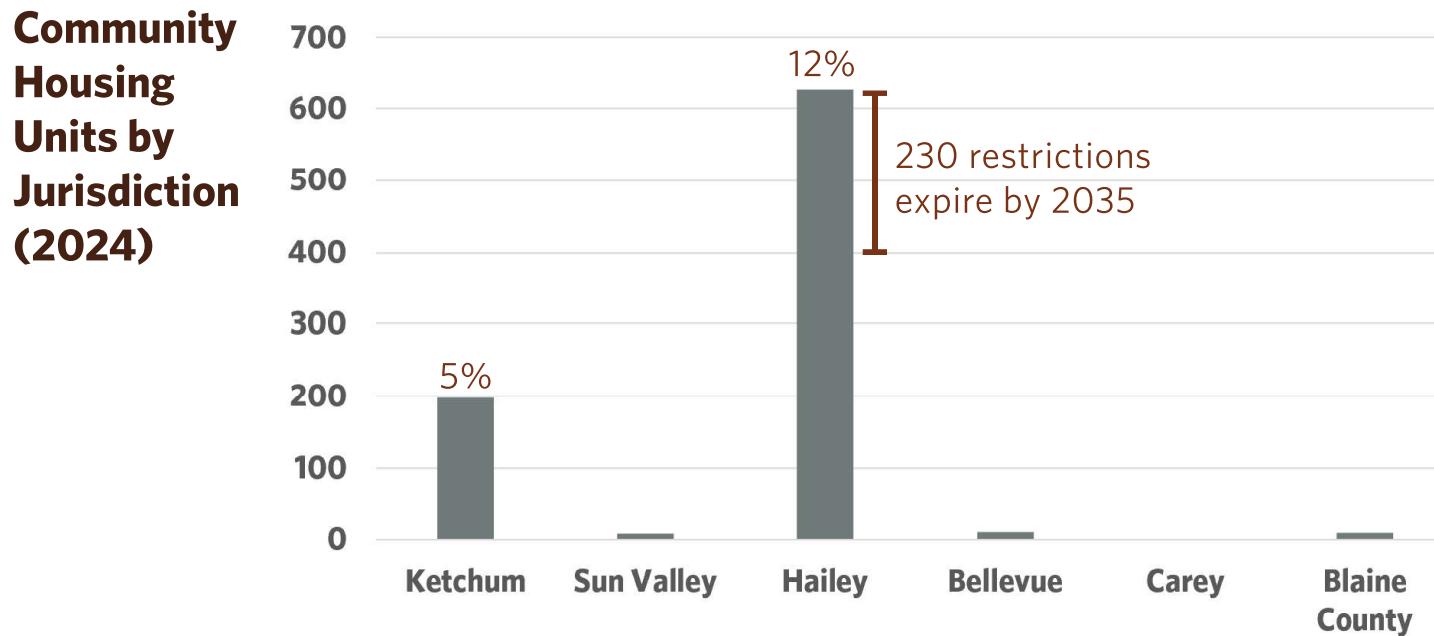


Federal and State Lands
(BLM, USFS, IDL)

Natural Constraints (Mountain
Overlay, Avalanche, 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

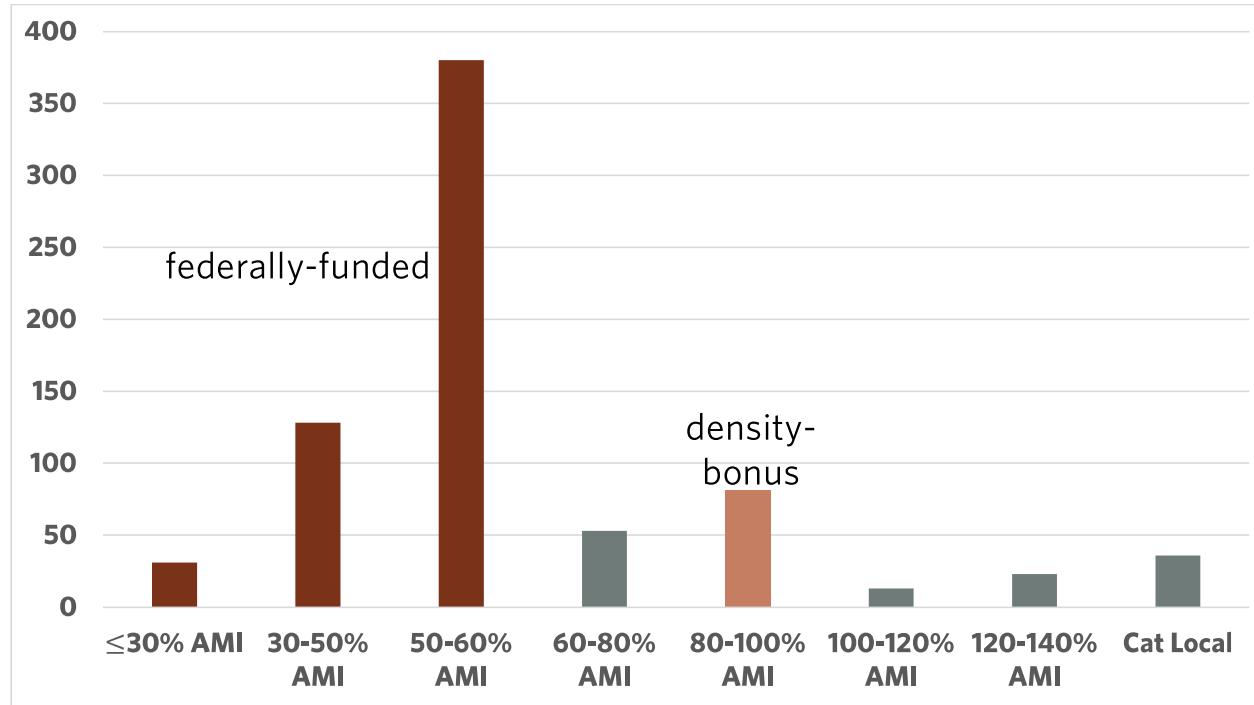
GOAL 1:
Create + Preserve
Community Housing

COMMUNITY VS EMPLOYER HOUSING



COMMUNITY HOUSING INVENTORY UNDERSERVES DIVERSE INCOMES

Community Homes by Income (2024)



PANDEMIC BOOM EXACERBATES HOUSING CRISIS

SUMMER 2021

THE WALL STREET JOURNAL

ECONOMY | HOUSING

Ketchum, Idaho, Has Plenty of Available Jobs, but Workers Can't Afford Housing

DAILY BEAST

ALL CHEAT SHEET MEDIA OBSESSED ROYALS POLITICS OPINION POWER100 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

JULY 2022

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.

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

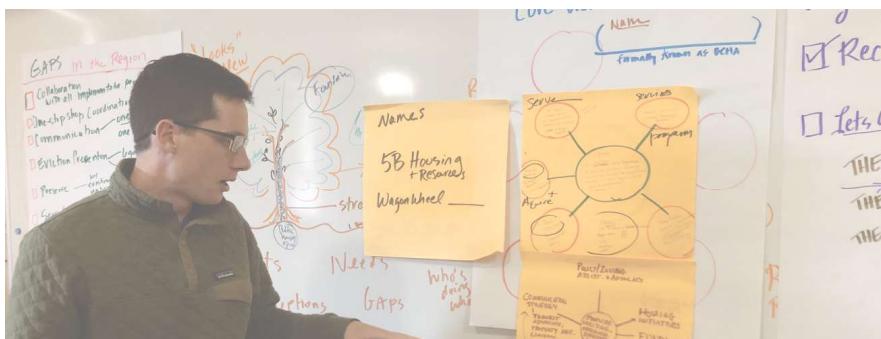
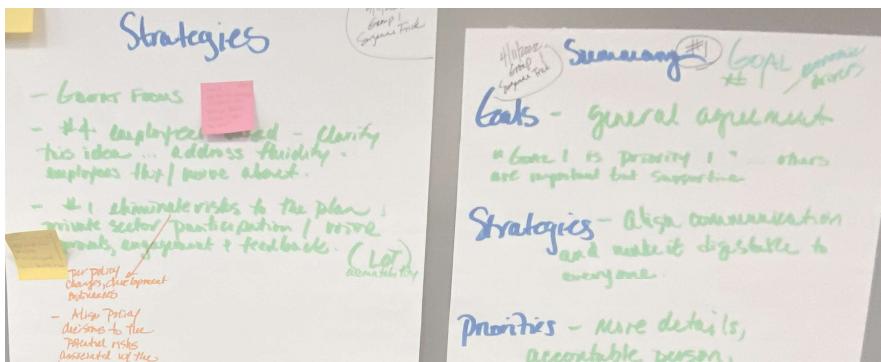
70%

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

30+ interviews

20 members

Task Force meeting

November 2021

January

January 2021

20 members

Task Force meeting

14 attendees

Joint public work session with City Council, P&Z and Urban Renewal Agency

6 sessions

Round 1 of city-led focus groups

20 members

Task Force meeting

April

May + 2022

OUTPUT: Final Housing Action Plan

1,117 survey respondents

OUTPUT: Findings Summary

OUTPUT: Housing Toolkit

2. DEVELOP

15 attendees

January 2021

Countywide conversation

3 in-person, 1 virtual

Open Houses

12+ meetings

Implementation partner meetings

OUTPUT: Draft Housing Action Plan

3. ACTION

NEW SUPPLY EXACERBATES CRISIS

NEW MARKET RATE HOMES



NEW HOME NEEDED,
AFFORDABLE TO EMPLOYEES

USE AVAILABLE LAND

URBAN RENEWAL
LAND:

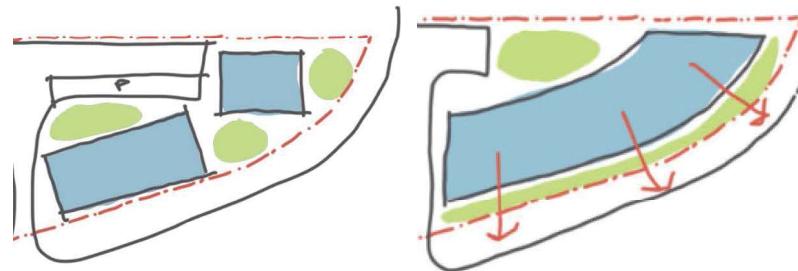
1ST & WASHINGTON



CITY-OWNED LAND:

SOUTH YMCA

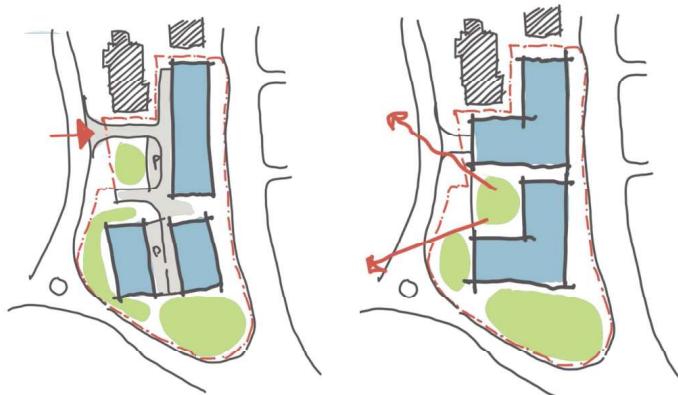
+



From Springs Road south.



LIFT TOWER LODGE



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
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Agenda Item:	Review of Parking Management Plan
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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



An aerial photograph of Ketchum, Idaho, showing the town nestled in a valley surrounded by mountains. The town is filled with houses, roads, and greenery. In the background, several large, forested mountains rise against a clear blue sky with a few wispy clouds. The foreground shows rocky terrain and some buildings on a hillside.

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?

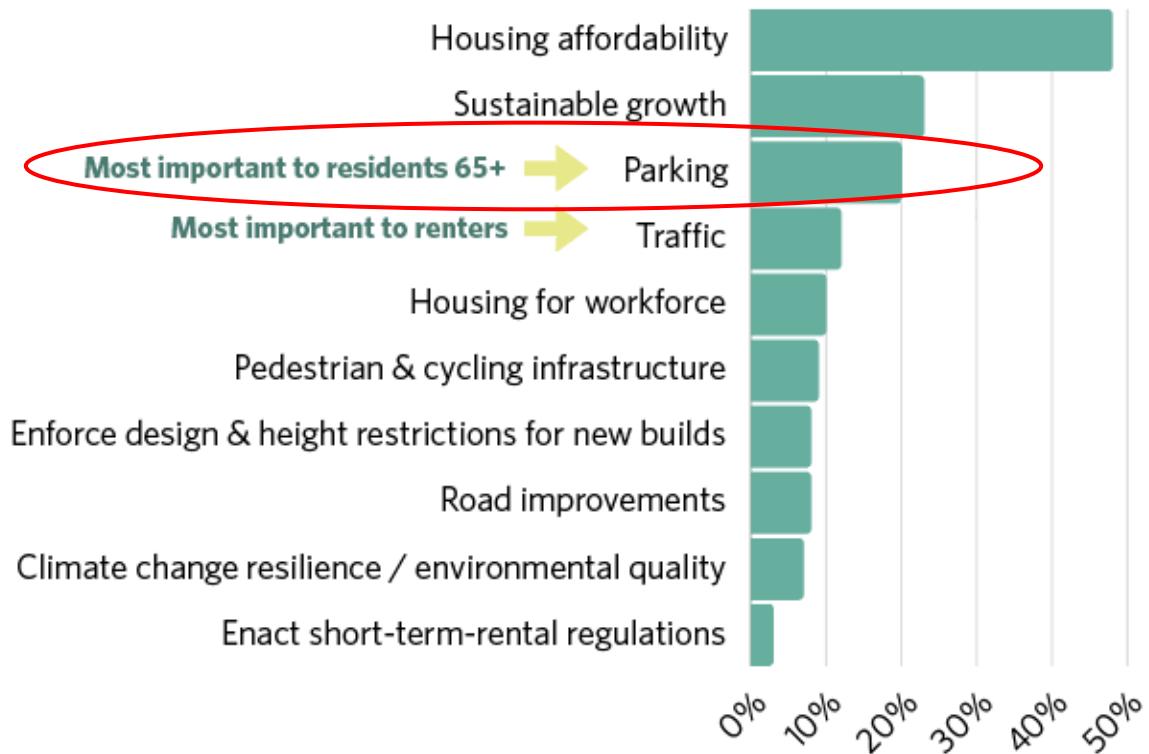


Parking does not exist in a silo...



What's Most Important to the Community?

MOST IMPORTANT ISSUES FOR RESIDENTS

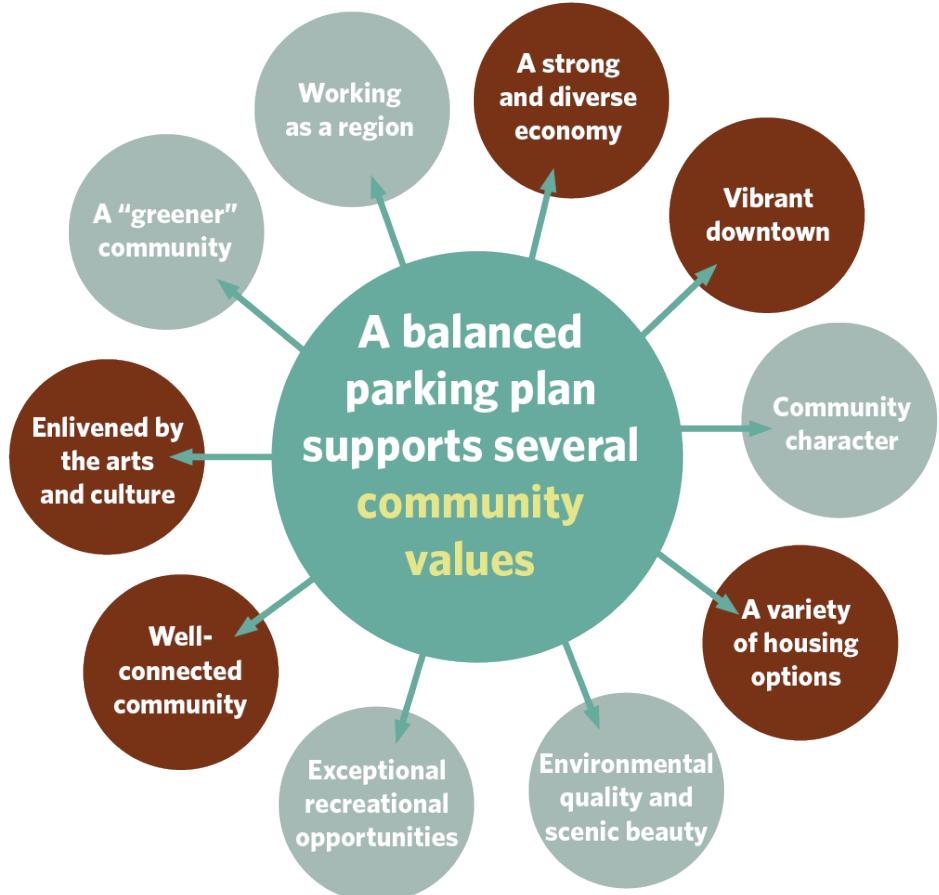


MOST IMPORTANT ISSUES FOR BUSINESSES





Successful downtowns involve tradeoffs....



BEFORE



AFTER

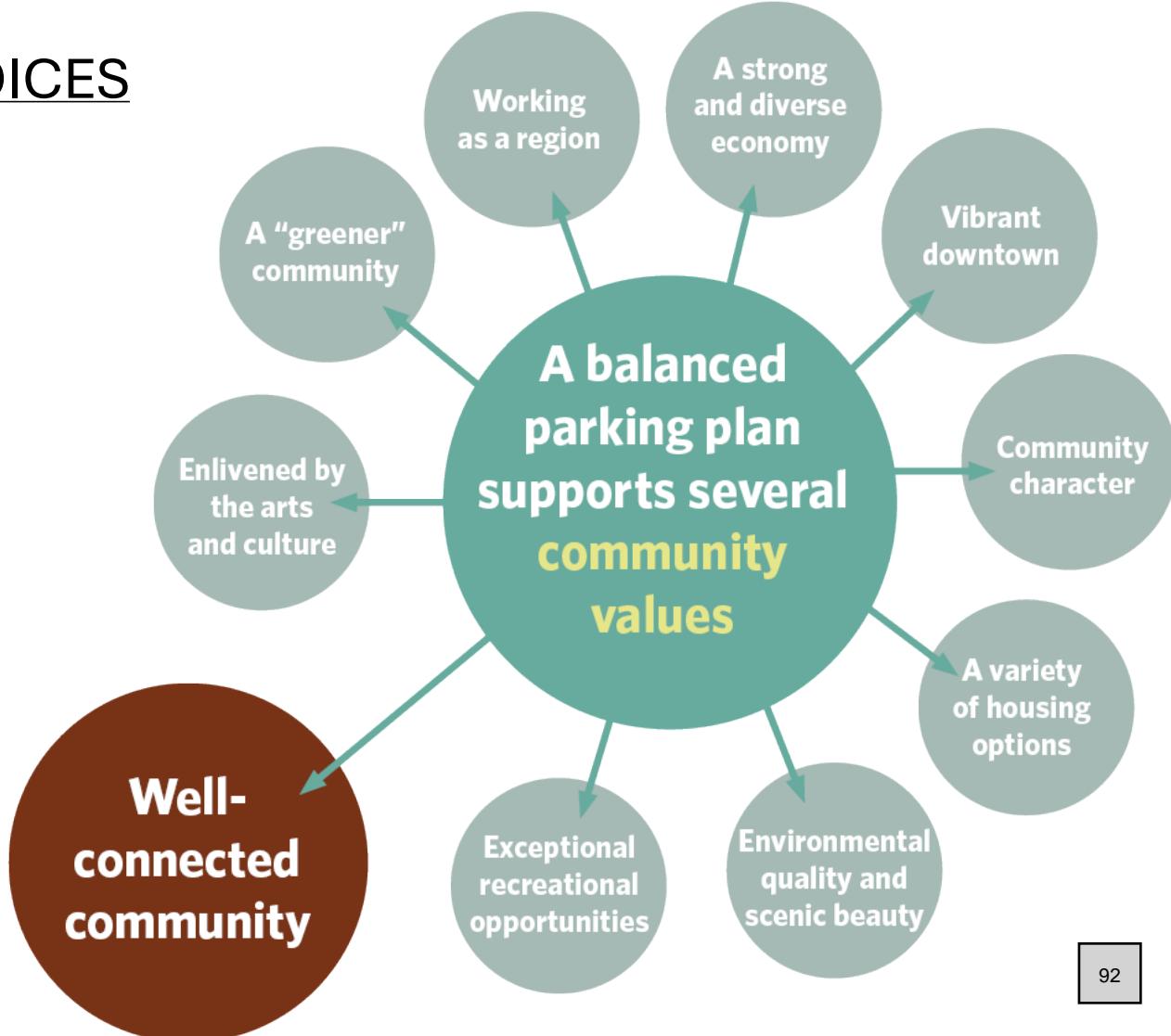




Improve Opportunities, Access and Safety

Well-Connected Community = Mobility CHOICES

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



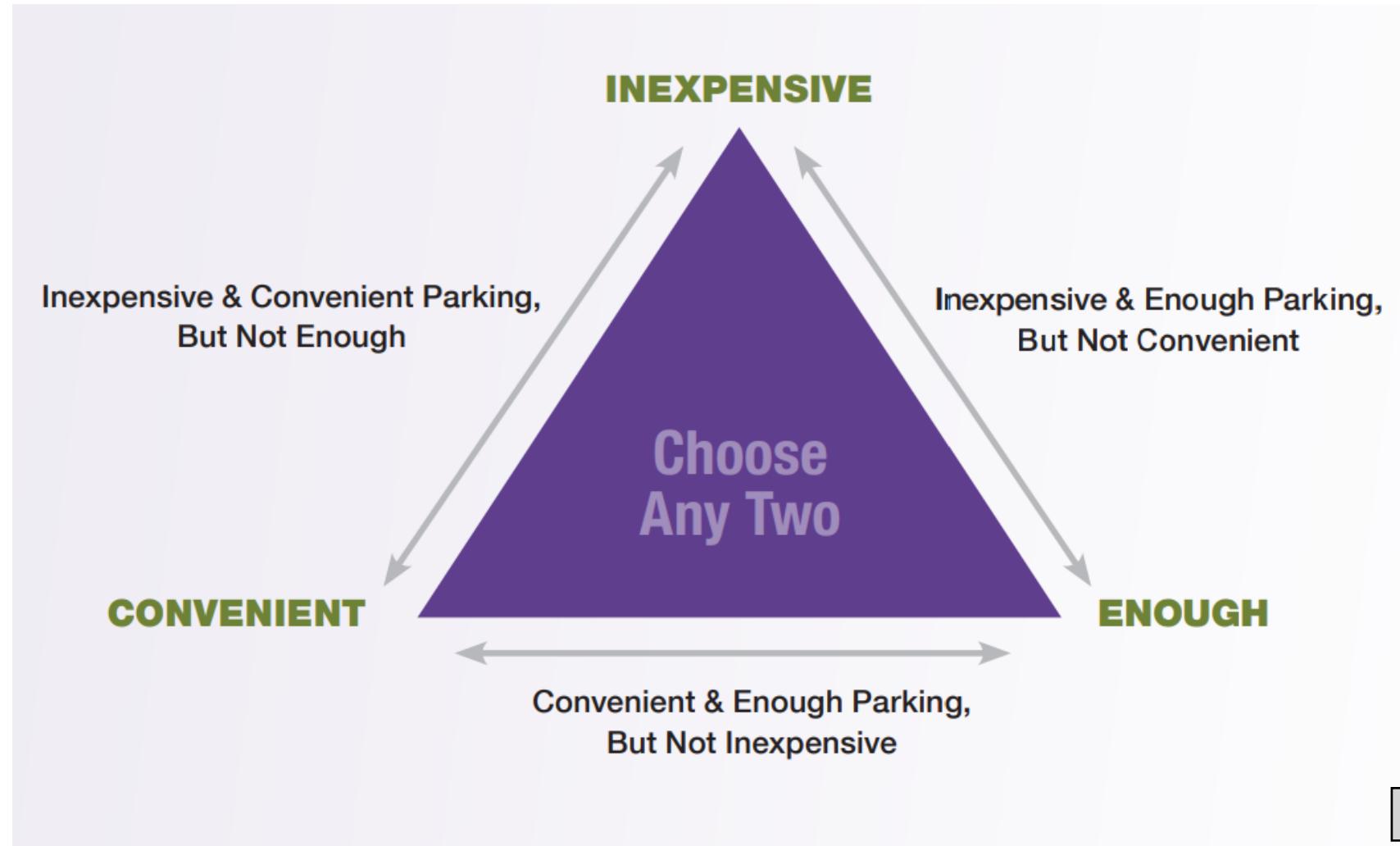


Parking 101 – How Do We Manage Adequate Supply?

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.

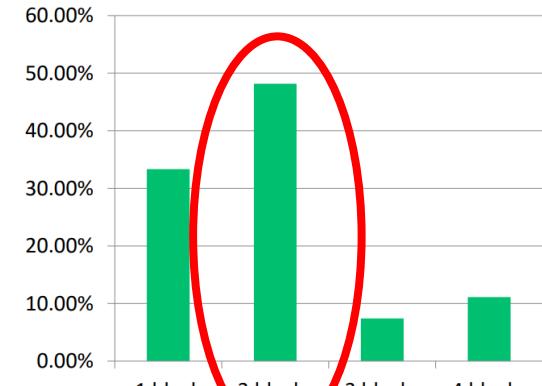




Conditioned Behavior

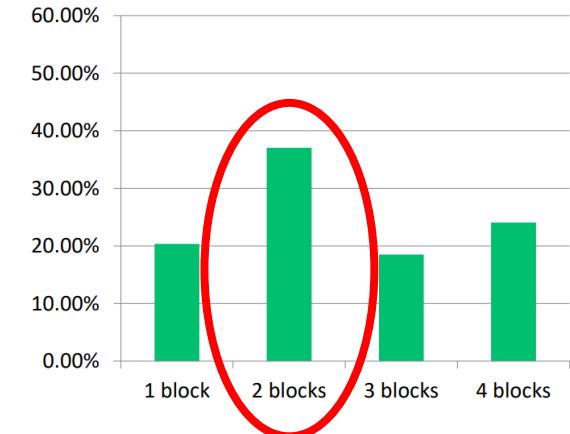


What is a reasonable distance to walk from a parking space to work during the snow season?

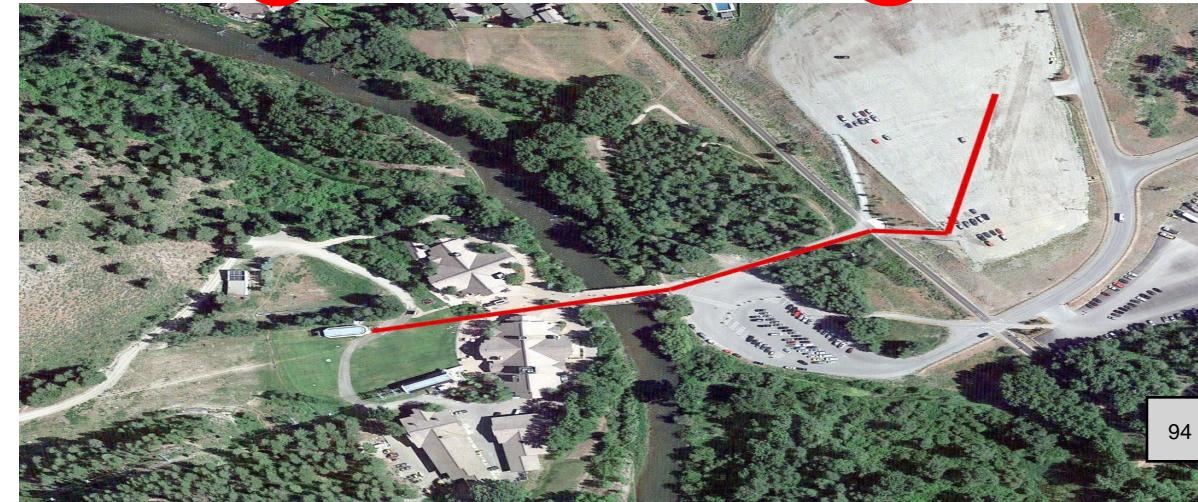


Employees

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?



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"

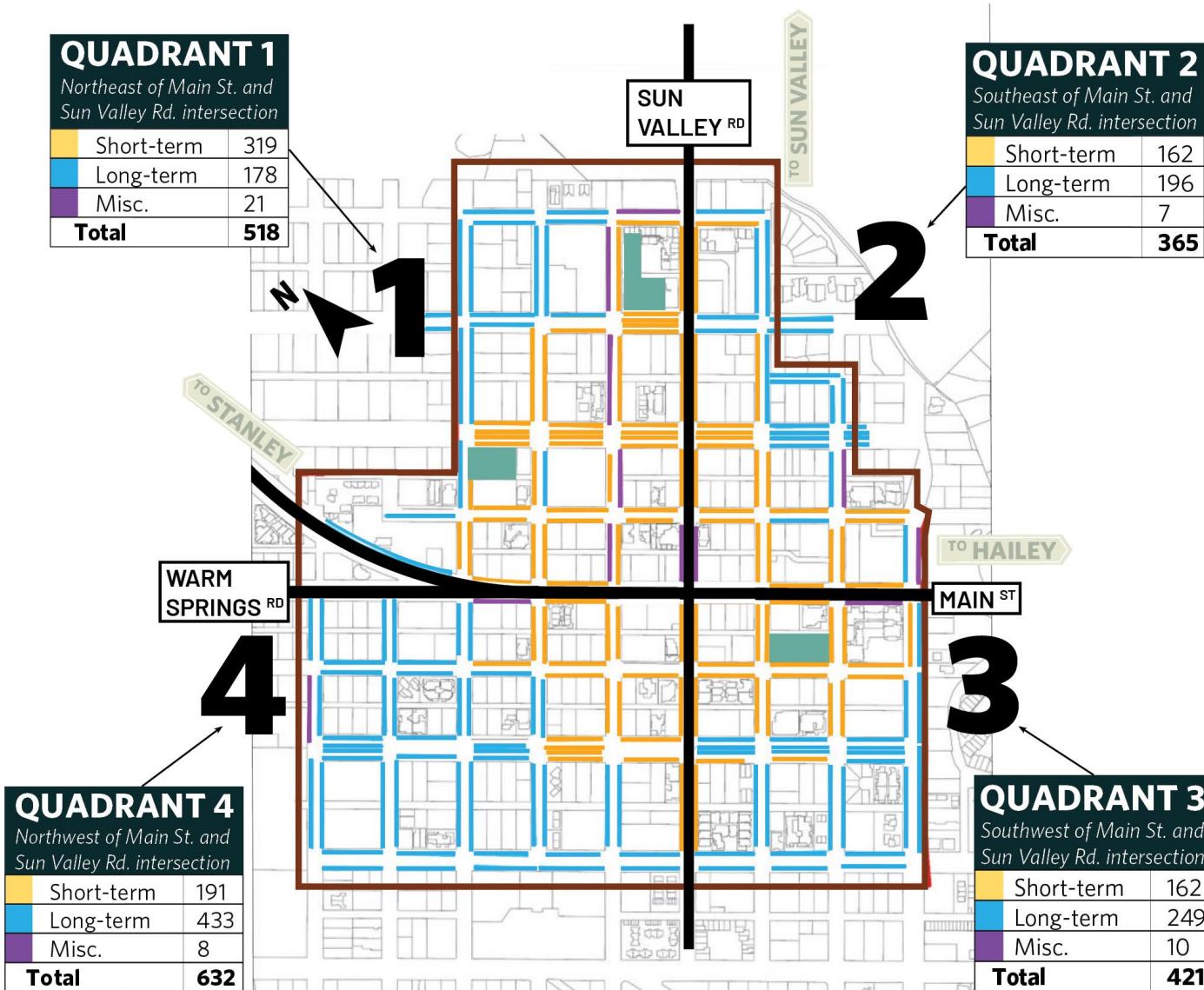




Background: Available On-Street Parking in Ketchum

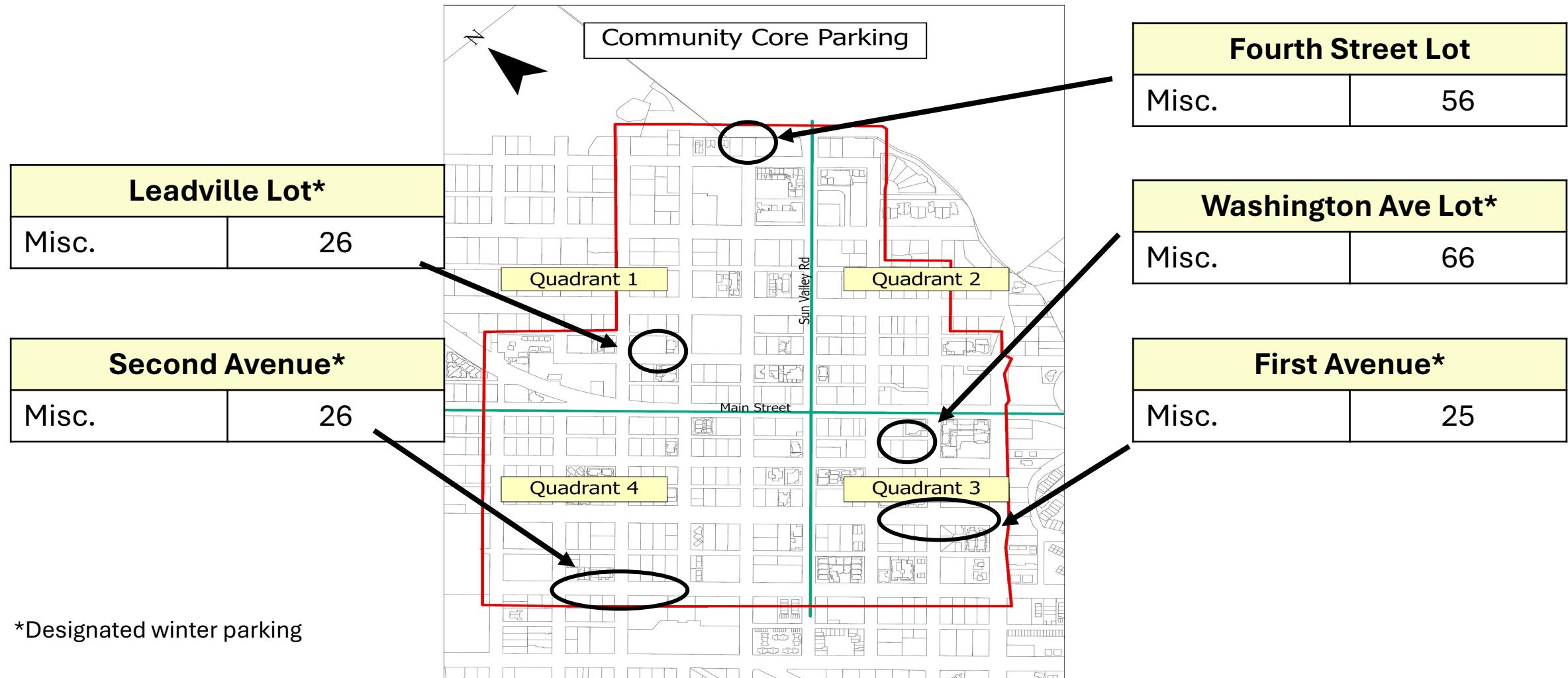
WHICH TYPES OF PARKING ARE AVAILABLE IN KETCHUM'S DOWNTOWN CORE?

- **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.





Background: Available Off-Street/Winter Parking in Ketchum



*Designated winter parking

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

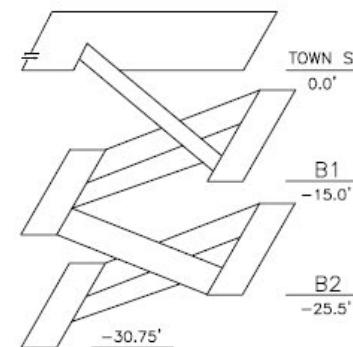
- Constantly monitor Short Term Parking needs vs. Long Term Parking needs
 - Art/Science of Managing/Tweaking on the edges
 - Data, Citizen, and Business Focused
- Currently Leadville Ave and Wash St Lots have a mix of two-hour and all-day parking
- Sensors providing enforcement, data, & instant parking 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



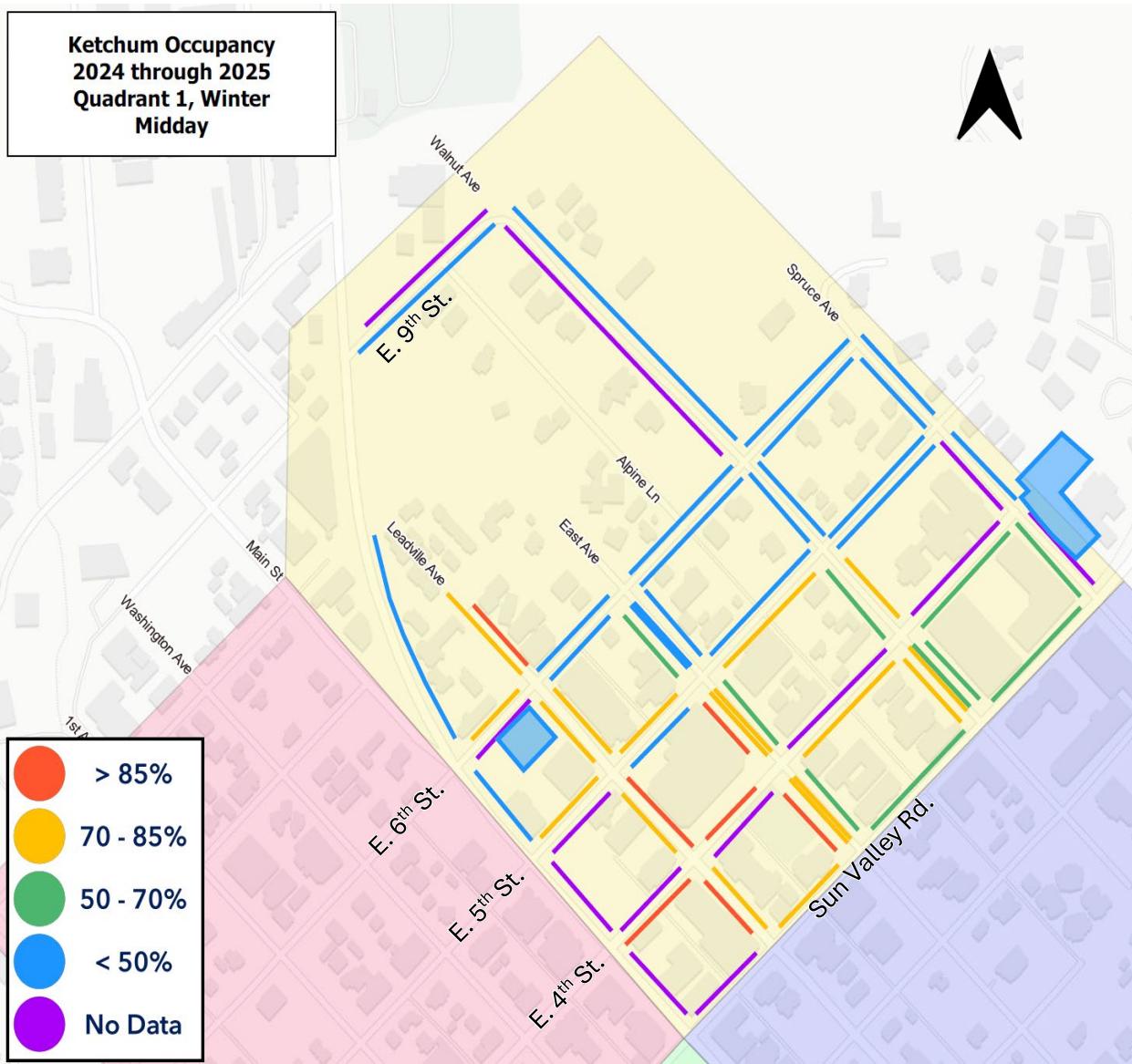
DATA: Occupancy & Length of Stay

Collection period: 2024-2025

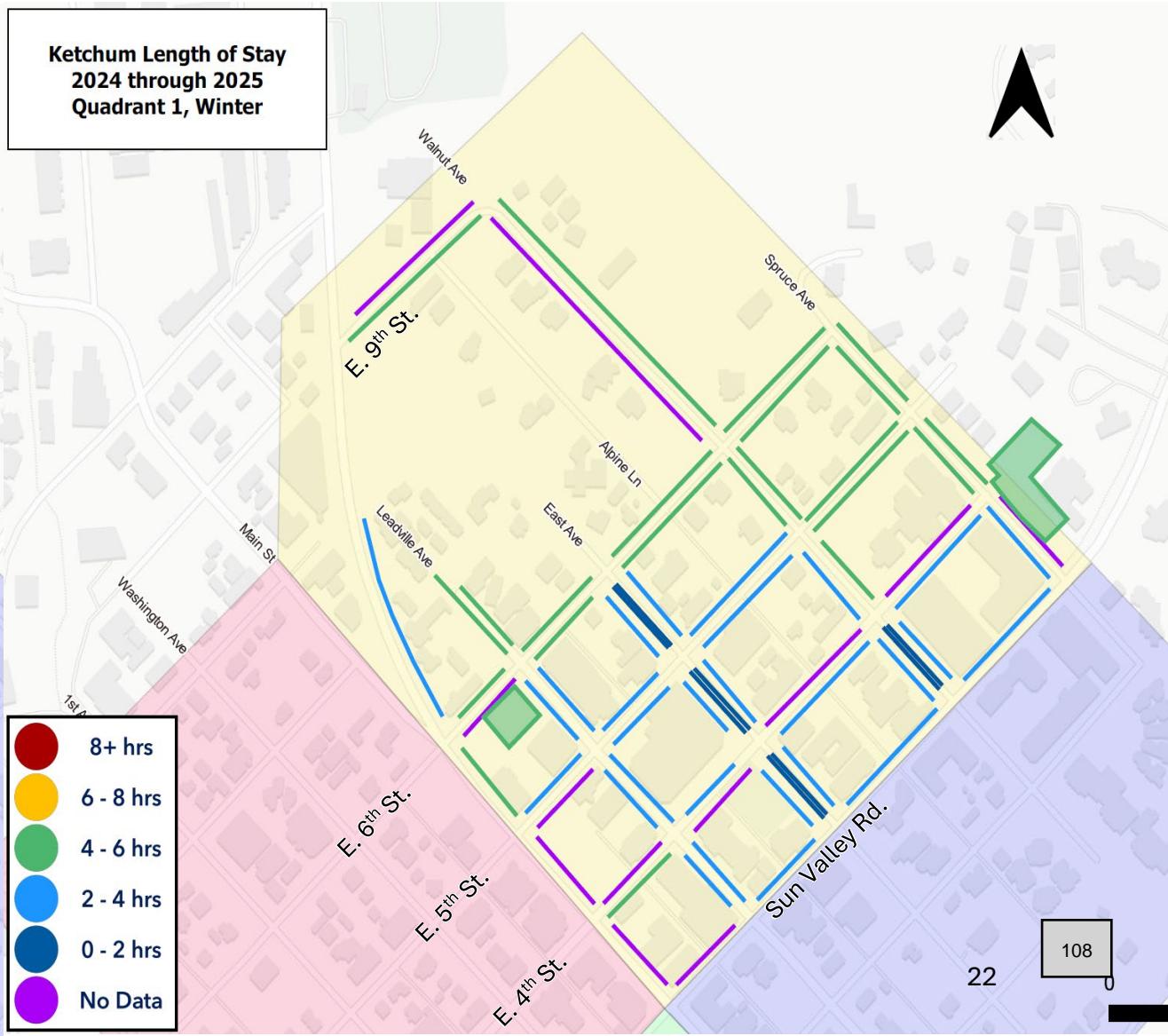


QUADRANT 1 – Occupancy & Length of Stay | Winter

Ketchum Occupancy
2024 through 2025
Quadrant 1, Winter
Midday



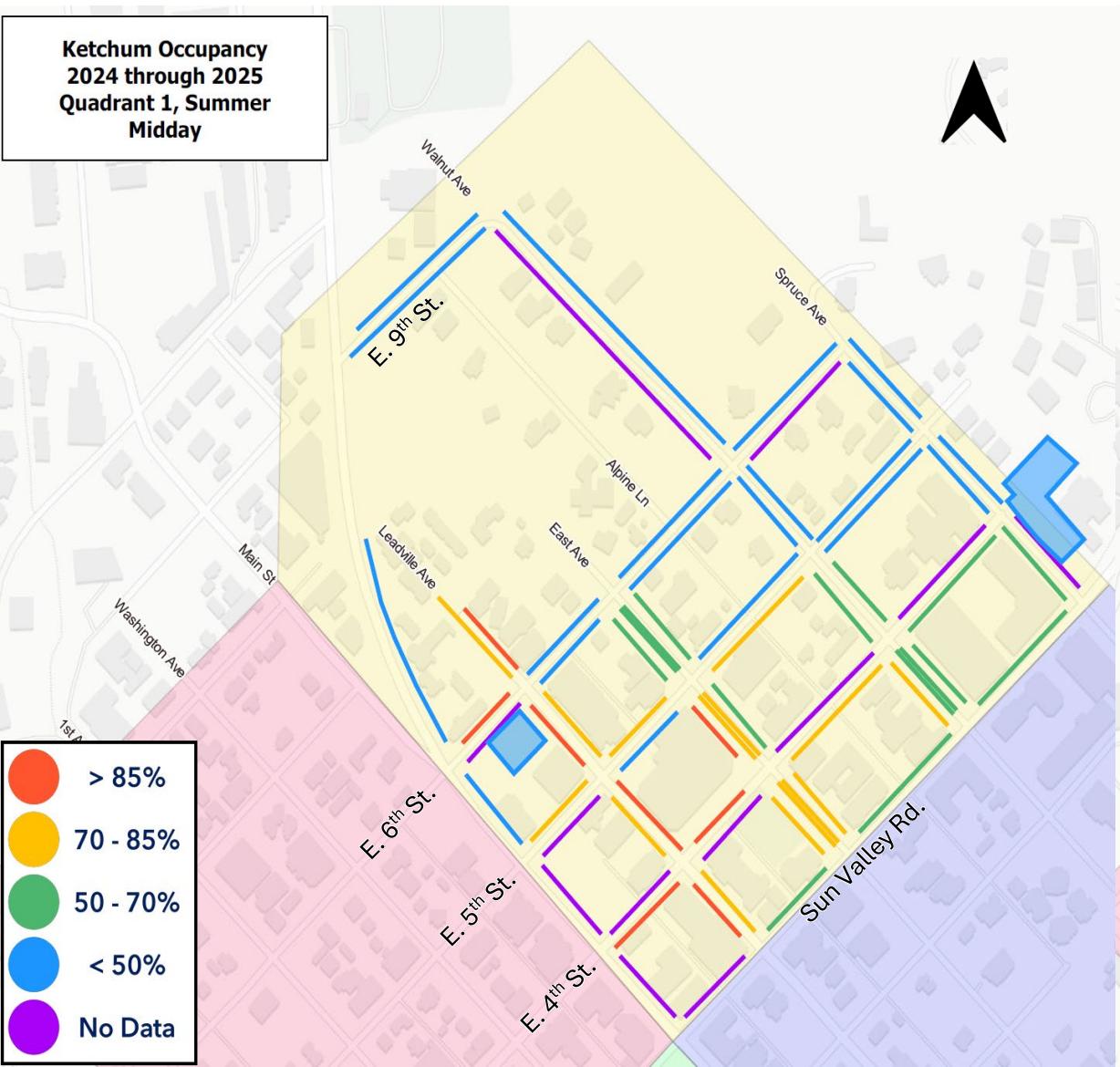
Ketchum Length of Stay
2024 through 2025
Quadrant 1, Winter



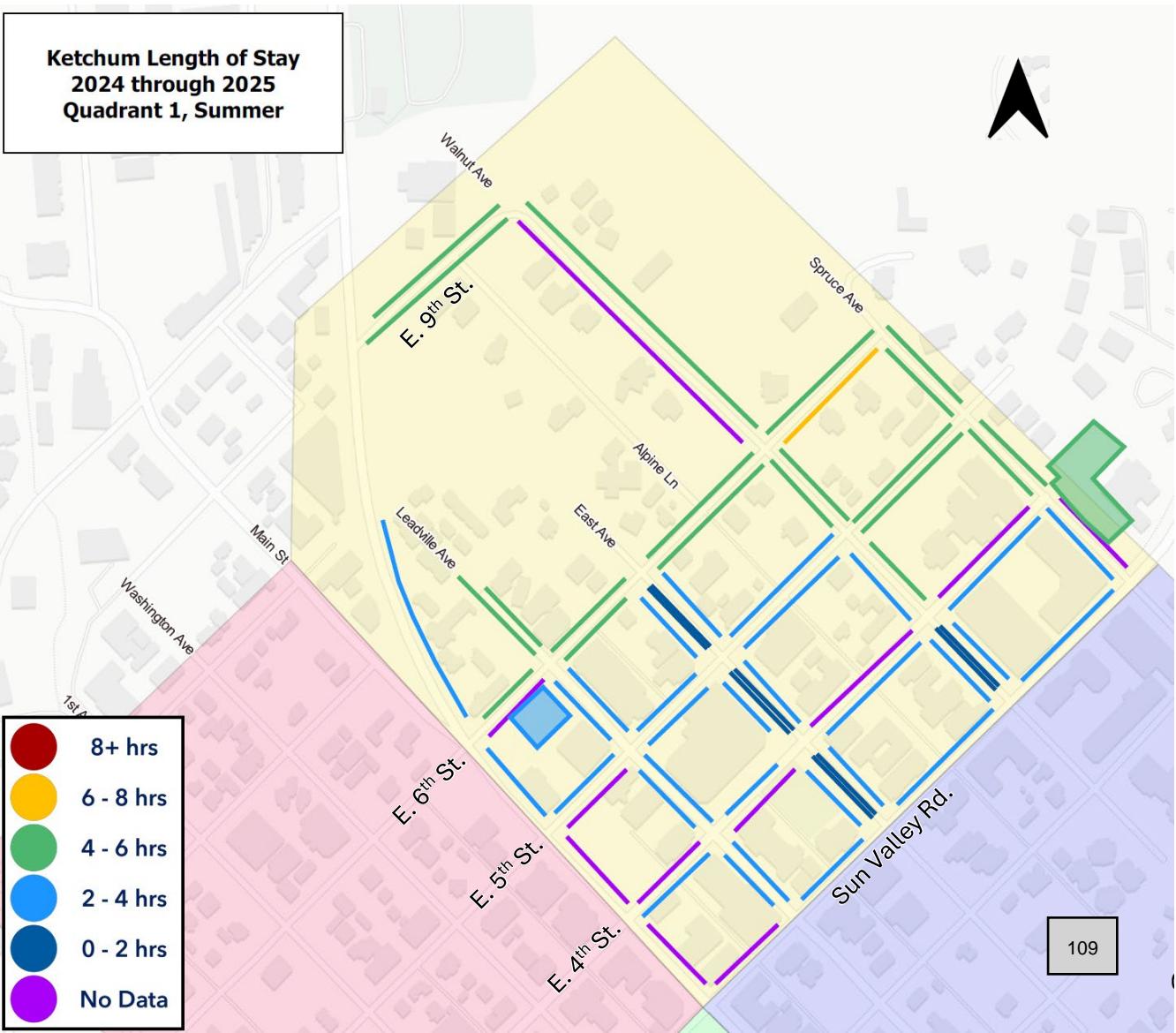


QUADRANT 1 – Occupancy & Length of Stay | Summer

Ketchum Occupancy
2024 through 2025
Quadrant 1, Summer
Midday



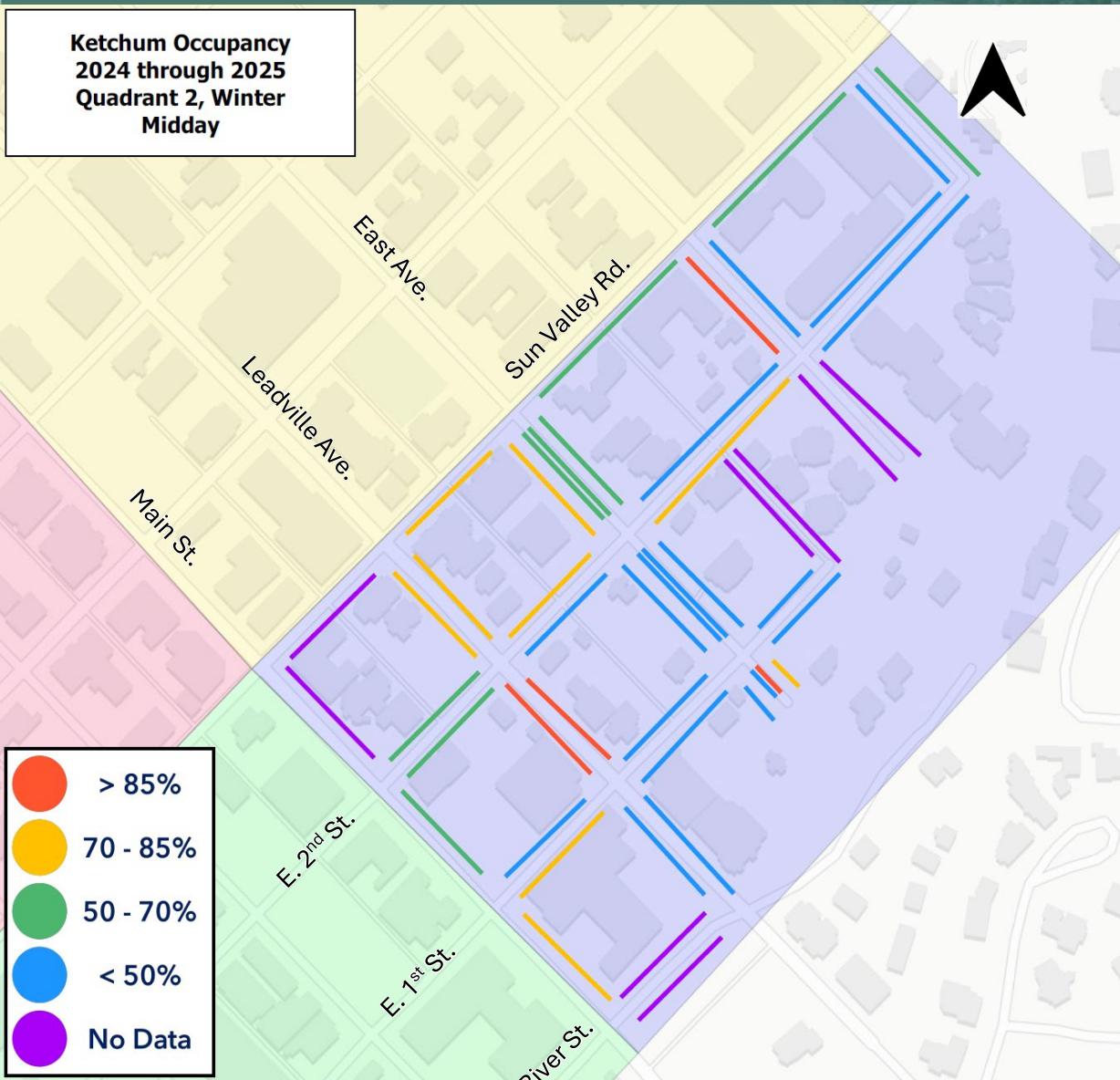
Ketchum Length of Stay
2024 through 2025
Quadrant 1, Summer



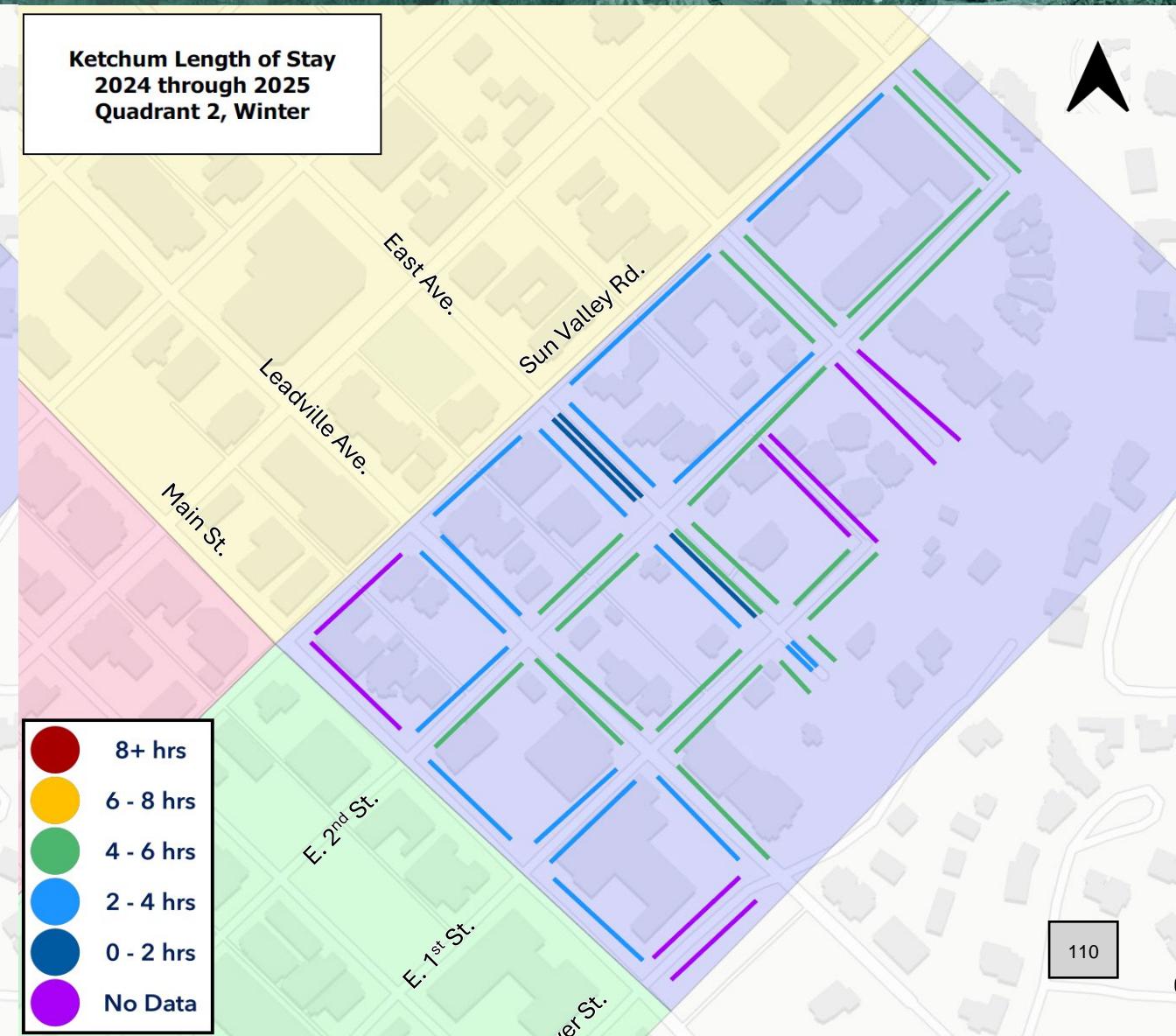


QUADRANT 2 – Occupancy & Length of Stay | Winter

Ketchum Occupancy
2024 through 2025
Quadrant 2, Winter
Midday



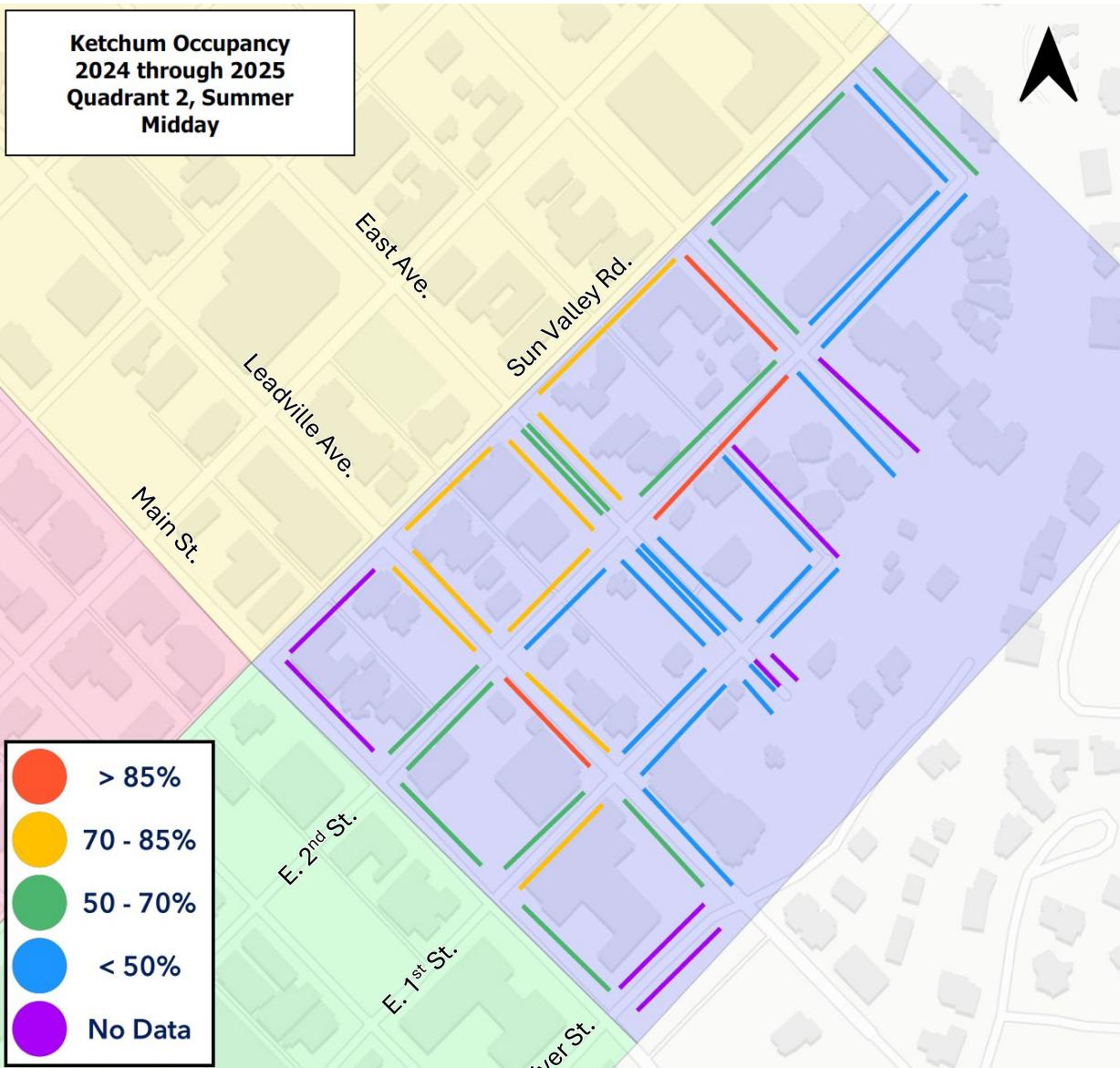
Ketchum Length of Stay
2024 through 2025
Quadrant 2, Winter



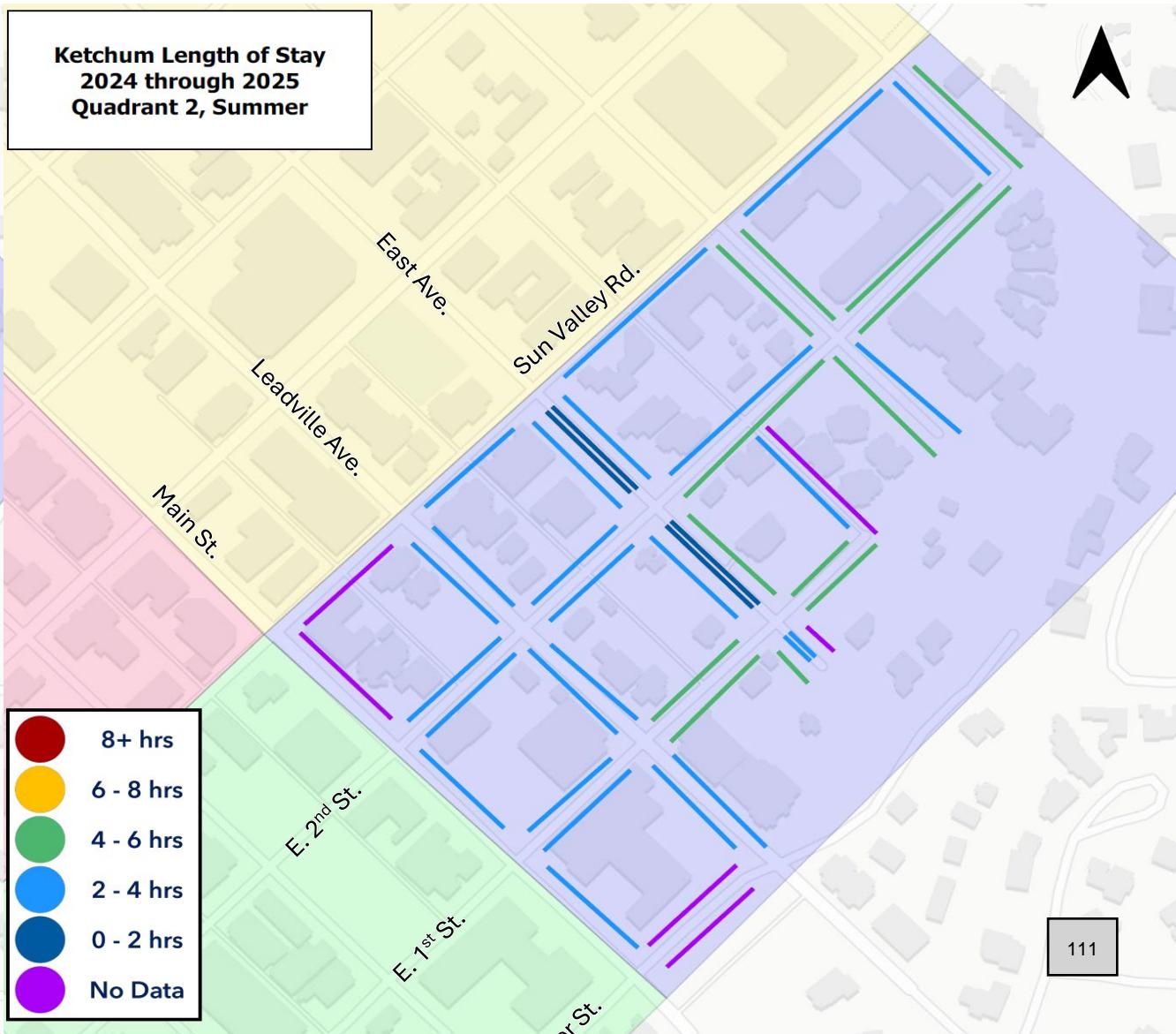


QUADRANT 2 – Occupancy & Length of Stay | Summer

Ketchum Occupancy
2024 through 2025
Quadrant 2, Summer
Midday



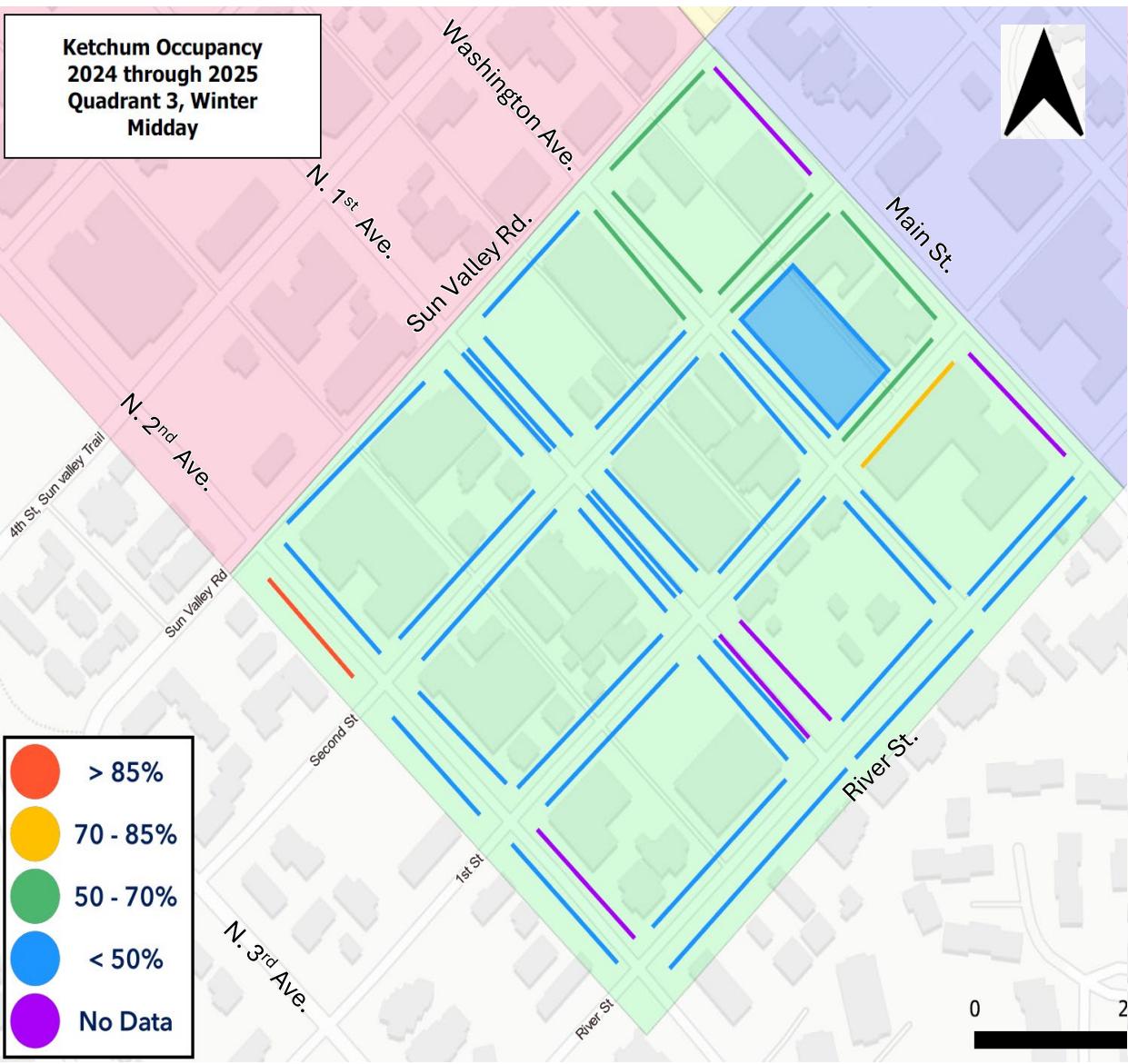
Ketchum Length of Stay
2024 through 2025
Quadrant 2, Summer



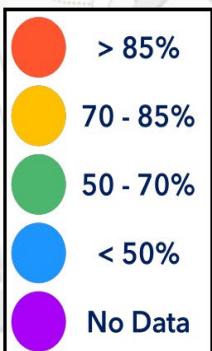


QUADRANT 3 – Occupancy & Length of Stay | Winter

Ketchum Occupancy
2024 through 2025
Quadrant 3, Winter
Midday



Ketchum Length of Stay
2024 through 2025
Quadrant 3, Winter



0 2

0 112 2



QUADRANT 3 – Occupancy & Length of Stay | Summer

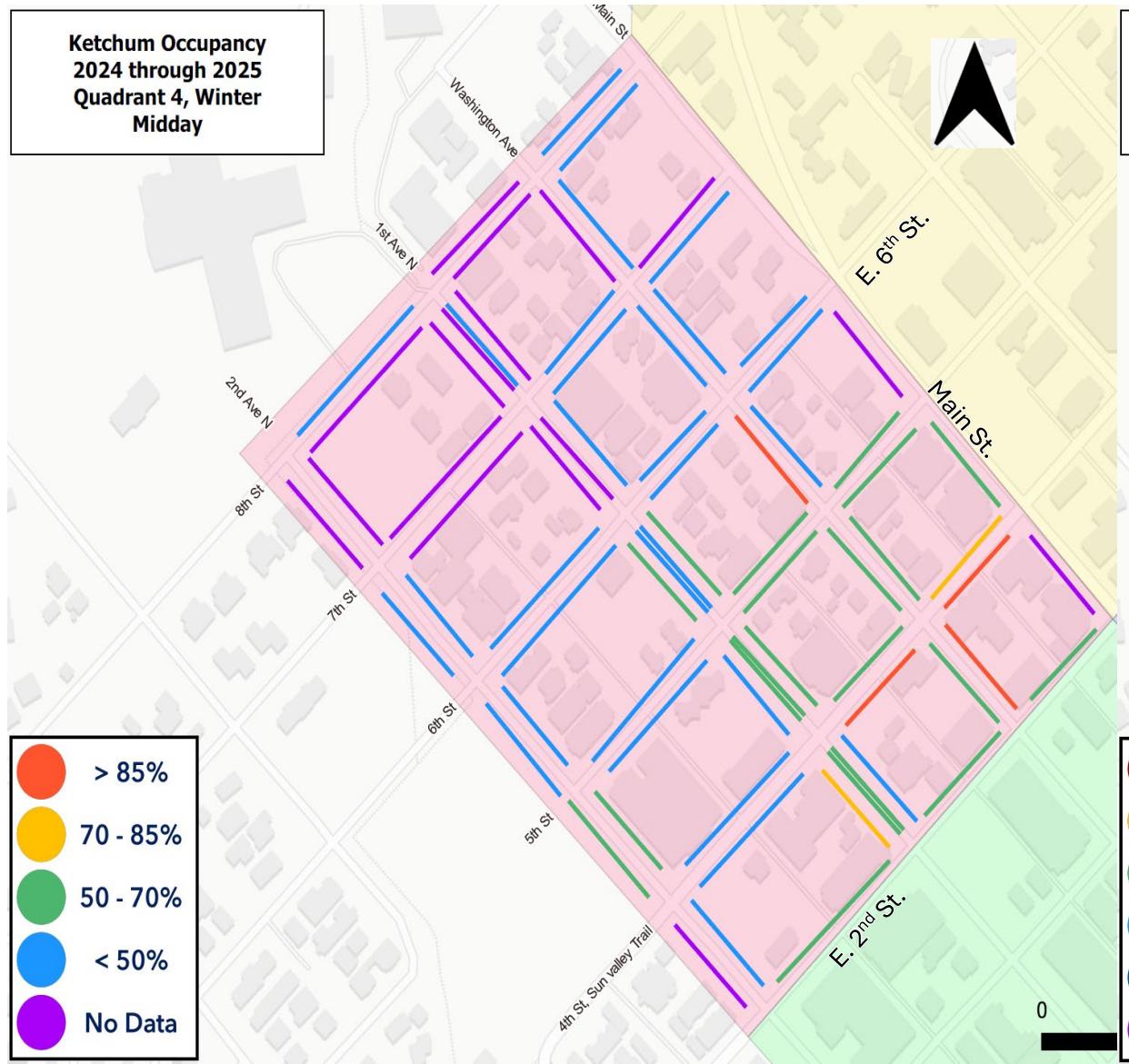




QUADRANT 4 – Occupancy & Length of Stay | Winter

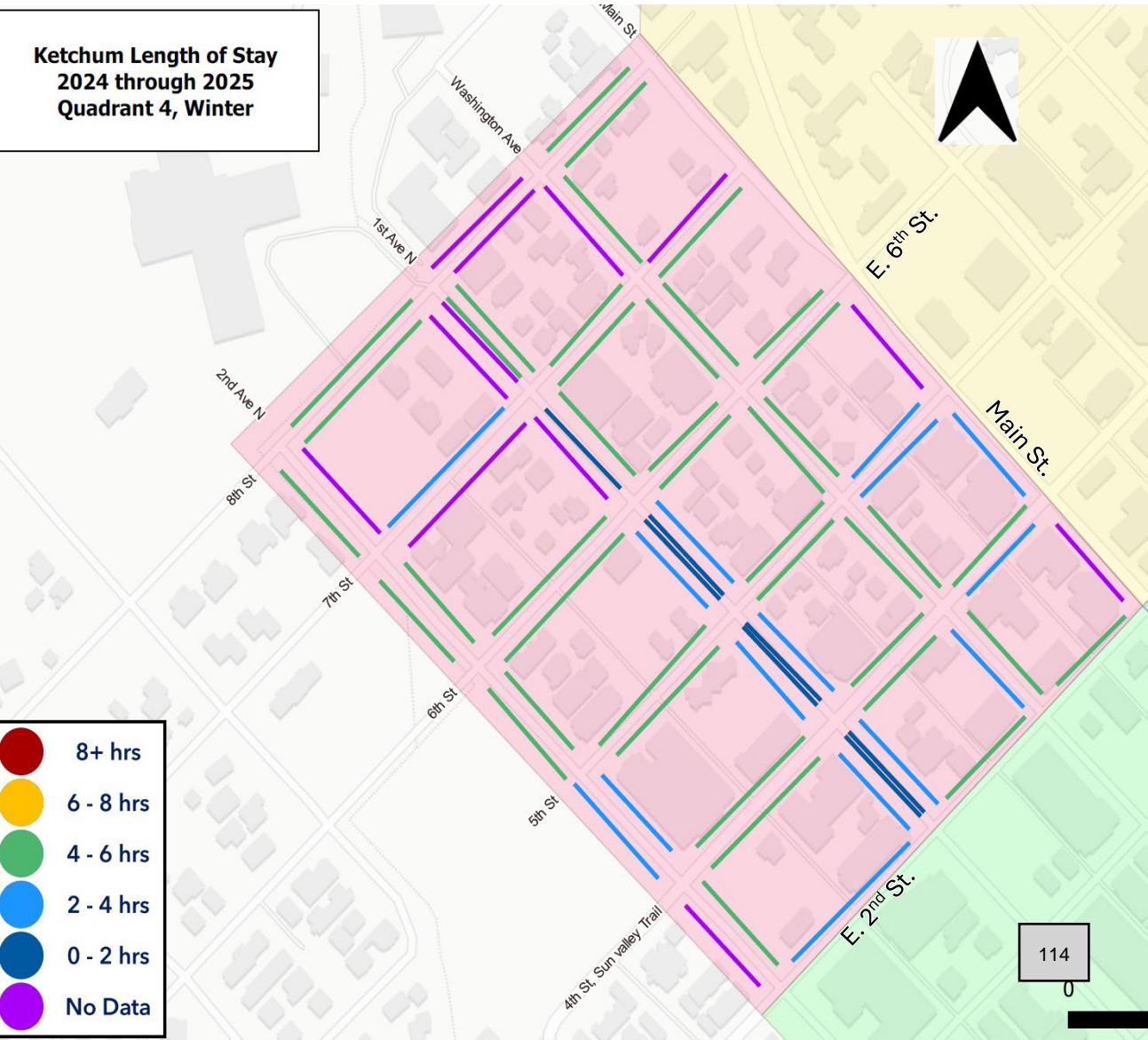
Ketchum Occupancy
2024 through 2025
Quadrant 4, Winter
Midday

> 85%
70 - 85%
50 - 70%
< 50%
No Data



Ketchum Length of Stay
2024 through 2025
Quadrant 4, Winter

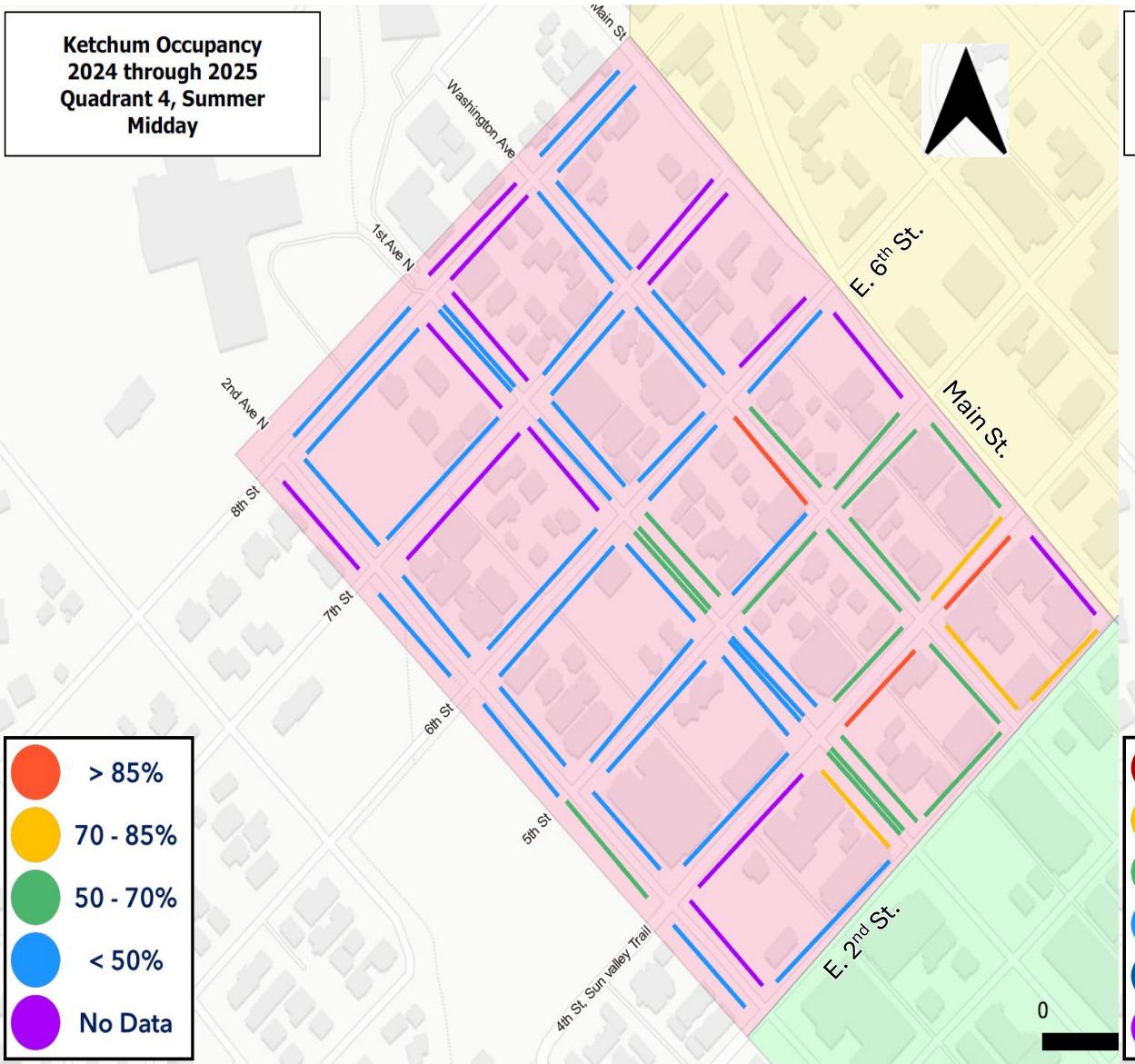
8+ hrs
6 - 8 hrs
4 - 6 hrs
2 - 4 hrs
0 - 2 hrs
No Data



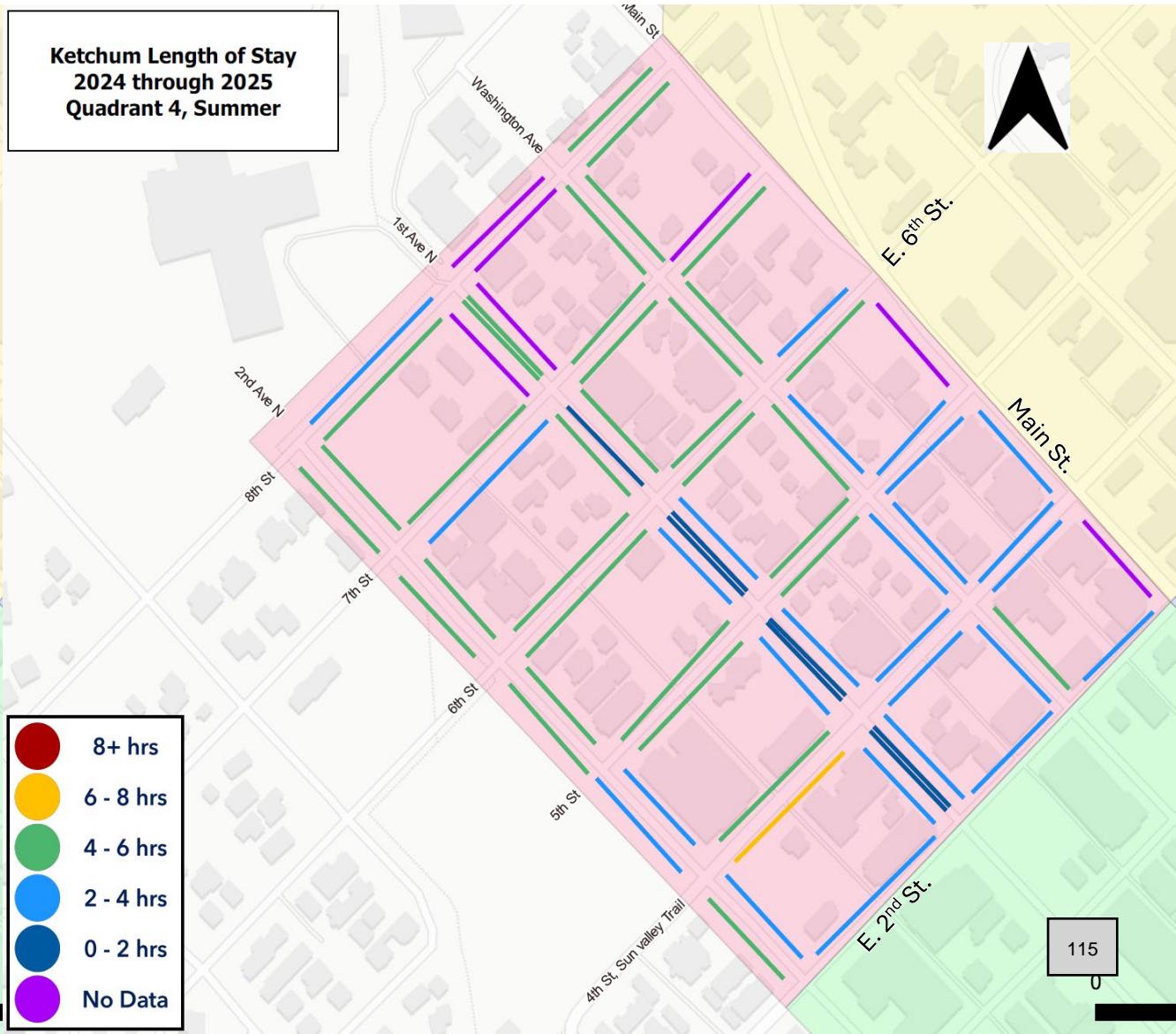


QUADRANT 4 – Occupancy & Length of Stay | Summer

Ketchum Occupancy
2024 through 2025
Quadrant 4, Summer
Midday



Ketchum Length of Stay
2024 through 2025
Quadrant 4, Summer



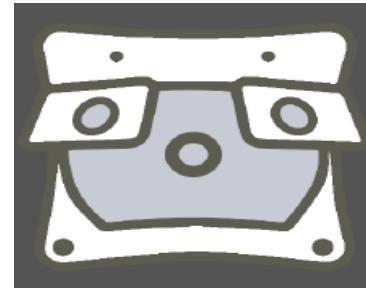


Data Collection: Overhead Sensors

- 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

- Review Process and calendar (30 minutes)

February 26 Regular City Council

- Spill over potential from Feb. 19th

March 12 Regular Council Meeting/Strategic Planning Session #3

- General Fund Forecast (60 minutes)
 - Revenues & Expenditures

March 26 Regular Council Meeting – Spring Break

- Original LOT Funds (1 hour)

April 9 Regular Council Meeting/Strategic Planning Session #4

- Capital Fund (45 minutes)
 - FY 2026 review, FY 2027 prelim list, & 5-Year Review

April 23 Regular Council Meeting/Strategic Planning Session #5

- Draft General Fund Budget – Summary Level (20 Minutes)
 - 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

- 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

- 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)

- Can not be changed after April 30th

June 25 Regular City Council Meeting

- 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**

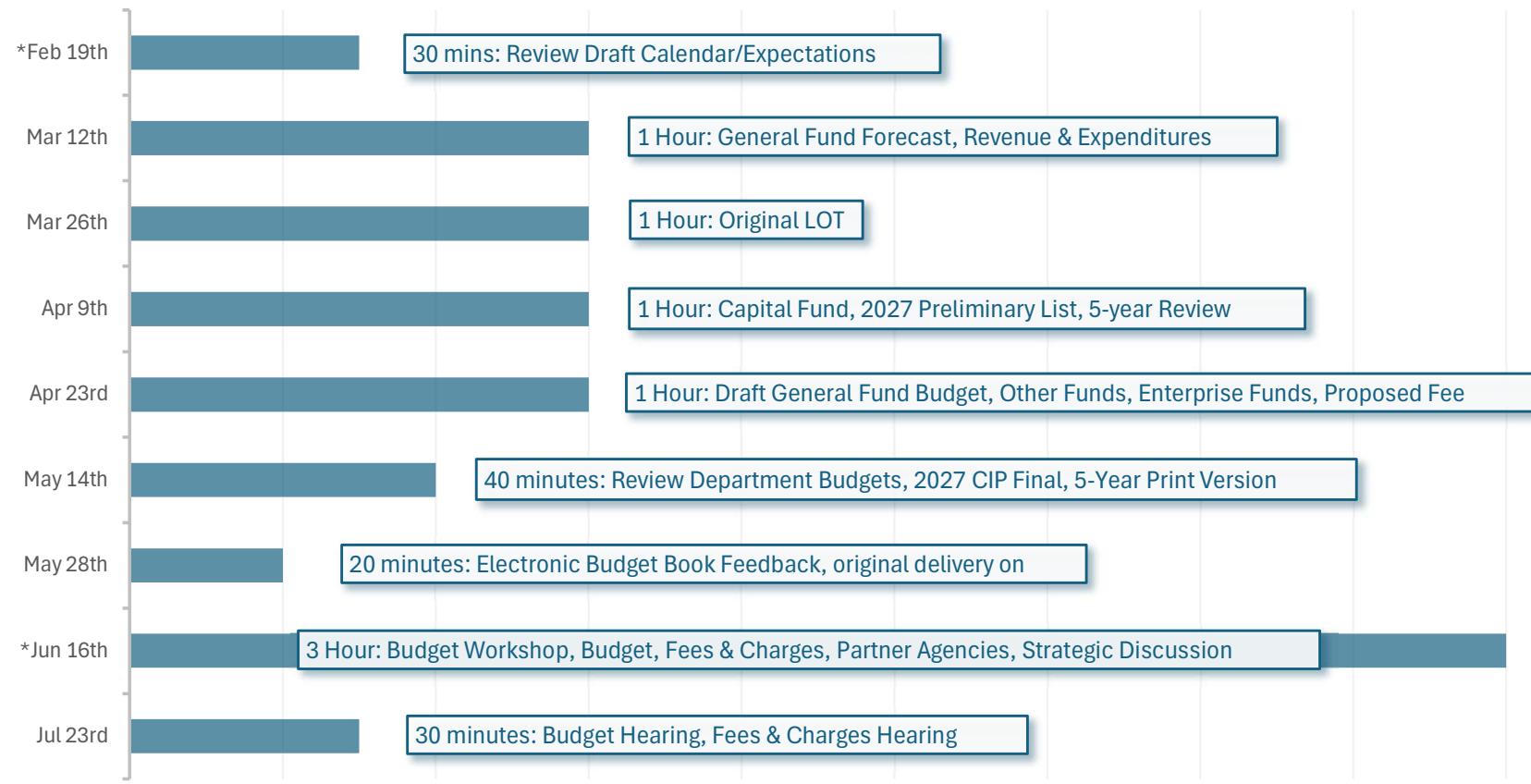
September 10 Tax Certification due to County (L-2 Form)

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	Comp Plan & Code Rewrite: 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	(6-month) Development Moratorium Anti-chain-store ordinance			

MOBILITY	Increase safety & connectivity: Atkinson Park corridor Bike safety on 4 th St. and on Saddle Rd. Trail connections: parks & base areas Sidewalks 5 th St. to 8 th St. on Wash Ave. Northwood connection to EH house	2 nd Avenue multi-use path	Revisit: Serenade signal Revisit: Main Street (parking)	Sidewalk prioritization	4 th Street east/west pedestrian realm Revisit: Main Street (striping)

HOUSING	Ownership Preservation Program Identify next project (Lift Tower Lodge) Housing mix and higher incomes Explore restriction by leasehold Criteria for City-owned properties Criteria for untangling restrictions	Ownership Preservation Program RFP current properties Lease to Locals New development	Identify next project	Ownership Preservation Program Revisit: Hyperborean & Bird Dr policies Middle-income Rental Preservation Program	Ownership Preservation Program Revisit: Hyperborean & Bird Dr policies Identify next project (Lift Tower Lodge) New development (misc. City lots) Design-first Housing philosophy 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
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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	LOT focus: ballot	LOT focus: ballot	LOT focus: May ballot Study: LOT/credit card users	LOT focus: modernize
	County health trust/cafeteria plan			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			Studies: Wildfire & avalanche	
		Ketchum Police Department	Ketchum Police Department	

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