



## Ketchum Urban Renewal Agency

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P.O. Box 2315 | 191 5<sup>th</sup> Street | Ketchum, ID 83340

March 9, 2026

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **RECOMMENDATION TO MODIFY PARKING REGULATIONS AT FIRST AND WASHINGTON PARKING LOT**

#### **Introduction/History**

The 1st and Washington Parking Lot has been discussed extensively over the past year including the following key issues:

- Goals for operation of the lot (purpose of the lot and primary targeted user)
- Direction on the preferred management approach
- Operation and maintenance agreement with the City with KURA agreeing to enter into a use agreement wherein the City operates, maintains, and enforces the lot with agreed upon reimbursement.

Additionally, before these key issues it should be noted that the lot went from a paid lot to a FREE, All-Day (with overnight parking allowed) parking lot to help mitigate Ketchum business owners' parking concerns with the Main Street Rehabilitation Project that occurred in the spring/summer 2024 with the subsequent loss of parking spaces.

With this change to free parking, the lot was primarily used by long-term parkers consisting of construction workers, employees of surrounding businesses and overnight guests of the Limelight Hotel. Complaints were received that short-term customer parking within the lot was no longer readily available. Long-term parkers shifted from surrounding streets into the lot. Unrestricted street parking was available adjacent to the lot; however, the lot was more convenient location for all day parkers.

After early summer 2025, restriping and sealing maintenance work along with community outreach/discussions with the Ketchum business community, the Board decided to split the lot into dual purposes with a.) 2-hour parking in the middle two rows and b.) All-Day parking in the row next to Washington Ave to appease both the needs of retail clients for local businesses **AND** their workers. The Board asked that the Community Service Officers continue to monitor the usage of the lot and future changes would be instituted if warranted.

The Mayor, Pete Prekeges, has asked that the 1<sup>st</sup> and Washington Lot be reverted to entirely All-Day parking as a one-year pilot based on feedback from the Ketchum Business Community.

The staff recommends to the Board that this proposed change to All-Day parking be instituted in March 2026. The lot has been equipped with Cleverciti sensors to monitor the parking for occupancy and duration statistical data, enforcement, and wayfinding. With the sensors and the daily experiences of the Community Service Officers, staff will provide feedback and reporting on how this change is received by the business community. Additionally, the utilization of off-street parking as long-term (All-Day) parking conforms to a typical City's parking management plan.

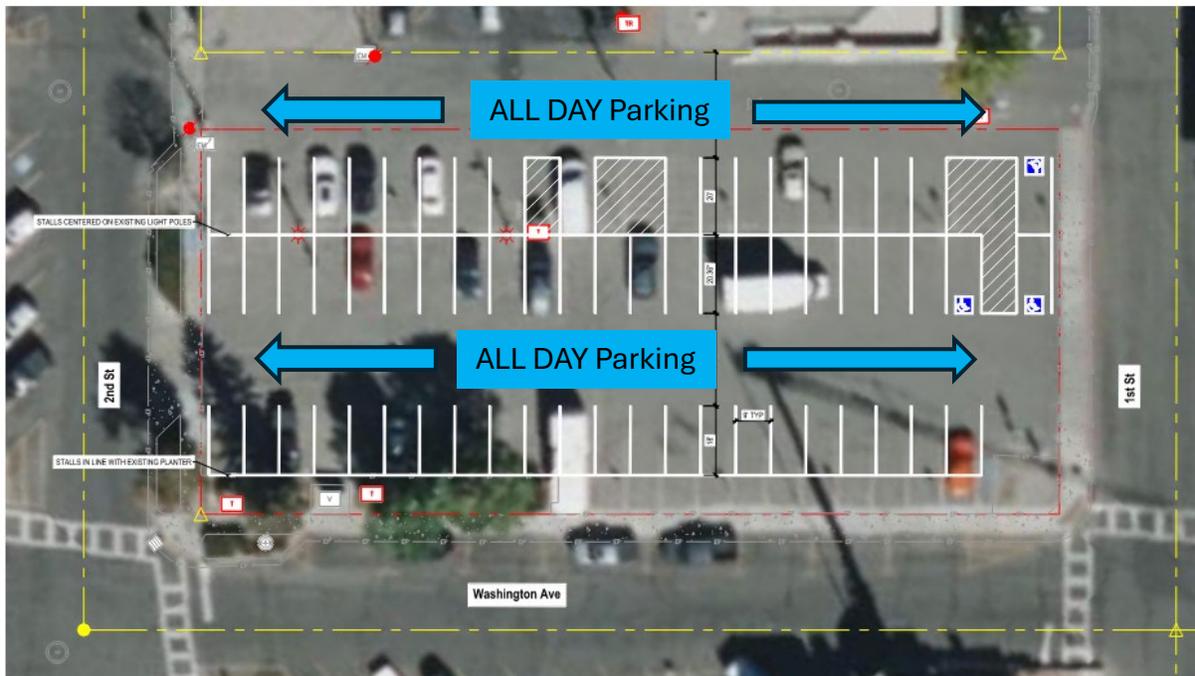
**Additional Funding Request**

- There is no additional funding needed for this change.

**Financial Requirement/Impact**

- N/A

***Staff recommends the Board modify parking regulations at the First and Washington Lot to move to All-Day parking for the entire lot for a pilot period of one year (see illustration below).***



# ATTACHMENT 1

## 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.

