

Ketchum Business Advisory Coalition (KBAC) Public Comment Regarding
Downtown Development Parking Requirements

If ‘community housing and dwelling units less than 750 square feet in size downtown’ are to be permanently listed for rent or purchase at rates that are consistent with the standards set for ‘affordable workforce housing’, then it might make sense to waive parking requirements for those particular dwelling units. But if they are to be rented or sold on the open market, then those developments should be required to provide parking, regardless of size. Just because a ‘unit’ is small doesn’t mean it will be affordable for Ketchum’s workforce. If developers say that they can’t afford to build downtown if they are required to provide parking, then less development may be the result. KBAC and the businesses we represent specifically want to encourage downtown development that is community-minded, and that addresses the need for affordable housing. No special incentives whatsoever are needed or justified for new development that does not provide affordable workforce housing. Any and all new development downtown that does not provide affordable workforce housing should be required to provide parking.

Thank you,
KBAC Board of Directors