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

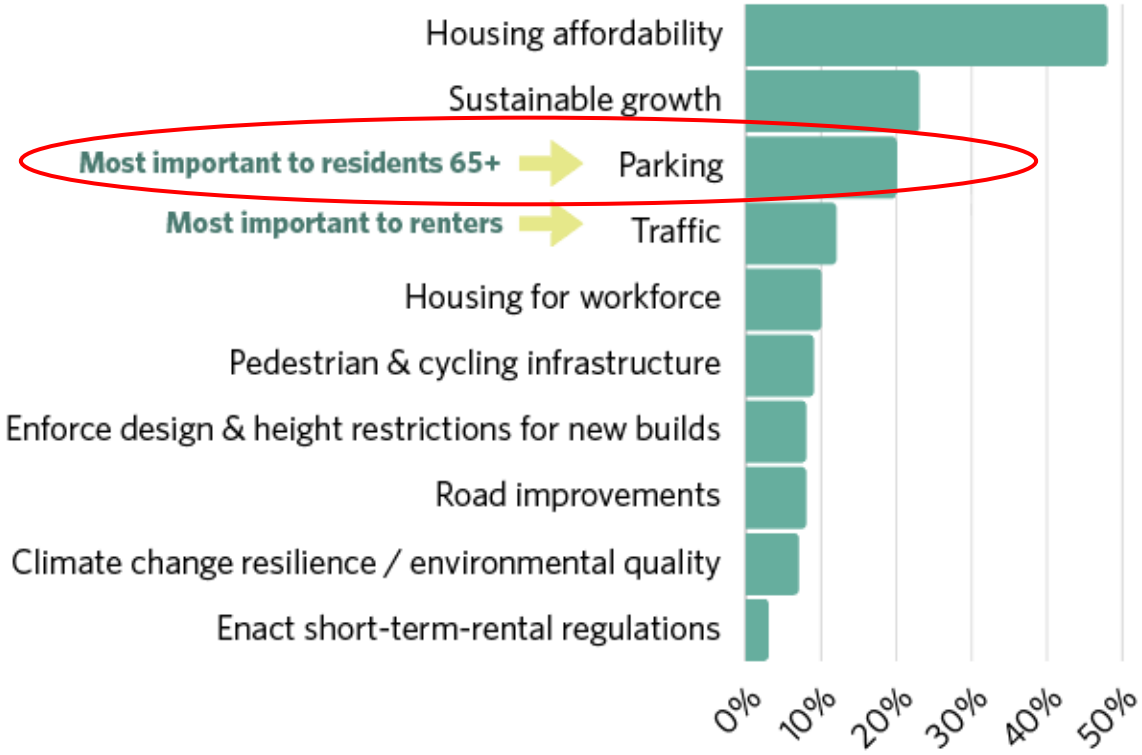
Council Feedback

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

Parking does not exist in a silo...

What's Most Important to the Community?

MOST IMPORTANT ISSUES FOR RESIDENTS



MOST IMPORTANT ISSUES FOR BUSINESSES

Statistics collected January-February 2024 through a controlled survey of Ketchum business owners, employees, and residents (renters and homeowners)

Successful downtowns involve tradeoffs….

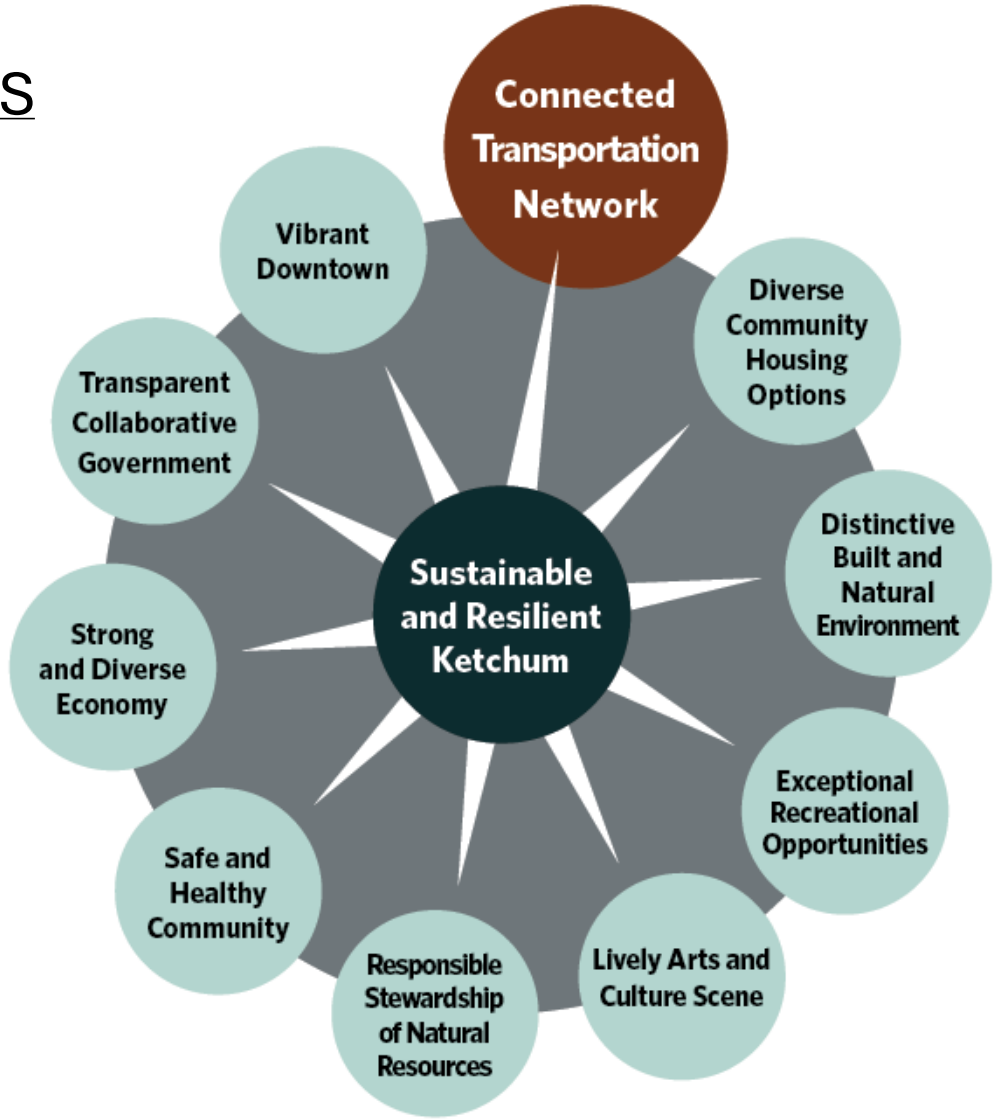
BEFORE

AFTER

Improve Opportunities, Access and Safety

Well-Connected Community = <u>Mobility CHOICES</u>

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

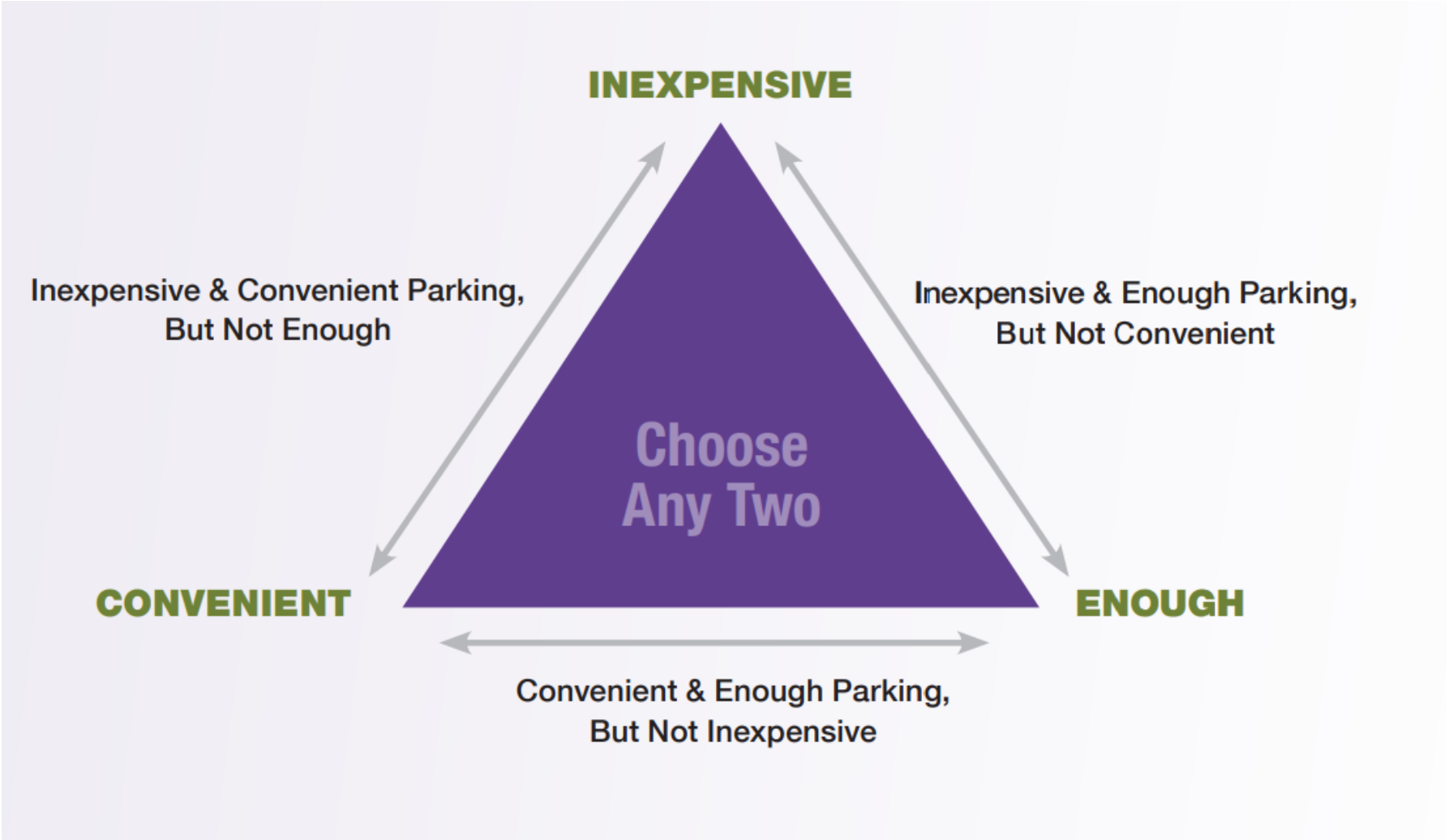


Parking 101 – How Do We Manage Adequate Supply?

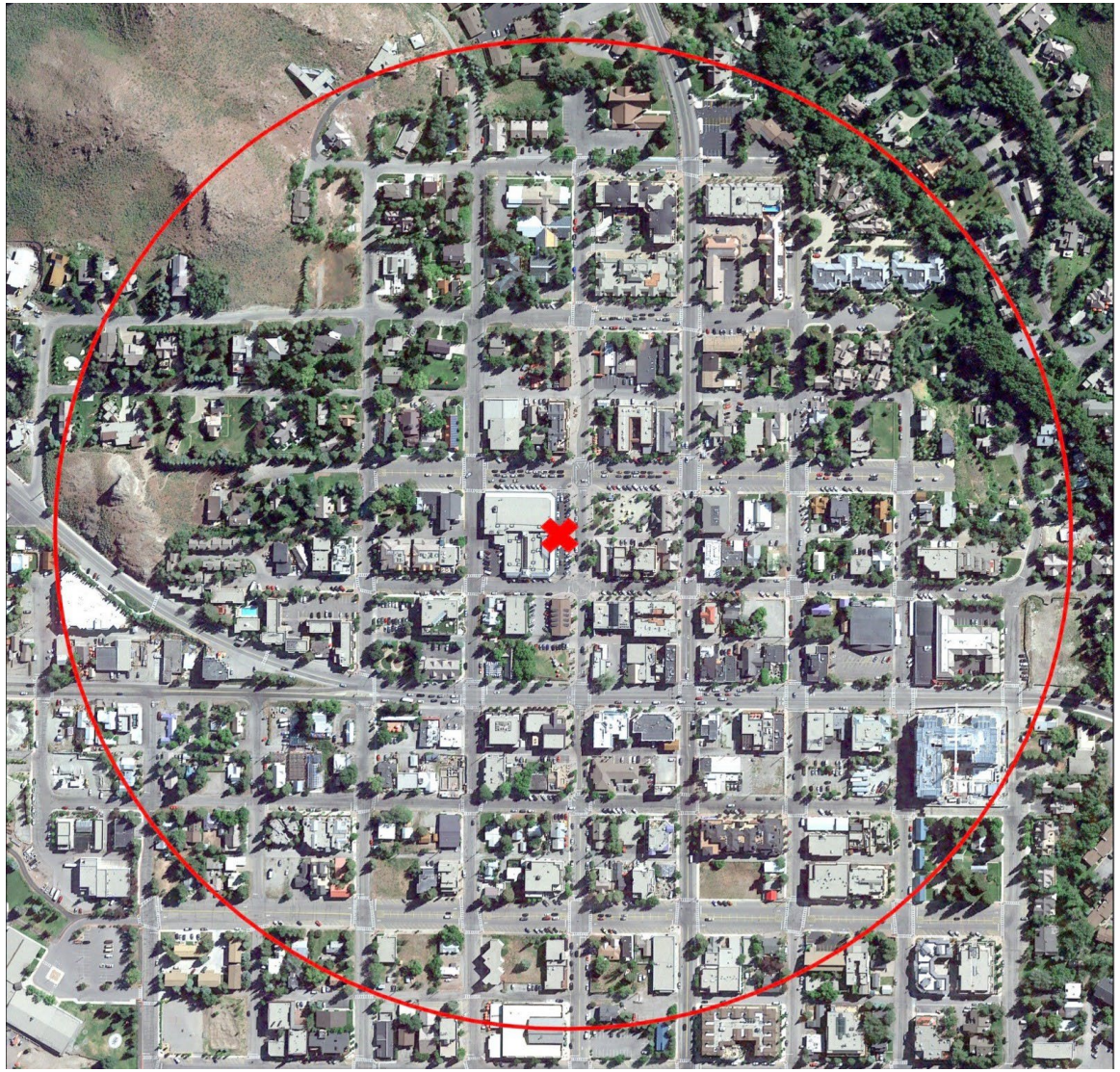
Everyone wants three things when it comes to parking:

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.



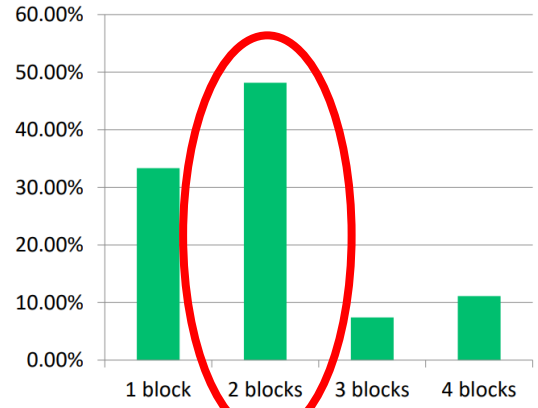
Conditioned Behavior



Employees

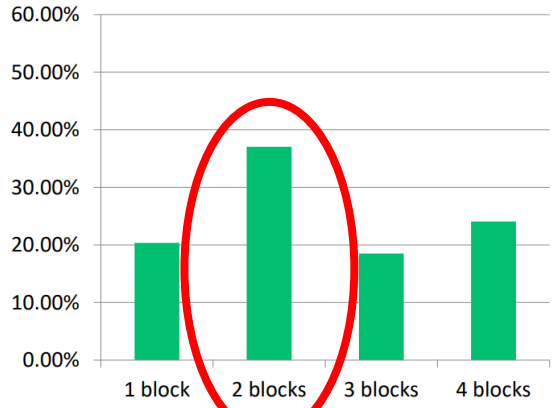
What is a reasonable distance to walk from a parking space to work during the *snow season*?

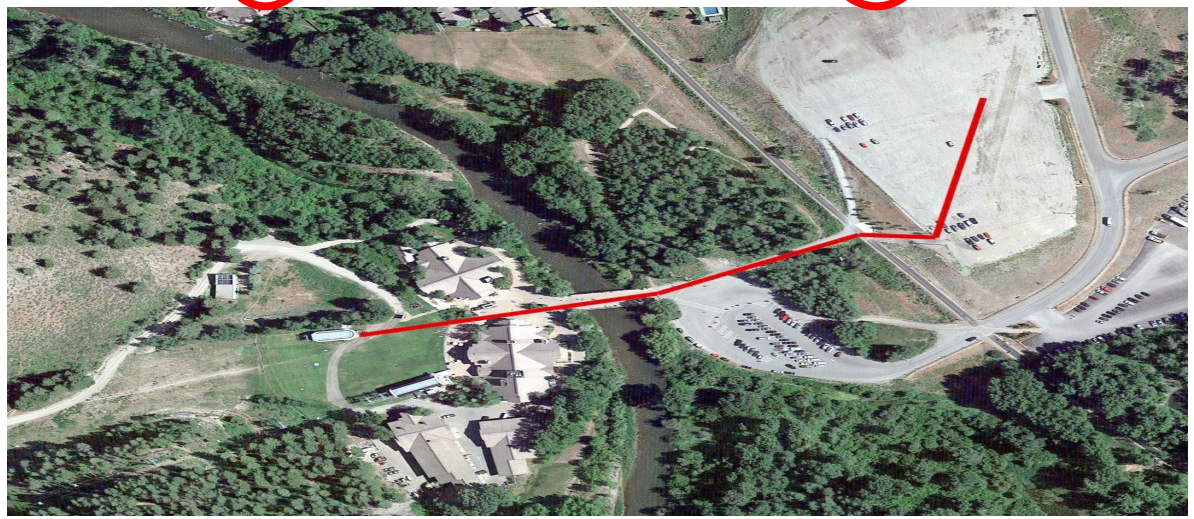
- ❑ 1 block
- ❑ 2 blocks
- ❑ 3 blocks
- ❑ 4+ blocks



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*

Managing Parking Supply = "A BALANCING ACT"

837 Spaces

995 Spaces

2-hour (or less)
CUSTOMER parking

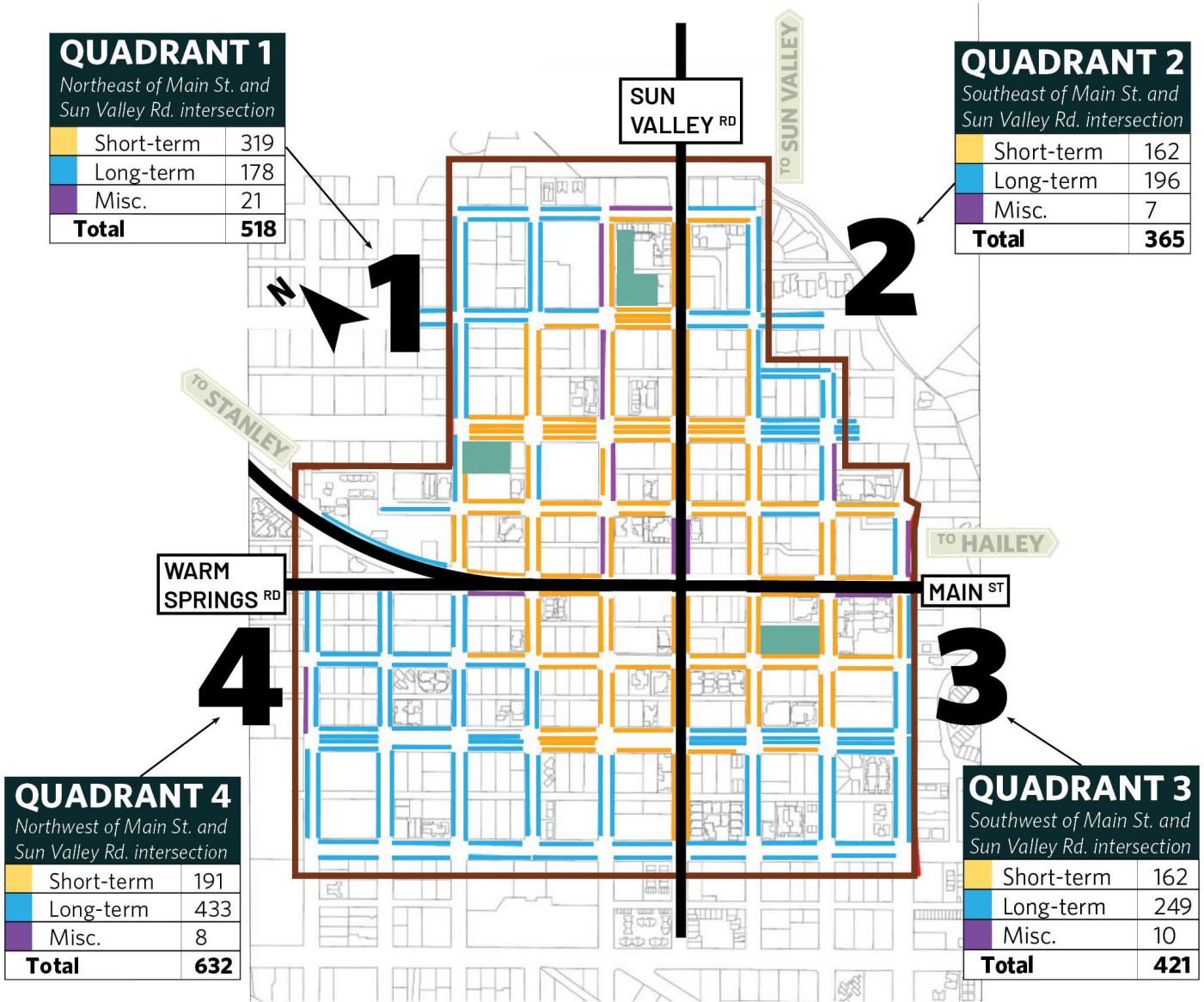
- Restaurants
- Retail
- Businesses
- Events

Unrestricted residential/EMPLOYEE parking

Background: Available On-Street Parking

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 3
Southwest of Main St. and Sun Valley Rd. intersection

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

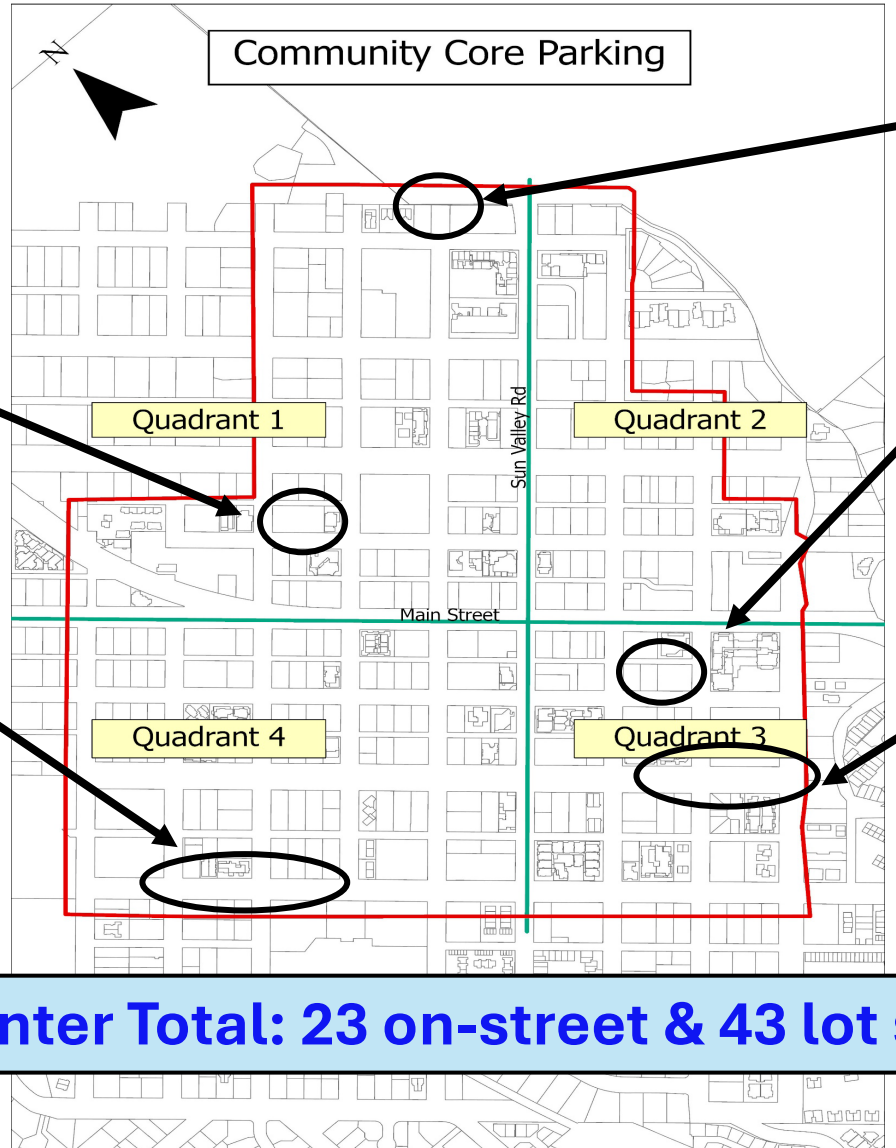
QUADRANT 4
Northwest of Main St. and Sun Valley Rd. intersection

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

Background: Available Off-Street/Winter Parking

Leadville Lot*	
Misc.	26

Second Avenue*	
Misc.	26



Fourth Street Lot	
Misc.	56

Washington Ave Lot*	
Misc.	66

First Avenue*	
Misc.	25

*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

- **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 <u>NOT</u> recommend paid parking** (unless compliance issues)
- Part of annual review is to **review changes in land-use patterns** (zoning project)

Education & Enforcement = BEDROCK

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

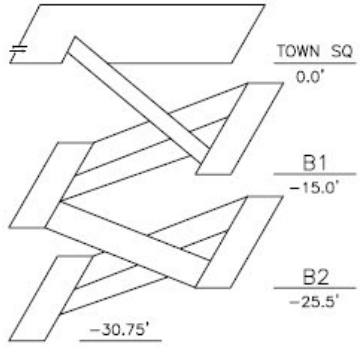
Short-term actions

- 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

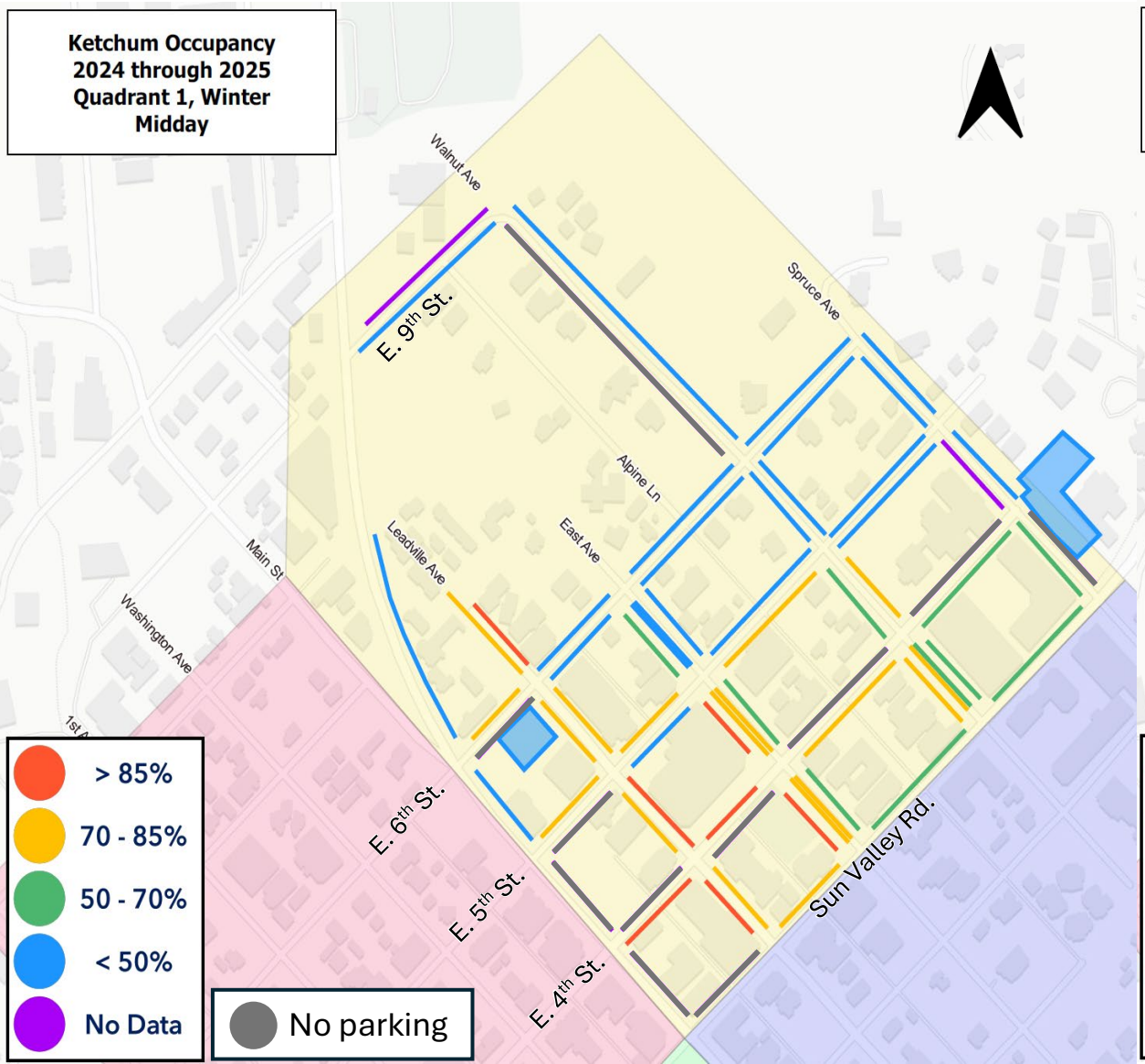
Level	9'-0"	8'-6"	Compact	Accessible	Total
B1	68	15	7	3	93
B2	69	15	8	3	95
Total	137	30	15	6	188

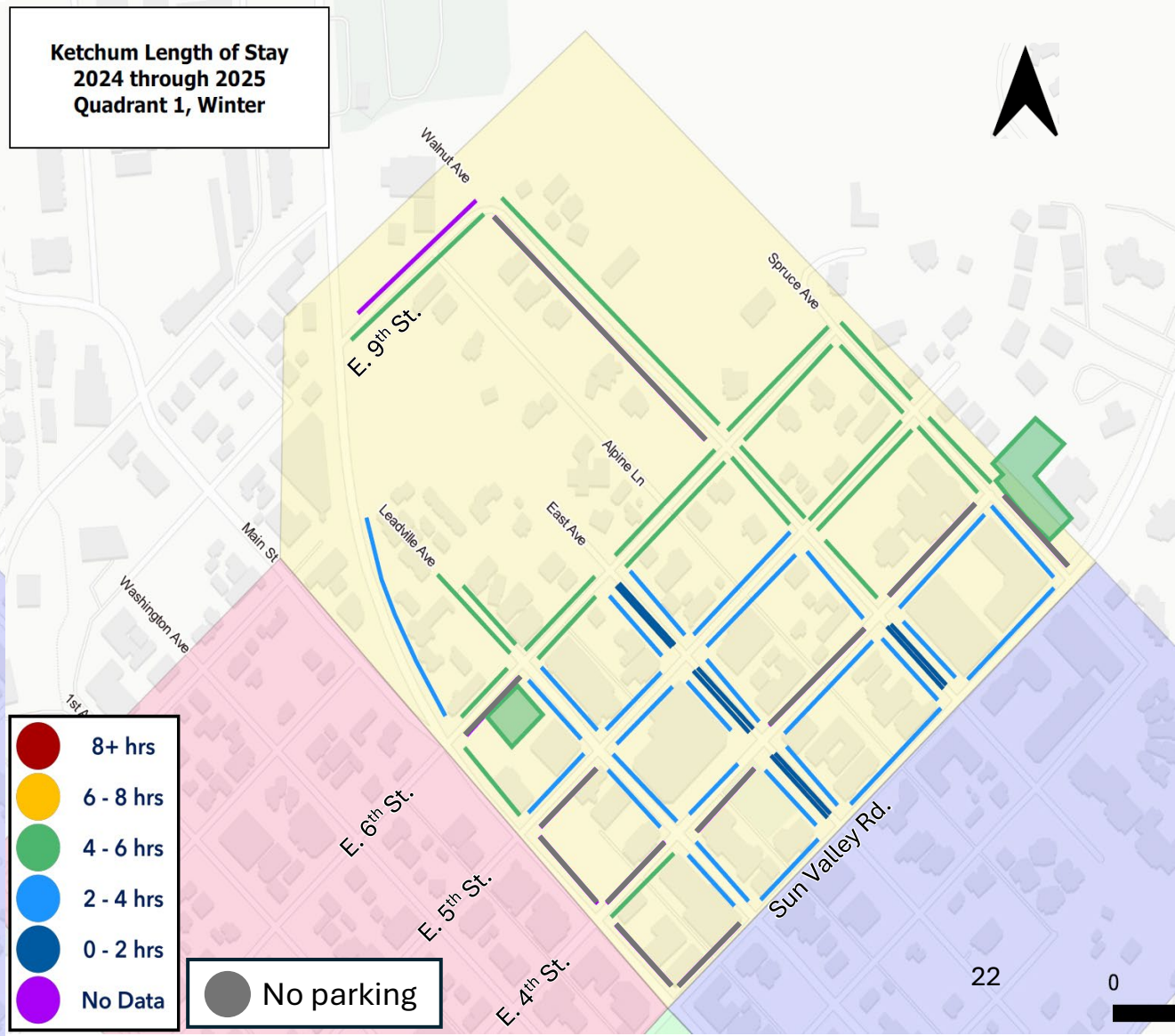
74,322 SF = Parking Efficiency of 395.3 SF/Space

DATA: Occupancy & Length of Stay

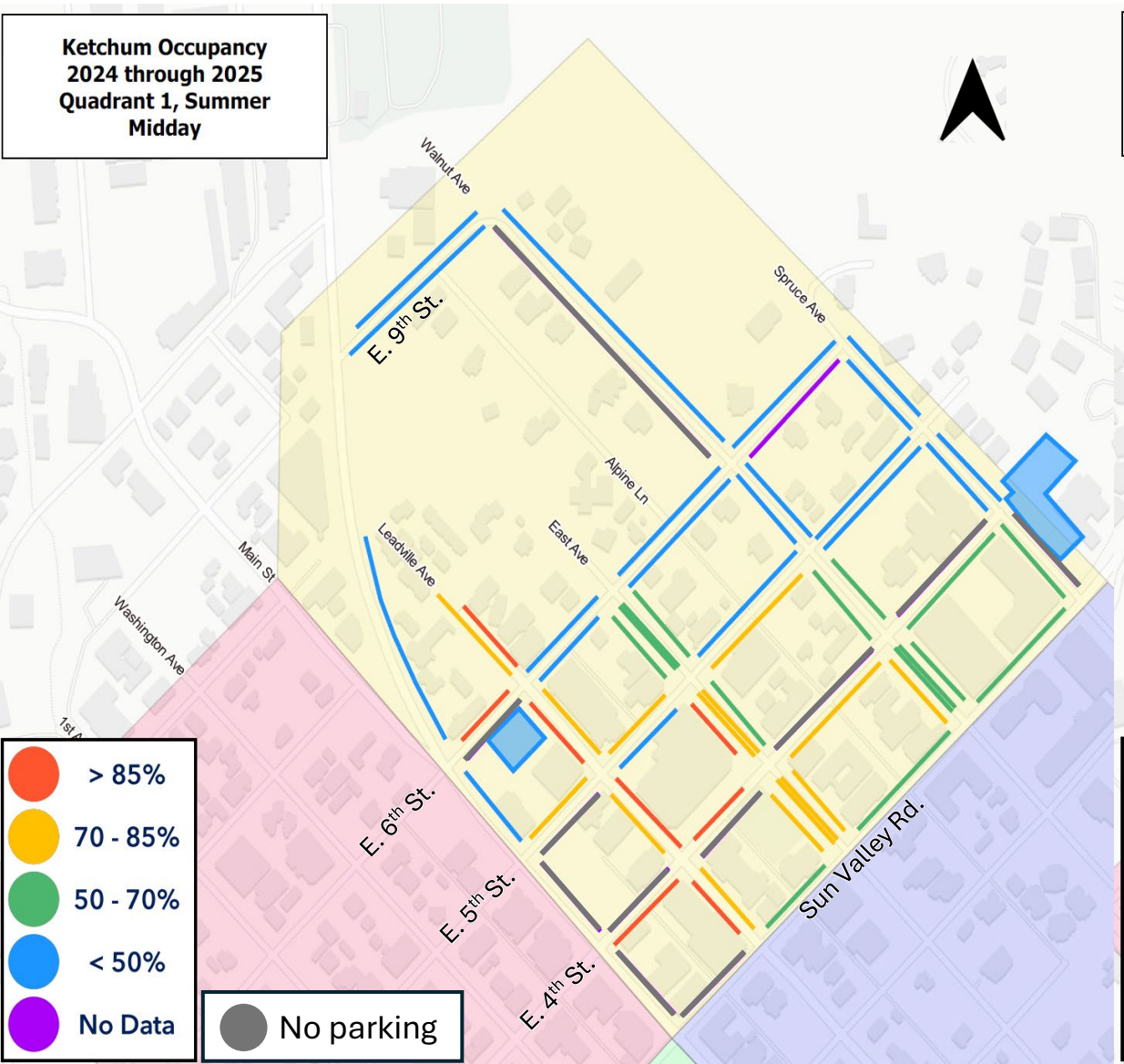
Collection period: 2024-2025

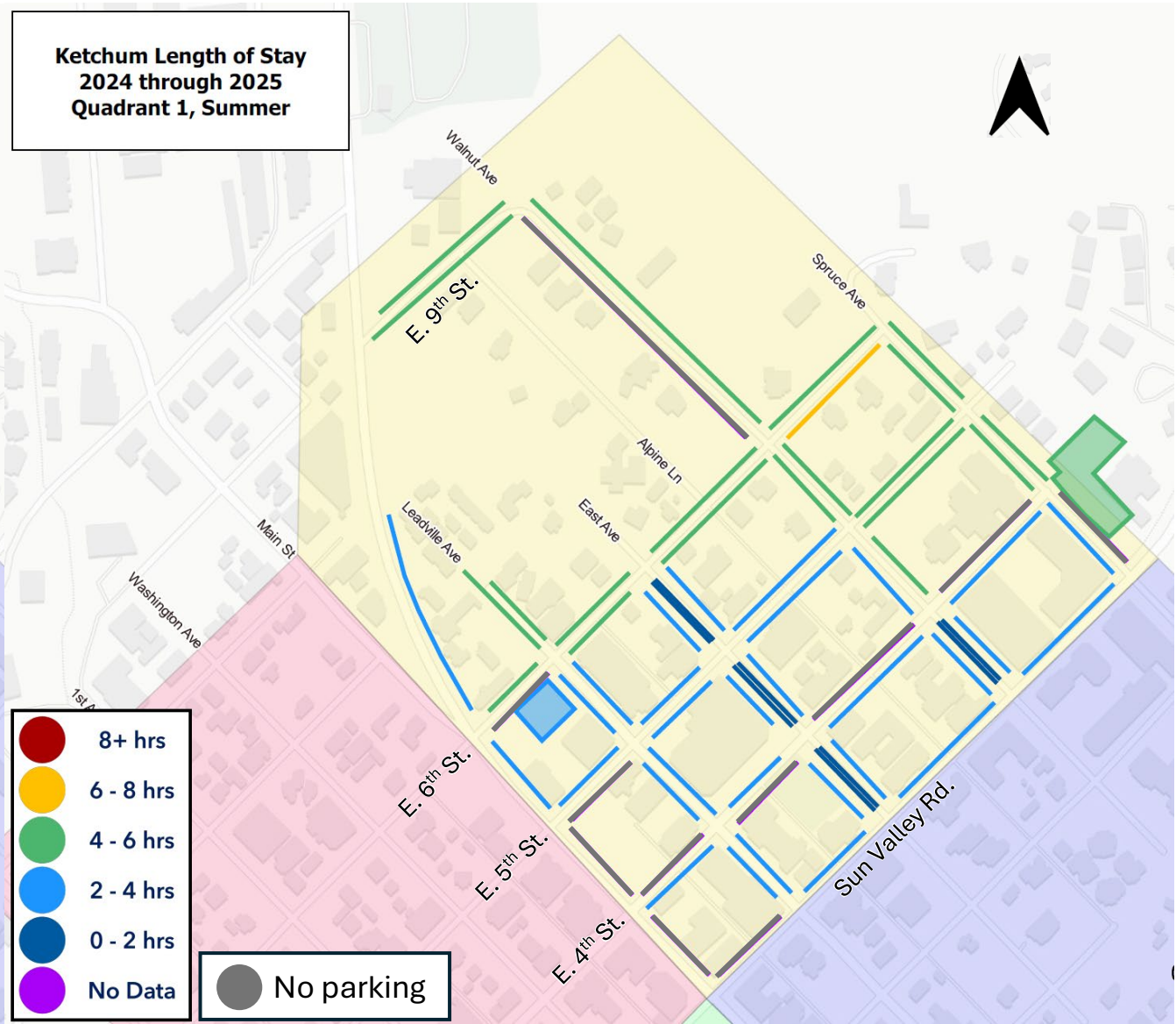
QUADRANT 1 – Occupancy & Length of Stay | Winter



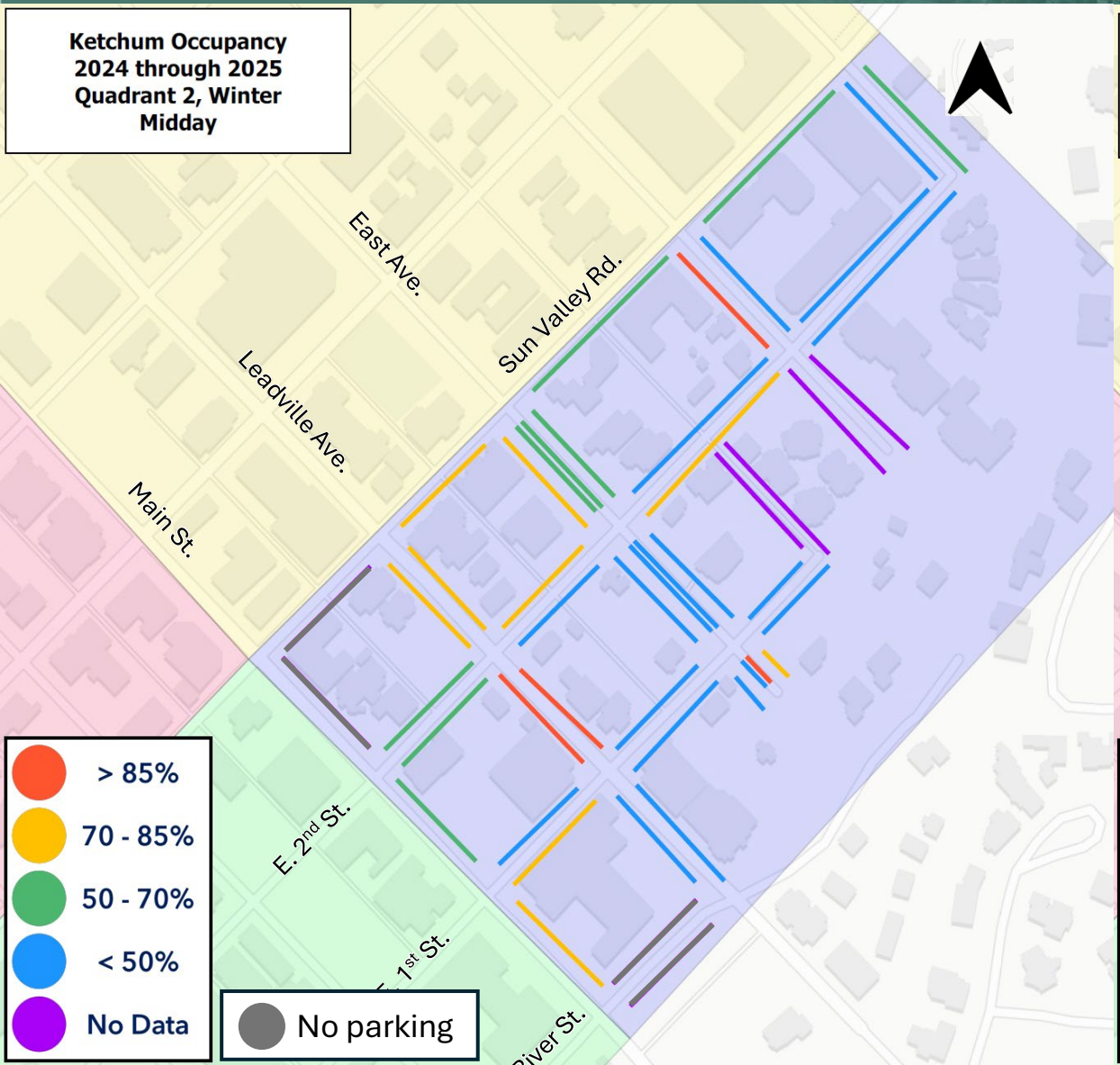


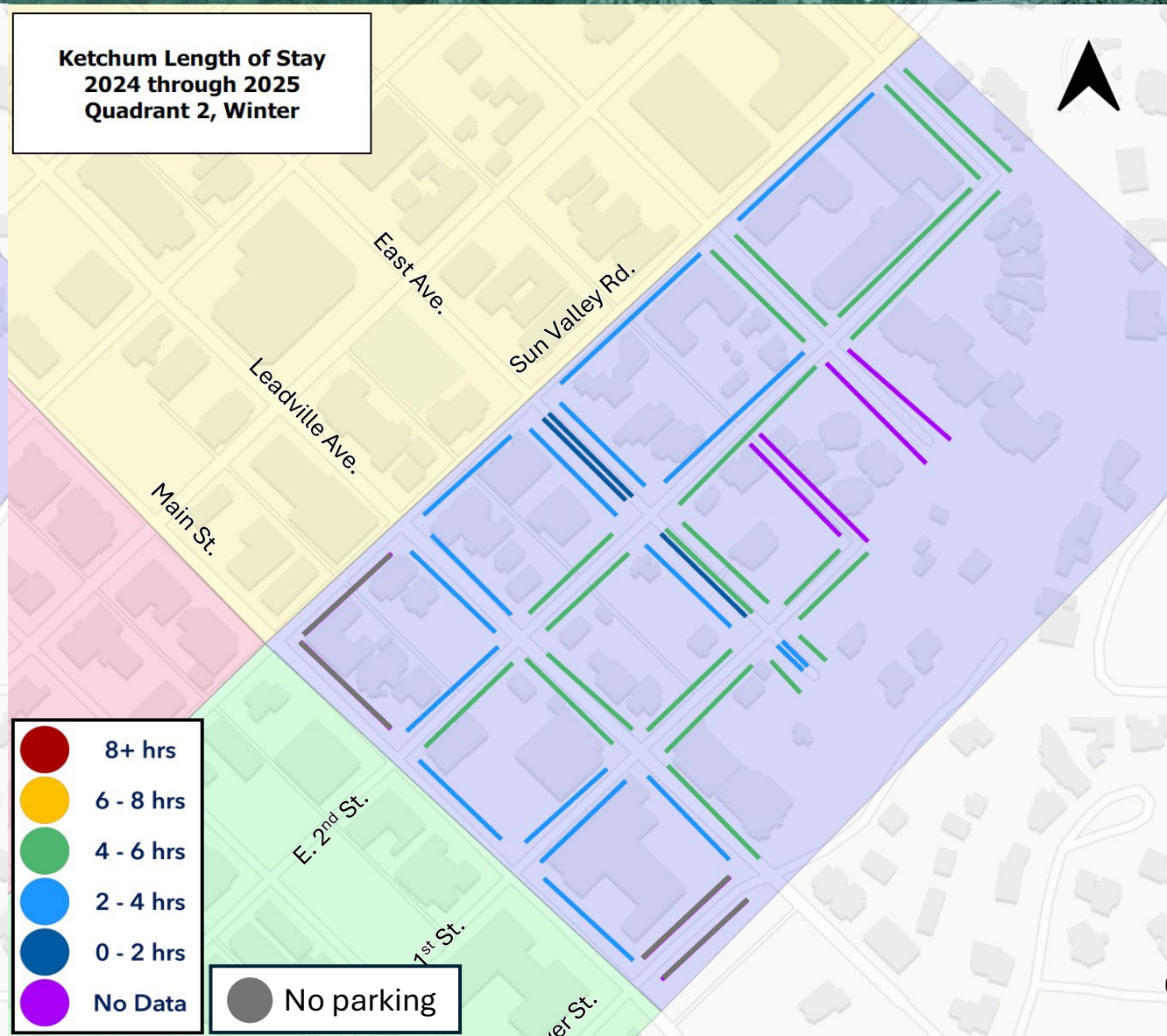
QUADRANT 1 – Occupancy & Length of Stay | Summer





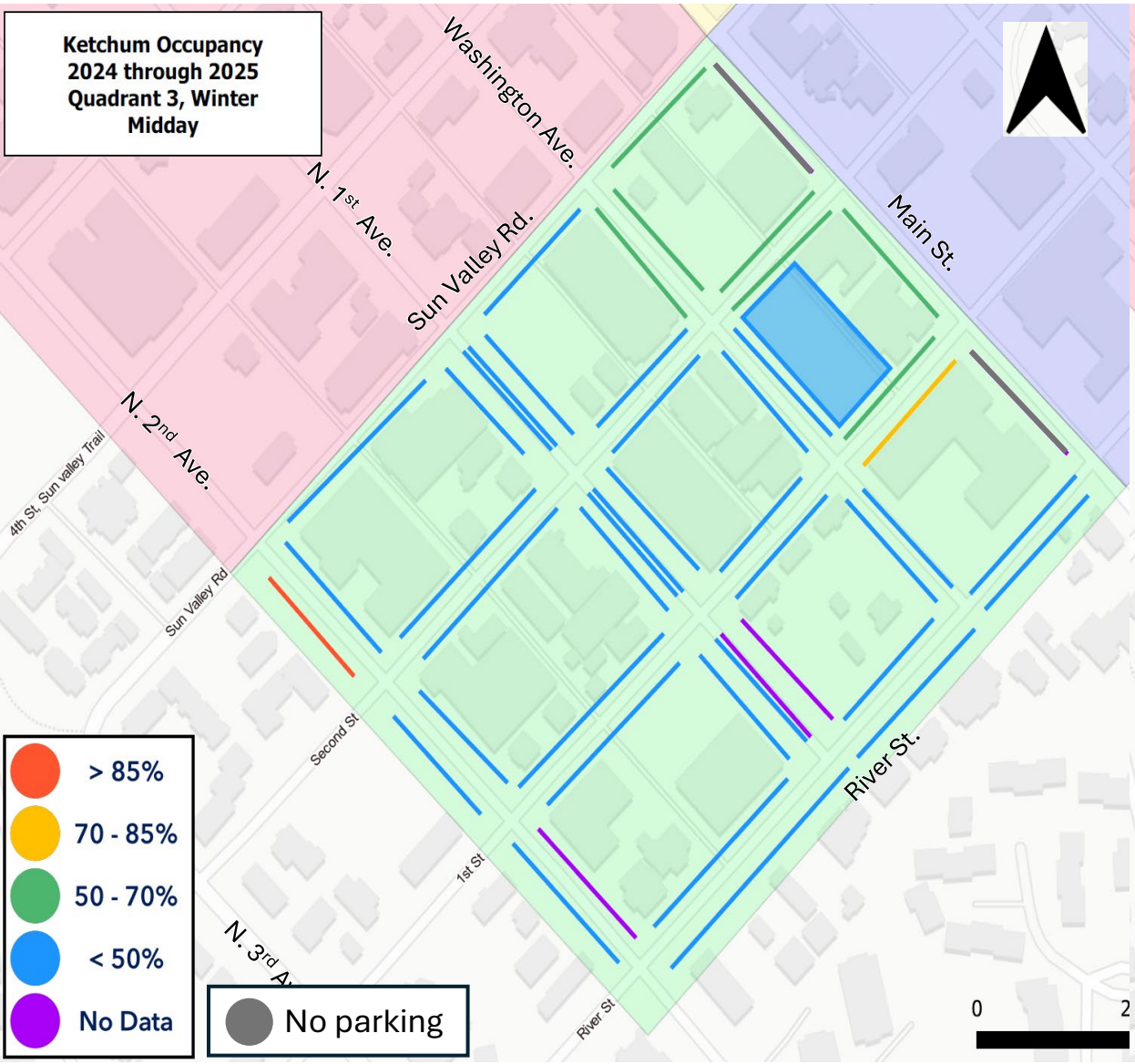
QUADRANT 2 – Occupancy & Length of Stay | Winter





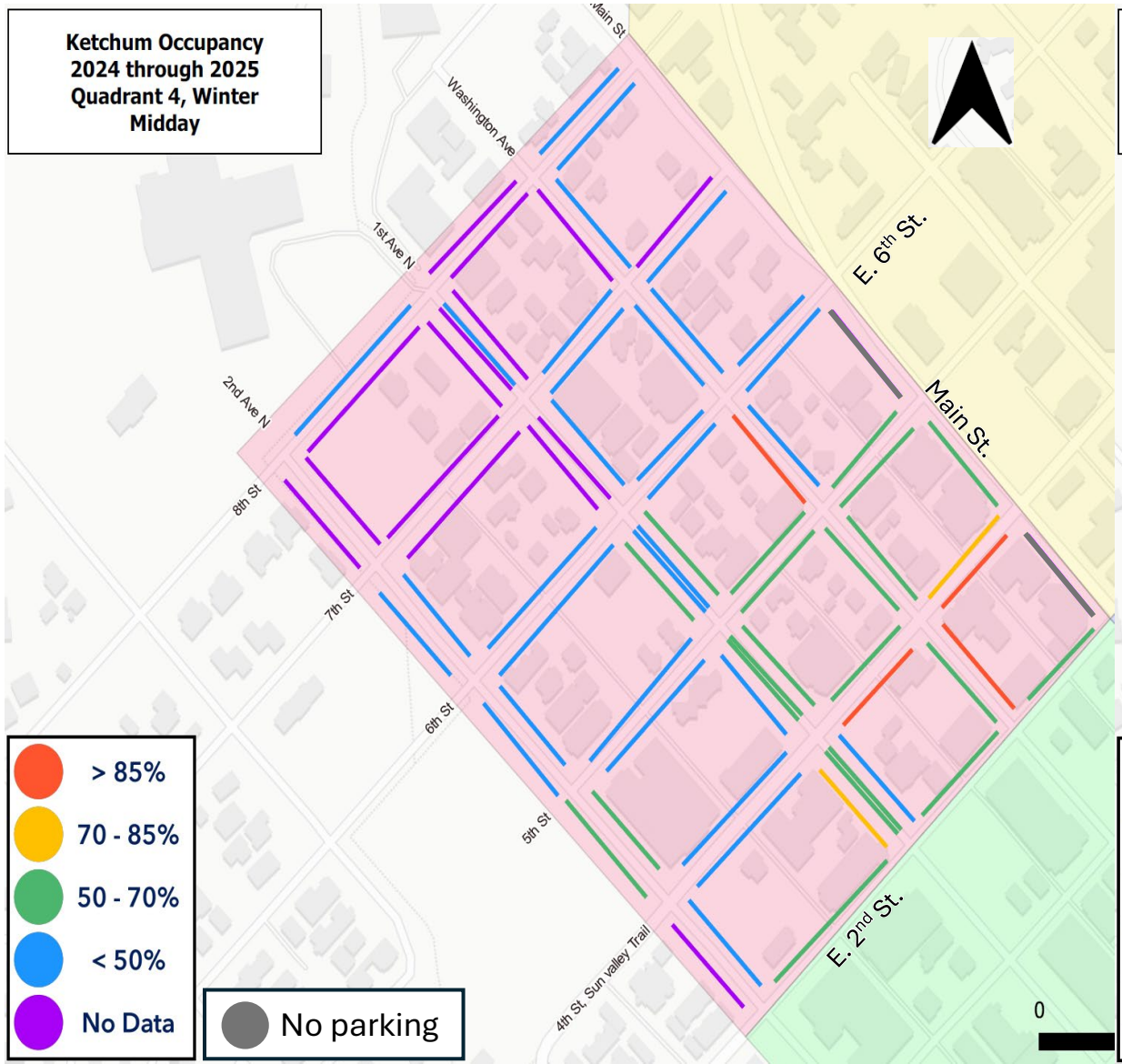
QUADRANT 2 – Occupancy & Length of Stay | Summer

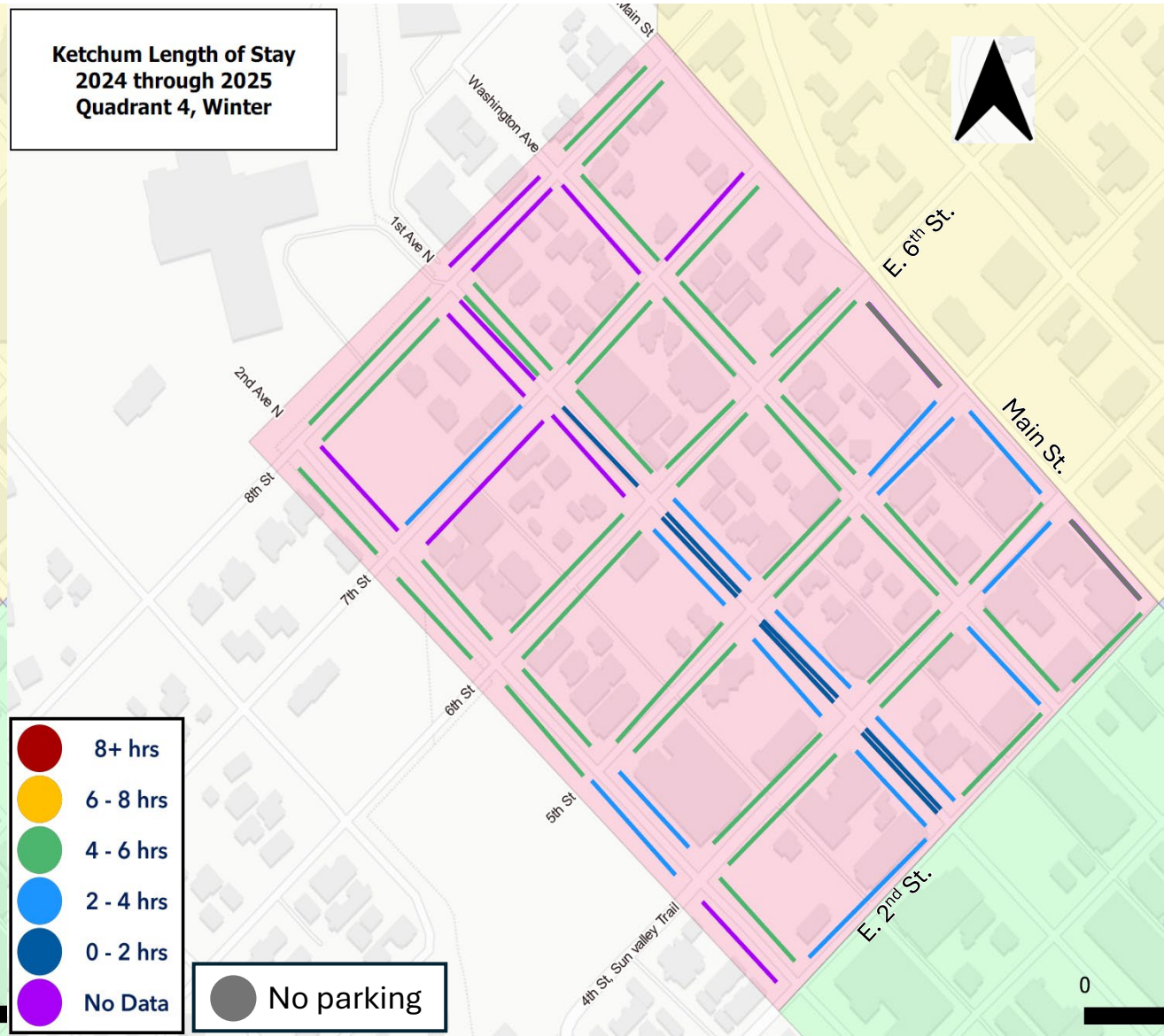
QUADRANT 3 – Occupancy & Length of Stay | Winter



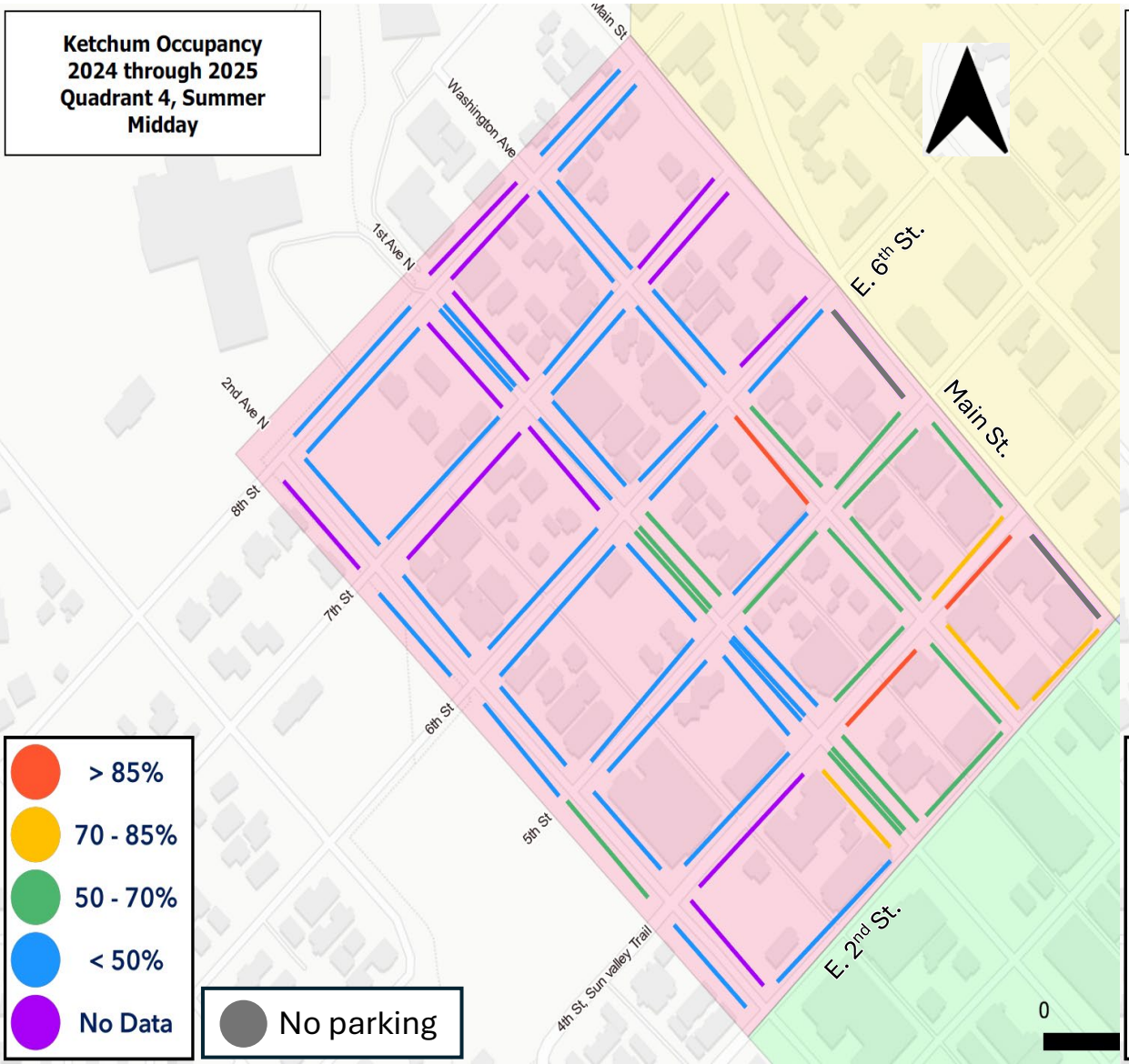
QUADRANT 3 – Occupancy & Length of Stay | Summer

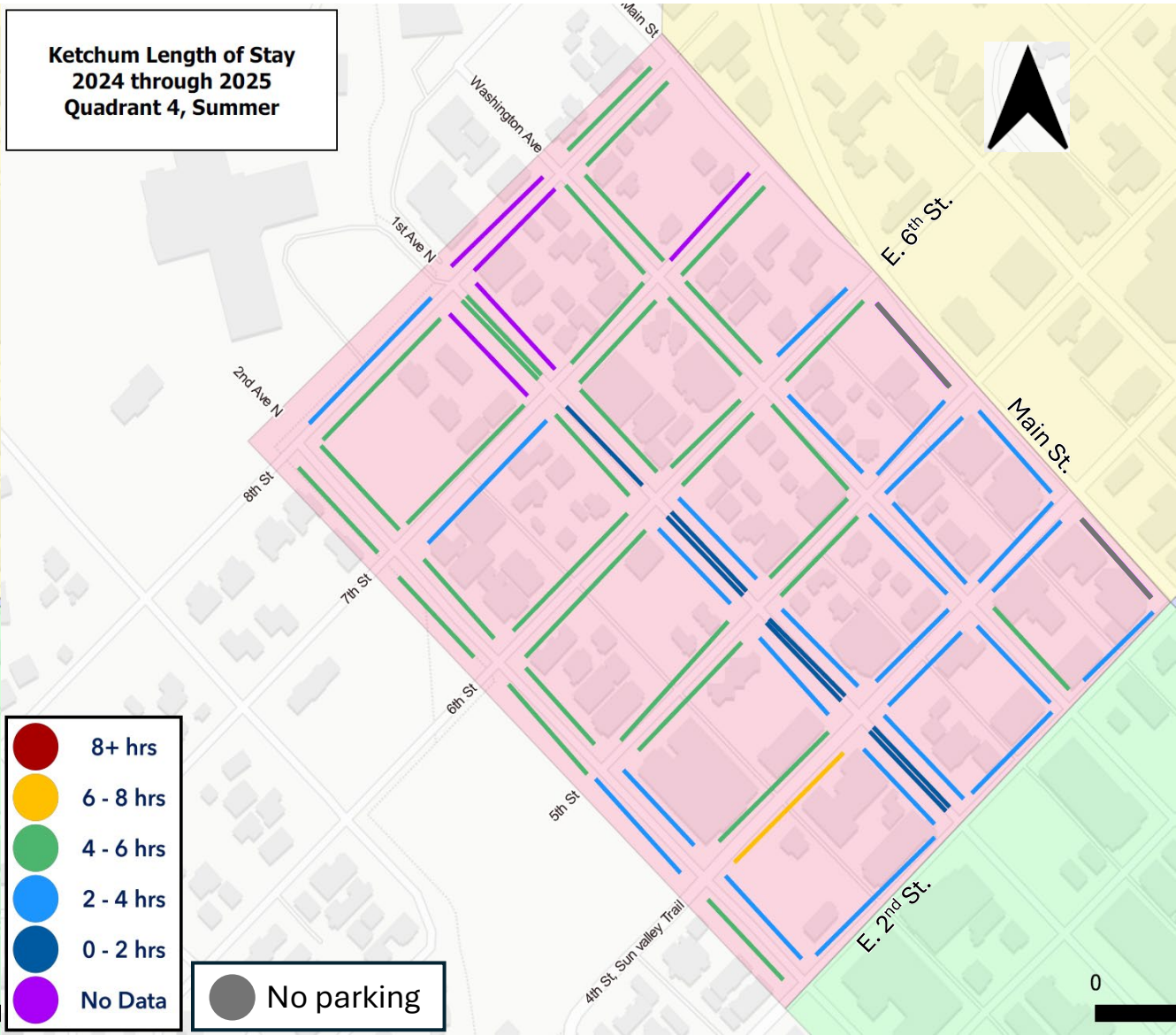
QUADRANT 4 – Occupancy & Length of Stay | Winter





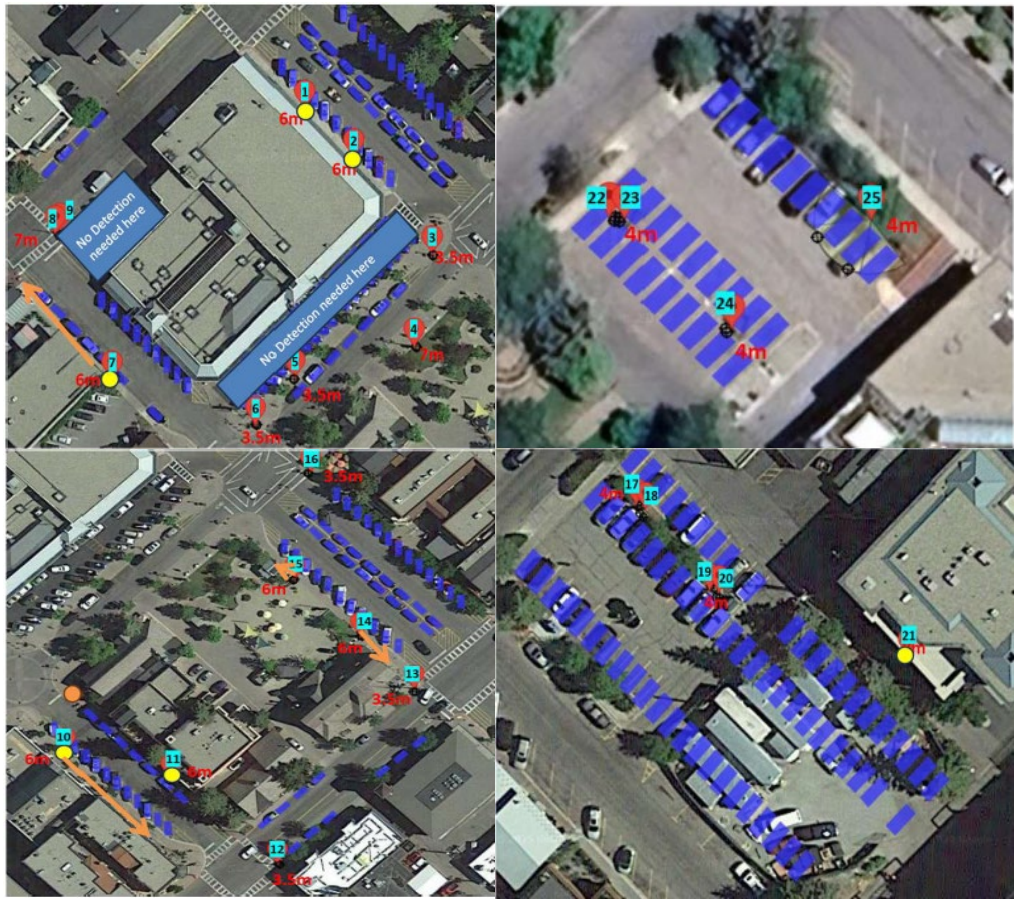
QUADRANT 4 – Occupancy & Length of Stay | Summer





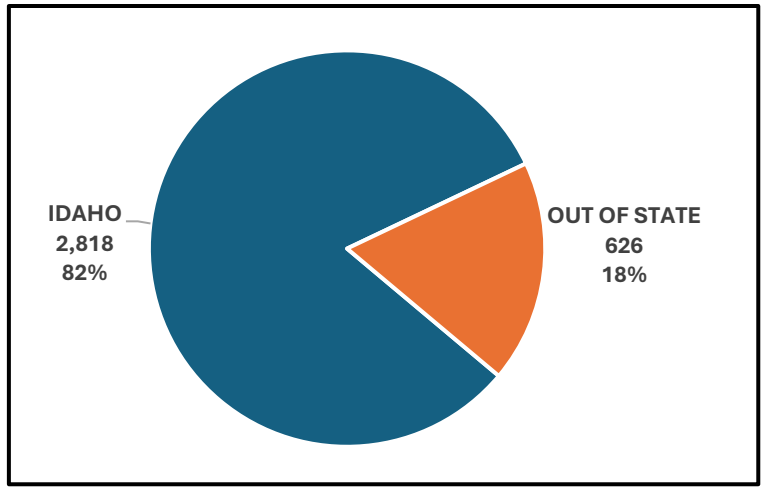
Data Collection: Overhead Sensors

- Installed sensors in Quadrant 1
  - 5th St, East Avenue, Sun Valley Road, and Leadville Ave including 4th Street
- Installed sensors in the Leadville Ave and Wash St parking lots
- Currently used for data collection ONLY
- Future use could entail:
  - Customer app to show open spots
  - Enforcement

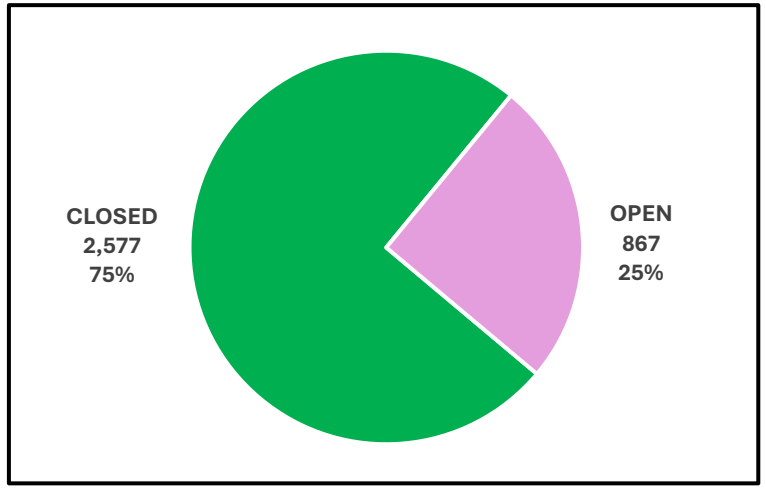


ENFORCEMENT REPORTS

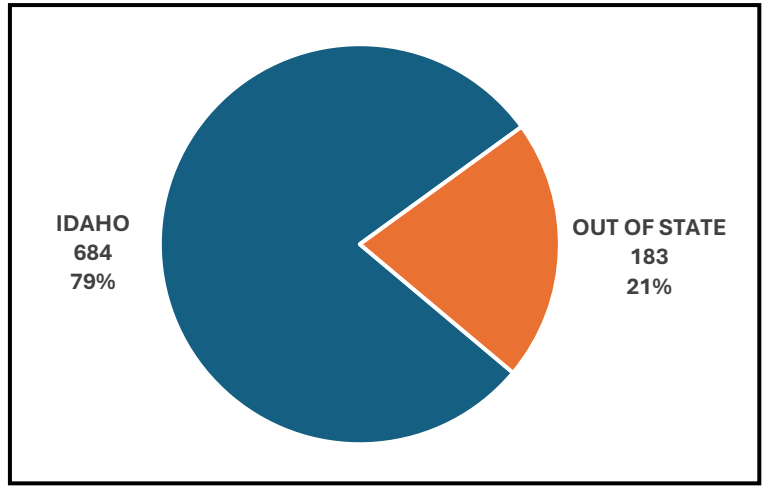
Enforcement Reports | February 2024-2026



Total tickets issued
= 3,444



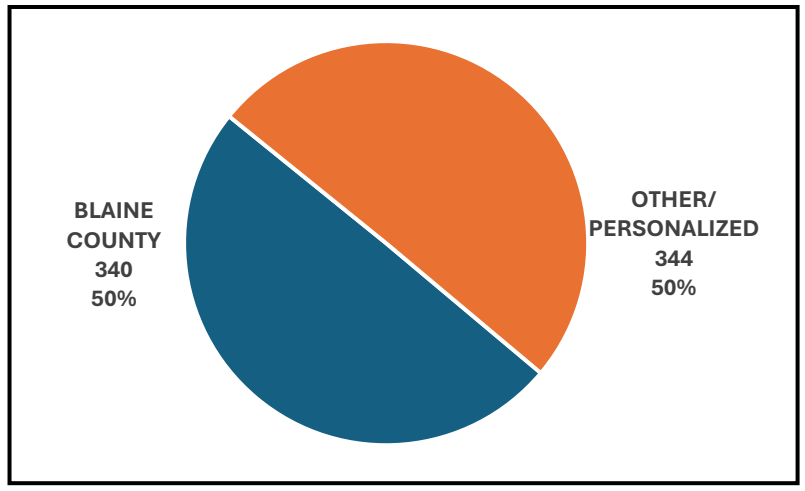
867 remain open

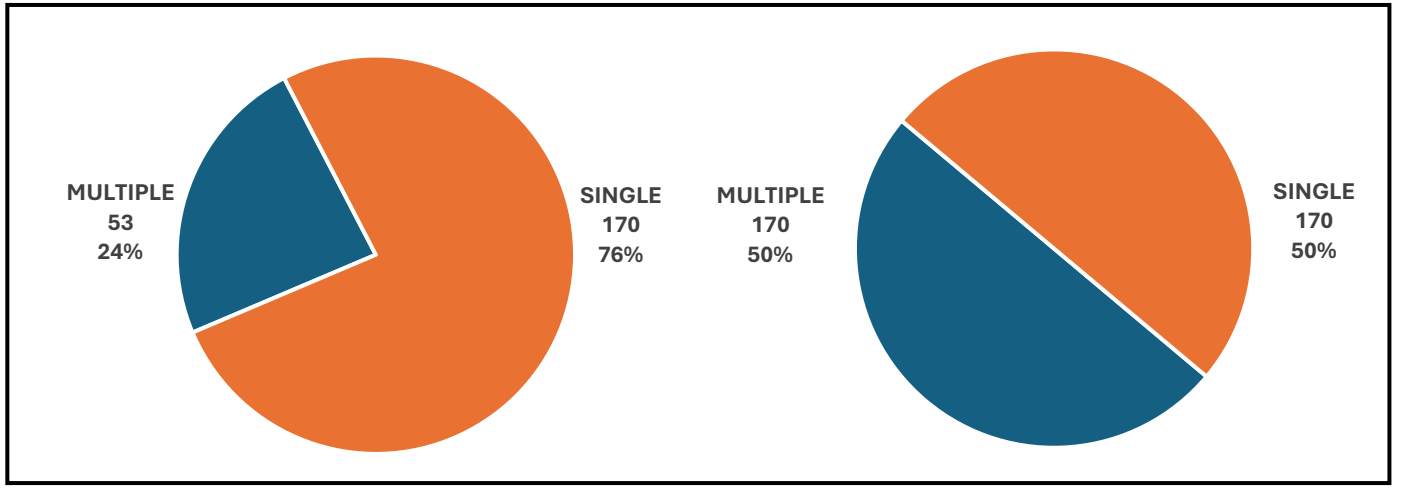


684 outstanding Idaho tickets

Enforcement Reports | February 2024-2026

Of the 684 outstanding Idaho tickets





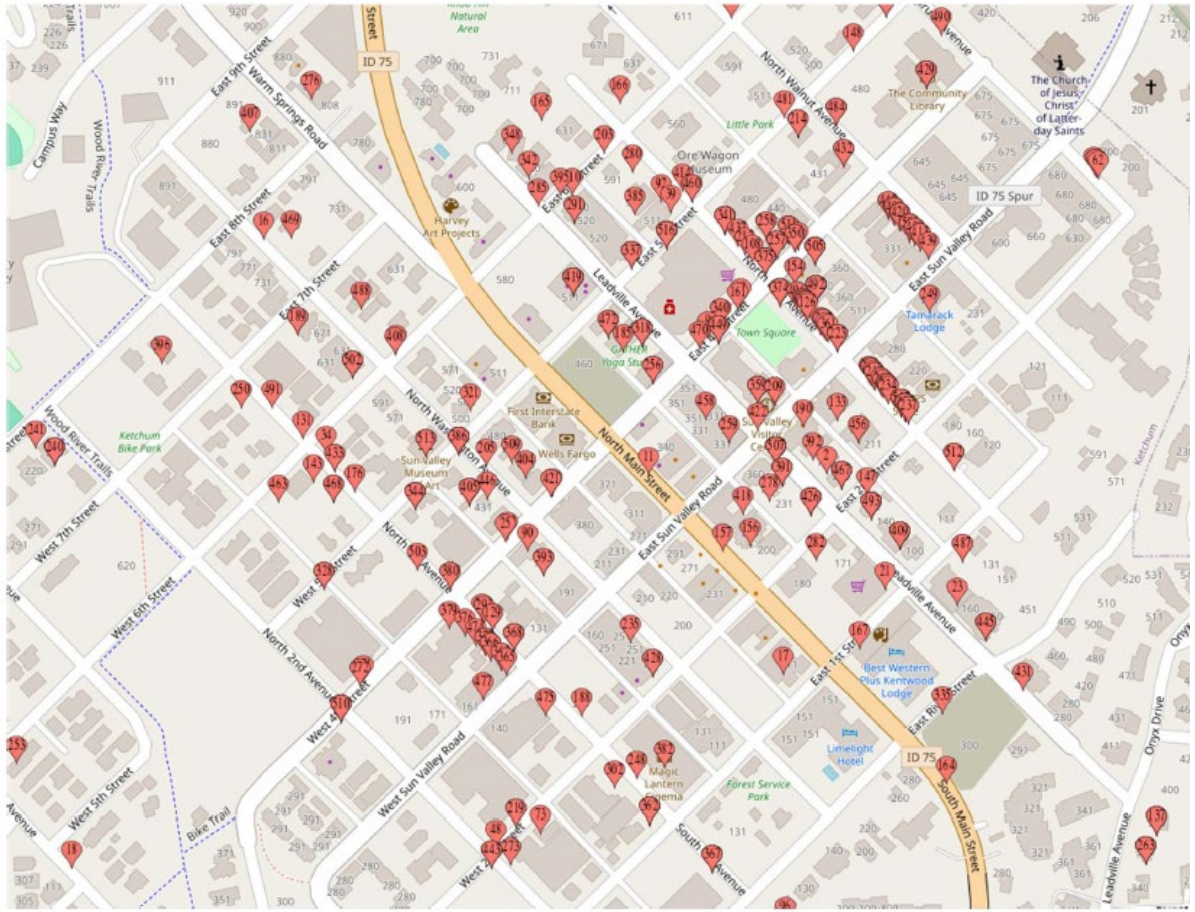
~ Half are Blaine County residents

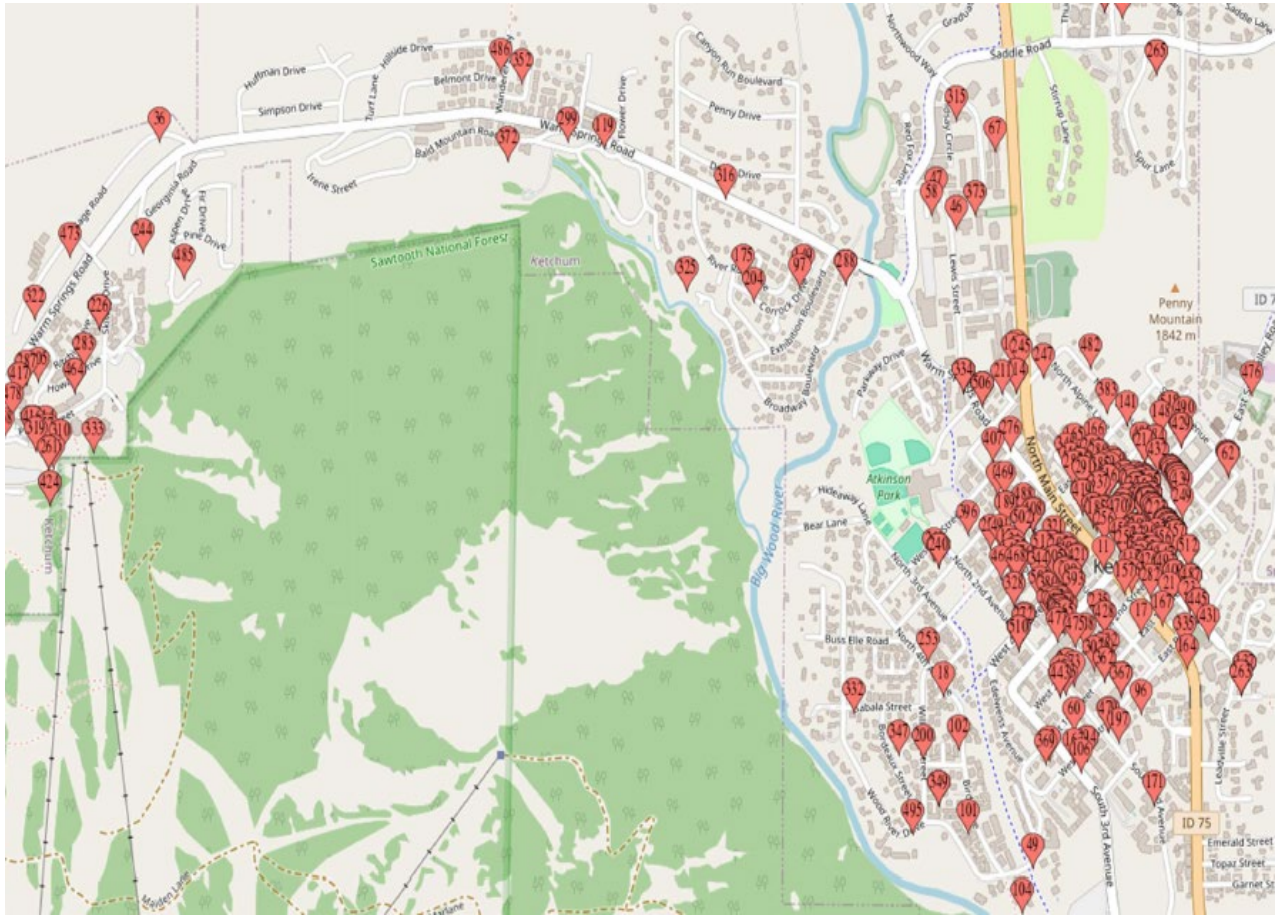
Of which, 53 are repeat offenders
and account for half of the outstanding tickets
(avg. of 3 tickets each)

Outstanding Tickets | OUT OF STATE

35 unmapped

Outstanding Tickets | IDAHO





166 unmapped

MAYOR'S PROPOSED PILOT

Mayor's Proposed Pilot Program (one year)

- **Allow all-day parking in entire lot at Washington Ave Parking Lot**
  - One Year Pilot

FAQ

FAQ

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?