



CITY OF KETCHUM
SPECIAL MEETING MINUTES OF THE CITY COUNCIL
Monday, November 1, 2021

CALL TO ORDER: *(00:30:30 in video)*

Mayor, Bradshaw called the meeting of Ketchum City Council to order at 4:00 p.m.

Roll Call:

Mayor Neil Bradshaw
Courtney Hamilton
Amanda Breen
Jim Slanetz
Michael David

Also Present:

Jade Riley – City Administrator
Lisa Enourato - Public Affairs & Administrative Services Manager
Tara Fenwick – City Clerk & Administrative Business Manager
Shellie Rubel – City Treasurer
Matt Johnson – Legal Counsel
Suzanne Frick – Director, Planning and Building
Morgan Landers - Senior Planner
Jamie Shaw – Chief of Police
Scott Fortner – Visit Sun Valley
Mike Goitiandia – Clear Creek Disposal
Greg Dunfield – GMD Development

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Amanda Breen, shared gratitude for staff and vendor partners to assist in setting up new technology for New City Hall. Additionally, Amanda asked that the Council discuss the care of vacant City lots.

Jim Slanetz, shared gratitude for staff and vendor partners who were instrumental in setting up new City Hall.

Michael David, called the Community to take care when driving. The city has suffered an increase in pedestrian accidents and fatalities.

Mayor, Neil Bradshaw, welcomed the Public back into physical presence and participation.

CONSENT AGENDA: *(00:35:30 in video).*

Councilor, Amanda Breen, asked that the following items be pulled - 1, 9, 11, 17. Councilor, Courtney Hamilton, asked that the following items be pulled - 3, 5, 7, 8, 16, 17, 18, 19.

Councilor's made comments and asked for clarification for items pulled. City Administrator, Jade Riley, Director Planning and Zoning, Suzanne Frick, Senior Planner, Morgan Landers and Police Chief, Jamie Shaw answered questions posed.

Additionally, Scott Fortner, Visit Sun Valley, and Lynn Barker, Sustainability Manager, answered Council questions.

Councilor, Amanda Breen, recused herself on item 11.

Councilor, Courtney Hamilton recused herself on items 17, 18, 19.

Motion to approve consent agenda items 1 thru 16, excluding 11.

Motion made by Councilor, Jim Slanetz and seconded by Councilor, Courtney Hamilton. The motion passed. All in Favor.

Motion to approve consent agenda item 11.

Motion made by Councilor, Courtney Hamilton and seconded by Councilor, Jim Slanetz. The motion passed. All in Favor.

Motion to approve consent agenda item 17, 18, 19.

Motion made by Councilor, Amanda Breen and seconded by Councilor, Michael David. The motion passed. All in Favor.

PUBLIC HEARING: *(01:07:50 in video).*

ACTION ITEM: Recommendation to approve Lot Line Shift and Findings of Fact, Conclusions of Law and Decision for the Buck Subdivision located at 1520 Warm Springs Road.

Mayor, Neil Bradshaw, asked for public comment.

No public comment was made.

Motion to approve Lot Line Shift and Findings of Fact, Conclusions of Law and Decision for the Buck Subdivision located at 1520 Warm Springs Road. Motion made by Councilor, Courtney Hamilton, and seconded by Councilor, Michael David. The motion passed. All in Favor.

ACTION ITEM: Recommendation to approve Lot Line Shift and Findings of Fact, Conclusions of Law and Decision for the Northwood Light Industrial Park located at 200 Northwood Way.

Mayor, Neil Bradshaw, asked for public comment.

No public comment was made.

Motion to approve Lot Line Shift and Findings of Fact, Conclusions of Law and Decision for the Northwood Light Industrial Park located at 200 Northwood Way. Motion made by Councilor, Courtney Hamilton and seconded by Councilor, Michael David. The motion passed. All in Favor.

ACTION ITEM: Recommendation to Conduct Public Hearing and Approve for third Reading Ordinance #1226 – Amending KMC Section 15-20, as submitted by Suzanne Frick, Director Planning and Building.

Mayor, Neil Bradshaw, asked for public comment.

Public Comment - Perry Boyle posed questions on the Ordinance.
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Director, Planning and Zoning, Suzanne Frick clarified language and intent of the Ordinance and 4th floor designs. Council members discussed the Ordinance and gave staff direction to clarify set-back language.

Motion to approve the third Reading of Ordinance #1226, by title only. Motion made by Councilor, Courtney Hamilton, and seconded by Councilor, Amanda Breen. The motion passed. All in Favor.

City Clerk, Tara Fenwick, read the title of Ordinance 1226.

ACTION ITEM: Recommendation to Conduct Public Hearing and Approve second reading of Ordinance #1227 – Amending KMC Section 17.12.040, as submitted by Suzanne Frick, Director Planning and Building.

Mayor, Neil Bradshaw, asked for public comment.

No public comment was made.

Council directed staff to consider presenting additional Ordinances for established commercial / residential implementations. And, to continue providing the Community use of the one free electric charging station at the Ore Wagon Museum.

Motion to conduct the second reading of Ordinance 1227, by title only. Motion made by Councilor, Jim Slanetz, and seconded by Councilor, Courtney Hamilton. The motion passed. All in Favor.

City Clerk, Tara Fenwick, read the title of Ordinance 1227.

ACTION ITEM: Recommendation to Conduct Public Hearing and Approve second reading of Ordinance #1228 – Clear Creek Franchise, as submitted by Jade Riley, City Administrator.

Mayor, Neil Bradshaw, asked for public comment.

No public comment was made.

Councilors asked staff to provide an update on alternative or additional sites for community recycling. City Administrator, Jade Riley gave an update for alternative sites and recycling glass options.

Motion to conduct the second reading of Ordinance 1228, by title only. Motion made by Councilor, Courtney Hamilton, and seconded by Councilor, Michael David. The motion passed. All in Favor.

City Clerk, Tara Fenwick, read the title of Ordinance 1228.

NEW BUSINESS: *(no public comment required) (01:37:15 in video).*

City Administrator, Jade Riley, provided Council a presentation on Next steps on Short-Term Rental Regulations.

Mayor, Neil Bradshaw, allowed public comment.

Public Comment - Perry Boyle recommended considering how licenses will be charged and to consider how homeowner occupied can be exempt.

City Administrator, Jade Riley, provided a review of the Draft Ground Lease for Bluebird Community Housing Project.

Mayor, Neil Bradshaw, provided summary comments and allowed public comment.

Council discussed the item.

Director Planning and Zoning, Suzanne Frick, helped answer Council questions about ground floor office use space.

Public Comment - Gwen Raney would like more clarification on fair housing requirements and residents' preference for this housing.
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Public Comment - Perry Boyle referenced addressing liability insurance set-up to change with time and commented on market rates and KCDC involvement.

EXECUTIVE SESSION:

None.

ADJOURNMENT:

Motion to adjourn at 6:38 p.m. Motion made by Councilor, Courtney Hamilton, seconded by Councilor, Jim Slanetz. All in Favor.

Mayor, Neil Bradshaw

City Clerk, Tara Fenwick