



**CITY OF KETCHUM, IDAHO SPECIAL CITY COUNCIL MEETING**  
Friday, January 15, 2021, 2:00 PM  
480 East Avenue, North, Ketchum, Idaho

## **Minutes**

**In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings).**

**If you would like to comment on a PUBLIC HEARING item, please submit your comment to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) by noon the day of the meeting. Comments will be provided to the Mayor and Council.**

**If you would like to phone in and provide comment on a PUBLIC HEARING item on the agenda, please dial the number below. You will be called upon for comment during that agenda item.**

**Dial-in: +1 253 215 8782  
Meeting ID: 969 8446 2002**

- CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Bradshaw called the meeting to order at 2:00pm.

- ROLL CALL

### PRESENT

Mayor Neil Bradshaw  
Council President Courtney Hamilton (Teleconference)  
Councilor Amanda Breen (Teleconference)  
Councilor Michael David (Teleconference)  
Councilor Jim Slanetz (Teleconference)

### ALSO PRESENT

City Attorney Matt Johnson (Teleconference)  
City Administrator Jade Riley  
Planning & Building Director Suzanne Frick  
Director of Finance & Internal Services Grant Gager  
Public Affairs & Administrative Services Manager Lisa Enourato  
Logan Simpson Consultant Jennifer Gardner (Teleconference)  
Logan Simpson Consultant Bruce Meighen (Teleconference)

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Slanetz thanked the Recreation Department for their work on the Cristina Potters outdoor ice rink.

Mayor Bradshaw, Council President Hamilton, Councilor Breen and Councilor David had no comments.

- PUBLIC HEARING

1. ACTION ITEM - Recommendation to conduct public hearing and third reading on Interim Ordinance 1216 that appoints members of the Historic Preservation Commission; establishes a list of historic and architecturally significant structures in the Community Core District (CC); establishes review standards for demolition or alteration of historic structures; establishes minimum maintenance requirements for historic structures; provides remedies for dangerous buildings; provides enforcement standards; and provides for an effective period for the interim ordinance - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and then opened the item for public comment.

Perry Boyle called in to voice his opposition to passing the Interim Ordinance with a list of historically significant properties already in place, stating that the list seemed arbitrary.

Mayor Bradshaw closed public comment.

Councilor David thanked the community for providing input. He mentioned that he thought there might be some misconception in the community about what the list of historically significant properties would actually mean in practice.

Councilor Slanetz agreed with Councilor David and also reiterated that the proposed ordinance is an Interim Ordinance and that a permanent Ordinance is forthcoming.

Mayor Bradshaw clarified that the purpose of the proposed Interim Ordinance is to establish a process for owners of historic properties to go through if they wish to make changes to their property and that each application would be considered independently by the Historic Preservation Commission (HPC). He also commented that the list is not set in stone and that the HPC would have the ability to add or remove properties from the list.

City Administrator Jade Riley said that if the Interim Ordinance were to pass, it would be a focus of the HPC to refine the list in the first 90 days.

Council President Hamilton agreed that there is some confusion in the community. She wanted to clarify for the community that the list is just a starting point for the HPC.

Councilor Breen commented that she is always glad to have three readings of complicated ordinances, like this one, to give the public and the City Council time to process and deliberate. She also reiterated that it is an Interim Ordinance and that there will continue to be public input

into the process. She said she has changed her opinion on the list since the second reading and that she would like to go back to the list of 26 properties because it was vetted by the professionals and is a good starting place for the HPC.

Mayor Bradshaw acknowledged that the process has been rushed due to the deadline and clarified that if something comes up, amendments can be made to the Interim Ordinance prior to the adoption of the permanent Ordinance.

Councilor Slanetz agreed with Councilor Breen and said he would prefer to go back to the list of 26 properties that was proposed by the consultants.

Mayor Bradshaw commented that a slightly reduced list of 23 properties was also included as an option for the City Council.

Council President Hamilton commented that she was supportive of going back to the list that was developed by the consultants. She said she thought that was more objective than the City Council coming up with its own list.

Councilor David said that he was okay to go back to the list of 26 properties. However, he commented that three of the property owners commented that they did not want to be included in the list and that he wanted to assure property owners that the HPC would review the list in a timely manner and take their concerns into account. On the other hand, he voiced his concern with properties being added or taken off the list too easily, as that would provide very little definitiveness for property owners.

Mayor Bradshaw said that there would be a commitment for the HPC to review the list in depth in the first 90 days to provide more clarity to property owners. Planning & Building Director Suzanne Frick added that the initial list of 26 came from a "windshield survey" and that the HPC would do a deeper evaluation of historical significance in the first 90 days, which could result in properties being added to or taken off the list. She assured the Council and the public that the property owners would be notified of the process and that the public would have an opportunity to weigh in via public hearing.

Councilor Breen asked the consultants to speak to the more incentive based approach that could be part of a permanent Ordinance.

Logan Simpson Consultant Bruce Meighen clarified that the permanent Ordinance would include a more robust and holistic program that could include varying incentives including things like tax credits and local incentives.

Councilor Breen asked to add "within 60 days" to Section 2.B.2 of the proposed Interim Ordinance.

Council President Hamilton agreed with the addition that Councilor Breen proposed.

**Motion to approve third reading of Interim Ordinance 1216 with addition of "within 60 days" to Article 2.B.2 and the list of 26 properties and read by title only.**

***Motion made by Council President Hamilton, Seconded by Councilor Breen.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***

**Council President Hamilton ready by title only.**

Councilor Breen asked for what type of notice the city would be providing now that the Interim Ordinance has been passed.

City Administrator Jade Riley said that all 26 property owners would be notified that they have been included in the preliminary list and that a second notification would be sent to all impacted property owners once the HPC has scheduled a public hearing to review and potentially update the list.

- EXECUTIVE SESSION

2. ACTION ITEM: Enter into Executive Session to Consider the Evaluation of Personnel pursuant to 74-206(1)(b)

**Motion to enter into executive session pursuant to 74-206(1)(b).**

***Motion made by Councilor Slanetz, Seconded by Councilor David.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***

- ADJOURNMENT

**Motion to adjourn at 2:45pm.**

***Motion made by Councilor Breen, Seconded by Councilor Slanetz.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***

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**Neil Bradshaw, Mayor**

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**Katrin Sharp, Deputy City Clerk**