



**City Council**  
**Regular Meeting**

Ketchum City Hall  
Ketchum, ID 83340  
<http://ketchumidaho.org/>

~ Minutes ~

Robin Crotty  
208-726-3841

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Monday, November 4, 2019

4:00 PM

Ketchum City Hall

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**Present:** Mayor Neil Bradshaw  
Council President Michael David  
Councilor Jim Slanetz  
Councilor Courtney Hamilton  
Councilor Amanda Breen – present by phone

**Also Present:** Ketchum City Administrator Suzanne Frick  
Ketchum City Attorney Matt Johnson  
Director of Finance & Internal Services Grant Gager  
Director of Planning & Building John Gaeddert  
Senior Planner Brittany Skelton  
Associate Planner Abby Rivin

- CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 4:00 p.m.

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Courtney Hamilton talked about the young professionals meeting that came out of Sun Valley Economic Development's Annual Economic Summit she attended on October 28. There are additional meetings scheduled pertaining to the development of a young professionals group on Wednesday at 4pm at the KIC and another meeting in early December.

Mayor Neil Bradshaw thanked SVED for the conference and getting them thinking about what we want as a community. He also reminded the public that snow is being blown on the mountain and to be prepared and get your house in order. Mayor Bradshaw encouraged the public to vote in tomorrow's election.

- COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)

Mayor Neil Bradshaw asked for public comment. There was none.

- CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately

1. Approval of Minutes: Regular Meeting October 21, 2019
2. Authorization and approval of the payroll register
3. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$205,373.00 as presented by the Treasurer.

**Motion to approve consent agenda.**

***Motion made by Councilor Hamilton, Seconded by Council President David***

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

- PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)
- 4. ACTION ITEM: 1<sup>st</sup> Reading of Ordinance #1202 - Proposed amendments to Title 17, Zoning Regulations to amend height allowance for 100% community housing projects and clarify that a project in the Community Core Subdistrict 1 that provides 100% community housing above the 1<sup>st</sup> floor and complies with the ground floor street frontage uses of the Subdistrict shall be considered a 100% community housing project – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw introduced the topic and explained what has been done in the past and what this change means.

Mayor Neil Bradshaw asked for public comment. There was none.

Councilor Amanda Breen asked why the height restrictions changed from 50' to 52'. Director of Planning & Building, John Gaeddert explained that the design flexibility between 50' and 52' is very significant. The 52' makes it more cost effective and gives more of a dividend. Councilor Jim Slanetz asked for the definition of community housing. John Gaeddert explained the floating scale and average household size. Jim Slanetz asked about the levels in Community Housing and if there are any incentives to build smaller? John Gaeddert advised there is not, but all approvals are subject to council approval. The positives of diversity of income was discussed.

**Motion to approve the First Reading of proposed Ordinance #1202 as set forth.**

***Motion made by Councilor Hamilton, Seconded by Councilor Slanetz***

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

**Attorney Matt Johnson read the title aloud.**

- 5. ACTION ITEM: First Reading of Ordinance #1204 to establish Wastewater and Water connection fees—City Administrator Suzanne Frick

Mayor Neil Bradshaw explained that all impact fees have been reviewed. This is a twostep process and If this is approved it will come back with the resolution with all the fees.

Mayor Neil Bradshaw asked for public comment. There was none.

Mayor Neil Bradshaw is pleased with the progress were making with discovering what the connection fees actually are. There is more work to be done on impact fee realignment. Councilor Courtney Hamilton is appreciative of the work that went into this. Councilor Jim Slanetz questioned if it is based on the size of the meter and Water Superintendent Pat Cooley confirmed that it is. Mayor Bradshaw advised that this is to accurately reflect the actual cost.

**Motion to adopt the 1<sup>st</sup> Reading and read by title only Ordinance 1204**

***Motion made by Councilor Hamilton, Seconded by Councilor Slanetz***

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

**Council President Michael David Read the Title Aloud.**

Mayor Neil Bradshaw went back to action item 4 to complete the first reading of Ordinance #1202.

6. ACTION ITEM: Approval of Addendum to Parking Agreement #20403 between the City of Ketchum and YMCA— Mayor Neil Bradshaw

Mayor Neil Bradshaw thanked the YMCA for the hard work that went into this agreement. He is pleased with the visibility for the YMCA and is happy with the clarity for the City.

Mayor Neil Bradshaw asked for public comment.

Jason Shearer, CEO of the YMCA wished to express his sincere thanks advising that he appreciates the balance. The agreement before the council is in agreement with the entire board and they support the fire firefighters

Claudia McCain voiced concern that the proposed parking would eliminate the art at Kagan Park.

Mayor Neil Bradshaw advised that if the bond doesn't pass, this agreement will not go into effect. Mayor Bradshaw advised that the art is important, however at this time we are unsure how the art will be treated, however, hopes the art will be able to stay there but if it can't, it will be up to the City to find a spot for it.

Councilor Amanda Breen thanked the YMCA, advising this has been a long process and is pleased they are supporting our firefighters. Councilor Jim Slanetz thanked them for being patient. Councilor Courtney Hamilton agreed and hopes it all goes thru.

**Motion to approve Addendum to Parking Agreement 20403 between the City of Ketchum and the YMCA.**

***Motion made by Councilor Slanetz, Seconded by Council President David***

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

7. ACTION ITEM: Approval of Encroachment Agreement #20292 Between Sandra Swan and City of Ketchum for encroachments into City owned land within Big Wood River—City Administrator Suzanne Frick

Mayor Neil Bradshaw opened the meeting for public comment.

Nick Miller spoke on behalf of Trout unlimited and thanked City Administrator Suzanne Frick, Senior Planner Brittany Skelton and all the planning staff. He advised that he is supportive of the agreement and talked about the river flow, a comparison study and impact fees. Mr. Miller voiced his support of the agreement.

John Phillips advised that he lives South of the Swans and is in support of the application. He advised that he has the overflow stream that runs out of the river and believes it is good for the river and the animals.

Patti Lousen, on the board of the local Hemingway chapter, advised that she is thrilled that the staff and council are using this process for these larger projects. She requested that we require more of the corridor view for the larger stretch in future applications.

Christine Hilt, Flood Plain Manager for the county talked about other studies and opinions and read the Army Corp of engineers review and requested the city deny this request.

Mayor Neil Bradshaw advised that this application began a couple of years ago. He thanked Trout unlimited and Wood River Land Trust for their input. Mayor Bradshaw advised that the river comes first unless we are endangering people or property. He summarized that staff, Trout unlimited and Wood River Land Trust are all in support of this agreement. Any other removal of the debris is not allowed by this agreement. Council President Michael David explained that the information presented is new to him and disclosed that Jeff

Loomis is his brother in law. Senior Planner Brittany Skelton explained that a third-party engineer has reviewed the plans and agree. She explained that continued dredging will have to go thru continued review. This agreement does not give blanket approval for further dredging and three years of monitoring is required.

Mayor Neil Bradshaw asked council for comments and questions and advised that this is not just about this application, it is also about setting a precedent. Councilor Courtney Hamilton said that the city has done a great job of reaching out to the experts and believes that this is a reasonable agreement. Councilor Jim Slanetz agrees with Courtney Hamilton and Mayor Neil Bradshaw stating that the River should come first, and he has faith in Trout unlimited as well as the Wood River Land Trust.

Mayor Neil Bradshaw asked Christine Hilt for her thoughts. Christine Hilt said that the agreement reads as a blanket approval and asked for changes for clarification. Mayor Neil Bradshaw advised that he does not read it that way. City Administrator Suzanne Frick advised that this agreement does not supersede any other planning permits or approvals. Mayor thanked the experts in the room.

**Motion to authorize the Mayor to approve the Encroachment 20292 for 401 Northwood Way**

***Motion made by Council President David, Seconded by Councilor Hamilton***

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

8. ACTION ITEM: Recommendation to approve the FAR Exceedance Agreement #20423 for the Sun Valley & First Mixed-Use Building project – Associate Planner Abby Rivin

Mayor Neil Bradshaw asked for public comment. There was none.

Mayor Neil Bradshaw clarified that this is a routine Exceedance Agreement.

**Motion to approve and authorize the Mayor to sign the Sun Valley & First Project FAR Exceedance Agreement Contract 20423 with David Wilson for the new mixed-use development located at 311 N 1<sup>st</sup> Ave.**

***Motion made by Councilor Hamilton; Seconded by Council President David***

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

9. ACTION ITEM: Recommendation to appropriate funds from the Parks & Recreation Trust Fund for Ketchum Arts Commission project – Assistant City Administrator Lisa Enourato.

Assistant City Administrator Lisa Enourato talked about funds for an interactive artist that did not materialize last year, and the money was moved into the reserves for this year.

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Councilor Courtney Hamilton asked for clarification. Courtney Gilbert, Chair of the Arts Commission explained that they did not know what happened to the artist last year, he just advised it was personal matter. Courtney Gilbert is optimistic that they can get an artist for the proposed budget.

**Motion to allocate \$29,000 from the Parks and Recreation Trust Fund to the FY20 Ketchum Arts Commission budget for a permanent, city-owned sculpture.**

***Motion made by Councilor Slanetz; Seconded by Councilor Hamilton***

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

- STAFF AND COUNCIL COMMUNICATIONS (council deliberation, public comment not taken)

10. ACTION ITEM: Recommendation to approve Contract #20416 with Sun Valley Marketing (Visit Sun Valley)—City Administrator Suzanne Frick

Mayor Neil Bradshaw asked for approval of the contract with the Sun Valley Marketing Alliance. Councilor Courtney Hamilton questioned if the Scope of work changed. City Administrator Suzanne Frick advised that it has not. Courtney Hamilton asked about quarterly updates in the past. Suzanne Frick advised that we will be getting more disciplined in receiving those updates.

**Motion to authorize the Mayor to sign Contract 20416 with Sun Valley Marketing.**

***Motion made by Councilor Hamilton; Seconded by Council President David***

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

11. ACTION ITEM: Recommendation to approve Contract #20414 with Blaine County Housing Authority—City Administrator Suzanne Frick

Mayor Neil Bradshaw asked if there are any changes to the contract from last year. City Administrator Suzanne Frick confirmed there is not.

**Motion to authorize the Mayor to sign Contract 20414 with Blaine County Housing Authority.**

***Motion made by Council President David; Seconded by Councilor Hamilton***

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

12. ACTION ITEM: Recommendation to approve Contract #20425 with Mountain Humane, Police Chief Dave Kassner

Mayor Neil Bradshaw advised it is a standard contract and asked for questions. Councilor Jim Slanetz would like the owners of found animals called prior to giving a rabies shot. The procedure for rescued animals was discussed as well as the funding.

**Motion to authorize Mayor Bradshaw to sign the 2019/2020 cooperative agreement with Mountain Humane in the amount of \$2,000 to provide facilities and services for the care and safe housing of dogs found in the City of Ketchum.**

***Motion made by Councilor Hamilton; Seconded by Council President David***

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

13. Discussion on FAR Exceedance Policy – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw would like to give some direction to staff on what happens when you exceed your exceedance agreement. Director of Planning and Building John Gaeddert said this is a precursor to what they occasionally see. He referred to the Housing In-Lieu policy advising that he is afraid the policy will create a precedent. Councilor Jim Slanetz talked about the value of a unit saying, not every unit is created equal. Council deliberated and scenarios were discussed. Mayor Neil Bradshaw advised that no decisions need to be made today but would like to know if we should use staff time to explore more options.

Nathan Harvil, Executive Director of BCHA advised they must balance out sq. footage, and there are a lot of moving parts. He advised the more households we get on the market the better. Criteria was discussed. Mayor Neil Bradshaw would like to continue this discussion and directed staff to continue working on this. He would like more public input from the development community in the future.

14. Discussion of Council Meeting dates and times for 2020 – Mayor Neil Bradshaw

Mayor Neil Bradshaw advised that Amanda Breen has lost cell service and sent him a text stating she would like to keep the council meeting at 4pm. Mayor advised that he also would like to keep the start time of council meetings at 4pm. He also would like a decision made between two dates in May. Public participation and work schedules were discussed. Council President Michael David advised that he thinks that a lot of people work until 5pm. Are we making it easier on retired people or working people? Running the meeting thru dinner is an issue. He suggested 4:30 p.m. start time.

Councilor Courtney Hamilton said there is a perspective that the city does not want to hear from the working class. She tried to talk to the public regarding participation with a later start time, however, has not gotten any answer. She advised she cannot hold a full-time job with a 4pm schedule. Councilor Jim Slanetz does not have any scheduling conflicts.

Mayor Neil Bradshaw advised that the meetings are averaging 2 to 2 1/2 hours and he has heard what the council said and will bring this back to council for approval at the next meeting.

- ADJOURNMENT

**Motion to adjourn at 5:26 p.m.**

***Motion made by Councilor Hamilton, Seconded by Councilor Slanetz***

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

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Neil Bradshaw, Mayor

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Robin Crotty, City Clerk