



CITY OF KETCHUM
MEETING MINUTES OF THE CITY COUNCIL
Monday, May 15, 2023

CALL TO ORDER: *(00:00:14 in video)*

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

ROLL CALL:

Mayor Neil Bradshaw
Michael David
Amanda Breen
Courtney Hamilton
Jim Slanetz

ALSO PRESENT:

Jade Riley—City Administrator
Trent Donat—City Clerk & Business Manager
Lisa Enourato—Public Affairs & Administrative Services Manager
Bailee Ancona—Deputy City Treasurer
Suzanne Frick—KURA Executive Director
Brian Christiansen—Director of Streets & Facilities
Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Paige Nied—Associate Planner
Matt Johnson—City Attorney
Brett Kohring—HDR Traffic Engineer – *Via Teleconference*
Manuel Genswein—Rescue and Development in Avalanche Rescue
Carson Palmer—Perry Building Applicant
Broderick Smith—Perry Building Applicant
Harry Griffith—Executive Director for Sun Valley Economic Development

COMMUNICATIONS FROM MAYOR AND COUNCIL:

- Amanda Breen notified the council that she intends to recuse herself from projects she had previously not recused herself from, due to her husband's company's current involvement in those projects. *(00:00:42 in video)*
- Michael David raised concerns about the visual appeal of the land designated for the PEG Hotel project. He expressed that necessary maintenance measures need be undertaken to enhance the gateway to the city and create a more inviting atmosphere. *(00:01:12 in video)*
- Mayor Neil Bradshaw made a proclamation that June 2, 2023, is National Gun Violence Awareness Day. *(00:02:04 in video)*

PRESENTATION OF AVALANCHE AWARENESS AND RESCUE PREPAREDNESS

Presented by: Manuel Genswein *(00:03:30 in video)*

Questions, comments, and discussion by Council *(00:16:45 in video)*

CONSENT AGENDA: *(00:21:31 in video)*

- Agenda Item #10 will be moved to the Capital Improvement discussion.
- Amanda Breen recused herself from agenda items #12 - 14.

Motion to approve consent agenda items #4 - #20 excluding items #10, #12, #13, & #14.

(00:22:17 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: ADOPTED UNANIMOUS

Motion to approve consent agenda items #12, #13, & #14 *(00:22:37 in video)*

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Jim Slanetz

RECUSED: Amanda Breen

RESULT: ADOPTED

PUBLIC HEARING:

21. Recommendation to conduct a public hearing to review and act on Permits Conditions Acceptance Development Agreement 22847 and Amendment to PUD/CUP P19-063 for the PEG Ketchum Hotel or Ketchum Tribute Hotel located at 251 S Main Street, 260 E River Street, and 280 E River Street. *(00:22:55 in video)*

Presented by: Suzanne Frick

Public Comment Opened: *(00:24:05 in video)*

None.

Public Comment Closed: *(00:24:17 in video)*

Questions, comments, and discussion by Council *(00:24:30 in video)*

Motion to approve Permits, Conditions, Acceptance Development Agreement #22847, and direct staff to return with Findings of Fact and Conclusions of Law. (00:35:52 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton

NAYS: Jim Slanetz

RECUSED: Amanda Breen

RESULT: 2-2 Tie Vote – the motion is repeated, see below/see the time in video. (01:19:05 in video)

Motion to approve the First Amendment to PUD/CUP P19-063 and direct staff to return with Findings of Fact and Conclusions of Law. (00:36:28 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton

NAYS: Jim Slanetz

RECUSED: Amanda Breen

RESULT: 2-2 Tie Vote. The motion is repeated, see below/see the time in video. (01:19:29 in video)

22. Recommendation to implement West Ketchum Traffic Calming Pilot. (00:37:05 in video)

Presented by: Jade Riley (00:37:26 in video)

Joined by: Brett Kohring (00:40:55 in video)

Public Comment Opened: (00:50:50 in video)

Miles Canfield –178 Bordeaux St. (00:51:07 in video)

Ryan Gallagher—William St. (00:54:03 in video)

Public Comment Closed: (00:56:14 in video)

Questions, comments, and discussion by Council (00:56:44 in video)

Motion to approve the outlined Traffic Calming Pilot project, associated budget request and report back findings with the revision of removing the pedestrian delineation tubular feature. (01:17:38 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: ADOPTED UNANIMOUS

REVERTED BACK TO ITEM #21 OF THE PUBLIC HEARING: (01:18:23 in video)

Matt Johnson addressed the recusal of Amanda Breen, and the nay vote by Jim Slanetz causing a 2-2 divided council vote. Mayor Neil Bradshaw was asked for a tie-breaking vote. The motions were repeated.

Motion to approve Permits, Conditions, Acceptance Development Agreement #22847, and direct staff to return with Findings of Fact and Conclusions of Law. (01:19:05 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Neil Bradshaw

NAYS: Jim Slanetz

RECUSED: Amanda Breen

RESULT: ADOPTED

Motion to approve The First Amendment to PUD/CUP P19-063 and direct staff to return with Findings of Fact and Conclusions of Law. (01:19:29 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Neil Bradshaw

NAYS: Jim Slanetz

RECUSED: Amanda Breen

RESULT: ADOPTED

NEW BUSINESS: (01:19:51 in video)

23. Recommendation to review The Perry Building FAR Exceedance Agreement #22845, Lot Consolidation Preliminary Plat Application File No. P22-045A, and Condominium Subdivision Preliminary Plat Application File No. P22-045B.

Presented by: Abby Rivin

Questions, comments, and discussion by Council (01:21:40 in video)

Motion to approve the updated community housing proposal with the range of income categories proposed by the applicant and authorize the Mayor FAR Exceedance agreement #22845 with The Perry Building LLC. (01:31:16 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Neil Bradshaw

NAYS: Jim Slanetz

RECUSED: Amanda Breen

RESULT: ADOPTED

Motion to approve The Perry Building Lot Consolidation Preliminary Plat application file #P22-045A subject to conditions one through two. (01:32:00 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Jim Slanetz

RECUSED: Amanda Breen

RESULT: ADOPTED

Motion to approve The Perry Building Condominium Subdivision Preliminary Plat Application File No. P22-045B subject to condition one through two. (01:32:31 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Jim Slanetz

RECUSED: Amanda Breen

RESULT: ADOPTED

24. Recommendation to review and adopt the Construction Management Plan Enforcement and Contractor Parking Policy. (01:33:22 in video)

Presented by: Morgan Landers

Questions, comments, and discussion by Council (01:40:56 in video)

Motion to approve and adopt the Construction Management Plan Enforcement Policy and Contractor Parking Policy and make the policy effective as of June 15, 2023. (01:46:06 in video)

MOVER: Courtney Hamilton

SECONDER: Michael David

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: ADOPTED UNANIMOUS

25. Update from Sun Valley Economic Development.

Presented by: Harry Griffith (01:46:35 in video)

Questions, comments, and discussion by Council (01:54:20 in video)

26. Review Fiscal Years '24-'28 drafts, of the General Fund Capital Improvement Plan

Presented by: Jade Riley (01:57:20 in video)

Questions, comments, and discussion by Council (02:03:33 in video)

Presentation Continued: (02:04:27 in video)

Questions, comments, and discussion by Council (02:17:16 in video)

CONSENT AGENDA item #10.

Motion to approve the recommendation to approve purchase order #23092 for fog seal treatment of East Avenue. (02:24:12 in video)

MOVER: Jim Slanetz

SECONDER: Courtney Hamilton

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: ADOPTED UNANIMOUS

ADJOURNMENT:

Motion to adjourn *(02:25:00 in video)*

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: UNANIMOUS

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk