



**CITY OF KETCHUM**  
**REGULAR MEETING MINUTES OF THE CITY COUNCIL**  
Monday, October 4, 2021

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**CALL TO ORDER:** (00:16:25 p.m. 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 (*via Zoom*)

**Also Present:**

Jade Riley – City Administrator  
Lisa Enourato - Public Affairs & Administrative Services Manager  
Shellie Rubel – City Treasurer  
Genoa Beiser – Deputy Treasurer  
Tara Fenwick – City Clerk & Administrative Business Manager  
Suzanne Frick - Director Planning and Zoning (*via Zoom*)  
Abby Riven – Planner  
Morgan Landers – Senior Planner  
Sherri Newland – City Engineer  
Matt Johnson – City Legal Council

**Councilor, Courtney Hamilton made a motion to amend the agenda by adding to Executive Session item referencing 74-206(1)(f). Motion seconded by Councilor, Amanda Breen. All in Favor.**

**COMMUNICATIONS FROM MAYOR AND COUNCILORS:**

- Mayor, Neil Bradshaw appreciates the gift of \$500,000.00 from Wood River Land Trust for the Warm Springs Reserve initiative. And the mayor read a Proclamation for the Trailing of the Sheep.
- Councilor, Courtney Hamilton shared appreciation for the new Fire Station and it's uncoupling ceremony.
- Councilor, Jim Slanetz, and Councilor, Michael David shared equal appreciation.

**CONSENT AGENDA:**

Five items were pulled for comment and clarification:

- 4 – PAR – Councilor, Courtney Hamilton commented on new recycle bins purchased.
- 9 – Contract #20726 – item questions could not be addressed. Item removed and deferred to October 18.
- 11 – Clear Creek – Councilor, Courtney Hamilton expressed a desire to discuss curbside composting on another date.

City Administrator, Jade Riley clarified that 5 and 6 were removed and deferred to October 18.

**Motion to approve consent agenda items; 2, 3, 7, 8, and 10. Motion made by Councilor, Jim Slanetz and seconded by Councilor, Michael David. All in Favor.**

**Motion to approve consent agenda items; 4 and 11. Motion made by Councilor, Courtney Hamilton and seconded by Councilor, Jim Slanetz. All in Favor.**

**NEW BUSINESS:** (00:30:04 in video)

City Administrator, Jade Riley, clarified that HDR is gathering data to assist with resetting to allow for a longer cycle for the Pedestrian Crossing at Main Street and Sun Valley Road.

Councilors discussed the item before giving staff direction to proceed.

**PUBLIC HEARINGS:**

**Conduct a public hearing and approve for the first reading of Ordinance 1226** (00:48:00 in video).

City Planner, Abby Rivin provided Council an overview of amending dimensional standards and the modification of the fourth-floor setback for projects where 100% of the residential units are community or workforce housing.

Public comment was heard.

<b>Public Comment / Speaker Summary</b>
Gwen Raney – requests that housing be provided to those working in Ketchum.
Perry Boyle – commented that the Ordinance resembles spot zoning practices and does not support the long-term strategic plan for the core.
Sue Dumke - does not appreciate the lack of privacy the resident decks and lighted stairwells will cause on her adjacent property.
Michele Monnier – needs affordable housing encourages Council to approve the Ordinance.
Ed Simon – affordable housing has been needed in the community for some years and encourages the Council to vote affirmative on the Ordinance.

Council members discussed the item before approving the first reading of the Ordinance.

**Motion to conduct the first reading of Ordinance 1226 by title only. Motion made by Councilor, Amanda Breen and seconded by Councilor, Courtney Hamilton. The motion passed. All in Favor.**

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

**Public Hearing to affirm the Planning and Zoning Commission's approval for the Bluebird Community Housing Project Design, Maximum Building Height and Fourth Floor (01:11:02 in video).**

Councilor, Courtney Hamilton recused herself from the decision.

City Planner, Abby Rivin provided Council a presentation summary of the Bluebird Village Community Housing Project design.

Applicant's Greg Dunfield and Michael Doty representing GMD development provided Council a presentation summary of the Bluebird Village Community Housing Project.

Public comment was heard.

<b>Public Comment / Speaker Summary</b>
Perry Boyle – expressed opposition to the initiative.
Sue Dumke - expressed opposition to the initiative.
John Melin - expressed opposition to the initiative.
Lara McLean – expressed support for the initiative.
Sarah Michael - expressed support for the initiative.
Caller 8100 – expressed support for the initiative.
Caller 9149 - No Response.
Caller 7003 – expressed support for the initiative.
Patti Lousen - expressed support for the initiative.

Applicant Greg Dunfield addressed public comments.

Councilors discussed the initiative and asked questions of P&Z staff as well as the applicant before making a motion to approve the Bluebird Community Housing Project Design, Maximum Building Height and Fourth Floor.

**Motion to approve Bluebird Community Housing Project Design, Maximum Building Height and Fourth Floor. Motion made by Councilor, Amanda Breen and seconded by Councilor, Jim Slanetz. The motion passed. Three in Favor. One recused.**

**Public hearing and conduct second reading on Ordinance 1218 amending the City Alcohol License Expiration Date (02:38:00 in video).**

No public comment.

**Motion to conduct the second reading of Ordinance 1218 by title only. Motion made by Councilor, Courtney Hamilton and seconded by Councilor, Jim Slanetz. The motion passed. All in Favor.**

City Clerk, Tara Fenwick, read the title of Ordinance 1218.

**Public hearing and conduct the third and final reading on Ordinance 1224 amending KMC Title 17 Section 17.140.090 B and C and amending the Official District Zoning Map for Block 1 of the Warm Springs Large Block Plat (02:40:00 in video).**

Councilor, Amanda Breen recused herself from the decision.

No public comment.

**Motion to conduct the third and final reading of Ordinance 1224 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 1224.

**EXECUTIVE SESSION:**

**Motion to go into Executive Session pursuant to 74-206(1)(b) and 74-206(1)(f) by Councilor, Courtney Hamilton and seconded by Councilor, Amanda Breen. The motion passed. All in Favor.**

**ADJOURNMENT:**

**Motion to adjourn at 6:44 p.m. Motion made by Councilor, Amanda Breen; seconded by Councilor, Michael David. All in Favor.**

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Mayor, Neil Bradshaw

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City Clerk, Tara Fenwick



**CITY OF KETCHUM**  
**SPECIAL MEETING MINUTES OF THE CITY COUNCIL**  
Monday, October 11, 2021

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**CALL TO ORDER:** *(00:03:55 in video)*

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

**Roll Call:**

Mayor Neil Bradshaw *(via Zoom)*  
Courtney Hamilton *(absent)*  
Amanda Breen *(via Zoom)*  
Jim Slanetz *(via Zoom)*  
Michael David *(via Zoom)*

**Also Present:**

Jade Riley – City Administrator  
Tara Fenwick – City Clerk & Administrative Business Manager  
Lisa Enourato - Public Affairs & Administrative Services Manager  
Shellie Rubel – City Treasurer  
Suzanne Frick – Director, Planning and Building  
Morgan Landers – Senior Planner

**COMMUNICATIONS FROM MAYOR AND COUNCILORS:**

Mayor, Neil Bradshaw noted that the agenda was amended with the addition of item #5 and item #2 was pulled for consideration after a presentation. Additionally, additional meetings were presented and discussed.

**CONSENT AGENDA:** *(00:07:34 in video).*

**Motion to approve consent agenda items 1, 3, 4, 5. Motion made by Councilor, Michael David and seconded by Councilor, Jim Slanetz. The motion passed. All in Favor.**

City Administrator, Jade Riley delivered an update on the downtown parking plan, asking Council to authorize continued engagement of Dixon resources.

**Motion to approve consent agenda item 2. Motion made by Councilor, Amanda Breen and seconded by Councilor, Jim Slanetz. The motion passed. All in Favor.**

**ADJOURNMENT:**

**Motion to adjourn at 4:27 p.m. Motion made by Councilor, Amanda Breen, seconded by Councilor, Jim Slanetz. The motion passed. All in Favor.**

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Mayor, Neil Bradshaw

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City Clerk, Tara Fenwick