



CITY OF KETCHUM, IDAHO REGULAR KETCHUM CITY COUNCIL
Monday, December 02, 2019, 4:00 PM
480 East Avenue, North, Ketchum, Idaho
Limelight Hotel – 151 Main St. S., Ketchum ID 83340

PRESENT

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

STAFF PRESENT

Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Ketchum City Attorney Bill Gigray
Director of Planning & Building John Gaeddert
Senior Planner Brittany Skelton
Associate Planner Abby Rivin
Assistant City Administrator Lisa Enourato

- CALL TO ORDER: By Mayor Neil Bradshaw

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

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Neil Bradshaw reminded the public about the tree lighting on December 4th, to shovel sidewalks and there is no parking on city streets from 2 am to 7 pm.

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

Mayor Neil Bradshaw asked for public comment.

Susan Neiman asked council to consider changing the start times of the council meetings. She is hoping this encourages the youths in the community to get involved. She also would like the City Council to look at the nighttime parking ordinance as well as the parking situation in general.

Mayor Neil Bradshaw responded that the resolution regarding meeting dates and times has already passed for 2020, however, the staff will continue to monitor attendance. He also advised that parking will continue to be looked at.

- 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 November 18, 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 \$231,780.13 as presented by the Treasurer.
4. Recommendation to approve Contract #20430 with Galena Engineering for Engineering services for the next phase of Ketchum Springs – Water Superintendent Pat Cooley
5. Recommendation to approve Resolution #19-031 to appoint Olin Glenne on the Visit Sun Valley Board
6. Approval of a Letter of Support for Blaine County's LRHIP Grant Application – Assistant City Administrator Lisa Enourato

Motion to accept the consent agenda

Motion made by Councilor Slanetz, Seconded by Councilor Breen.

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

- PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)
- 7. **ACTION ITEM:** Recommendation to accept public comment, and review and determine: (1) if Trail Creek LLC has cured the development agreement breach or (2) declare Trail Creek Fund LLC in breach of its development agreement with the City and (3) direct staff to proceed to initiate communications and administrative work as necessary to prepare for immediate site restoration should Trail Creek Fund LLC not timely cure such breach

Mayor Neil Bradshaw advised that the applicant has not submitted documents to review and suggested moving this item to December 9, 2019 for a special meeting so public and council can review the materials.

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

Motion to continue item 7 to December 9, 2019 at 3:30 p.m.

Motion made by Councilor Breen, Seconded by Councilor Slanetz

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

8. **ACTION ITEM:** The PEG Ketchum Hotel LLC proposed Ketchum Boutique Hotel at 260 & 280 River Street and 251 S. Main Street applications for Planned Unit Development, Conditional Use Permit, and Development Agreement hearings – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw summarized the previous Council meeting regarding the proposed Boutique Marriott. He turned the meeting over to the applicant to highlight the changes.

Nick Blayden advised that they have had an open house and heard from the public and they are here to show the changes they have made.

Justin Heppler with JG Architects showed a power point outlining the Top Ten things that have changed from the last meeting. He went over the 4 waivers that PEG is asking for and what can be done with each of them. He went onto show renderings of the hotel, talked about deliveries and loading zone areas and the changes they have made at Sherri Newlands request. Justin Heppler talked about the Access off of highway 75 and about their study and where they stand now. Justin Kepler went onto talk

about sustainability, showed the updated floor plans and the massing of the building. He touched base on the employee housing plans and where they stand.

Mayor Neil Bradshaw opened the meeting for public comment.

Heidi Scherthanner thanked the Marriott for the improvements they presented.

Jima Rice thanked PEG for the improvements. She advised that P & Z did a lousy job and pushed their job off on council. She said this still is not a small enough mass and suggested getting rid of employee housing and contribute in lieu and to get rid of the roof top bar. Jima Rice went onto talk about the 2014 Comp Plan and asked council to do their job with the public in mind. She distributed a handout to the council regarding the Comp plan.

Sun Valley Economic Development Executive Director Harry Griffith talked about the Economic impact of the hotel saying this project is worth \$1.6 M dollars to our community. It directly impacts/tourism and stressed the importance of this project. He talked about the jobs this creates and about the number of new visitors this will bring to town. Harry Griffith said that the 23-employee housing units is not to be sneezed at. He talked about the contribution to LOT that this project will bring in and advised that the Marriott brand will put Ketchum on the map. Mayor Bradshaw questioned Harry Griffith's source for the data presented? Harry Griffith explained that he received his information from the PEG group and data that he accumulated in the past. It's a consistent input and output model that has been done in the community.

Lucy Berrett questioned the infrastructure in town and if the City has addressed this type of growth. Parking is an issue and our roads are in bad shape. She questioned the amount of people this project may bring in, and voiced concern over the hospital being able to handle it.

Mickey Garcia said P & Z did a wonderful job. He is pleased with the design. He said the project looks great. The people who are against this are selfish.

John Sahlberg lives in Trail creek Crossing and is directly affected by this proposal. He talked about the references to Jackson and park City. He wants to live in Ketchum. He is against the waivers and wants to talk about values of Ketchum stating that everybody needs to respect those values.

Susan Niemann is a 40-year resident and agrees with John Sahlberg. She is not sold on the renderings and questioned if the end result will look like the renderings. She stressed to council to be sure the landscaping matches the rendering as well as the building.

Lars Guy, the immediate neighbor, asked for points of clarification on zoning issues. He questioned the T zone as well as the setbacks and certain points along the building. He talked about the relative scale and how it will look to the surrounding residents and said that is dangerous to grant all these waivers.

Dick English, Ketchum resident advised this his long-term concern is utilities and natural resources. He questioned if have we the water to accommodate that demand or the wastewater system able to handle it. He raised many questions regarding electrical power and natural gas?

Kevin Livingston talked about transparency saying there has been an overwhelming opposing response to the number of waivers. He talked about his petition saying there is no way this can be good for the

City of Ketchum. The people who are negatively affected pay a lot more taxes than what will be coming in. Mr. Livingston said the project needs to be scaled back and asked the council to listen to the community.

Tom Benson, Ketchum resident, opposes the height variance saying this will devalue the properties around it. He talked about a review that praises the Ketchum area. Tom Benson said that Ketchum does not need to be Park City or Jackson when it grows up.

Susan Sahlberg loves the changes they are working on and it's a great start, but the waivers are big issues. She advised that she is not in agreement with the height waivers.

Grace Summers advised she moved here for the economy. For a young person this is a great opportunity to grow the economy. She advised that she used to live in a corporate city and traveled a lot and talked about Marriott and the amount of people that plan their travel around where Marriott's are. Grace Summers said that if we let this opportunity pass us by, we will never be able to draw in other brands. She questioned the elimination of the bar restaurant space saying that is the area the community would actually use.

DelAnn Benson commended PEG on the amount of work they've done in a short period of time but said it's not enough they should be meeting the standards that are set for that zone. She questioned SVED's presentation and the jobs that will be brought in. She advised that Just because something looks better than what is there now is not a reason to build.

Pat Duggan is very close to the Marriott. She talked about her past This is not a corporate hotel it just has a corporate name. She advised that the Marriott needs to find another location. It is the wrong spot. P & Z should have looked more thoroughly at the location.

Jim Laski represent the Limelight residents HOA. He talked about the people speaking for and against the project. The major concern is Hwy 75 and River St. He thinks some of the proposals are not legitimate. He is opposed the angle parking scenario as well as the loading zone. He talked about not using semi-trucks and that not being true. The time their proposing for deliveries is not possible. He talked about backing into the loading dock and the fact that the housing proposed at today's meeting is different than what is in the packet. Hwy 75 and River St. are his biggest concern.

Ed Johnson, Ketchum resident, advised that there is no reason why the housing should be onsite. He encouraged council to move the housing offsite.

Mark Penn reviewed the current design and advised that the developer has listened to the public's concern, but more work needs to be done. Biggest problem is with the P & Z Commissioners. He talked about zoning and declared that this creates a bad precedent in Ketchum.

Gary Slette represents Mr. & Mrs. Clotfelter. They are not opposed to the use if it fits within the zoning criteria. His concern is the River St right-of-way for delivery truck parking. His clients are advocating that council look at River St. and come up with alternatives.

Mayor Neil Bradshaw advised the council that he would like to talk about Circulation, issues then encroachment and, lastly, the 4 waivers. He asked Council if circulation should come off Hwy 75 or River St. He introduced Kordel Brayley, an independent engineer that the City hired. Kordel Brayley

recommends the access be off River St. Councilor Jim Slanetz asked about eliminating the left-hand turn. Mr. Brayley said that has not been looked at, but he thinks it's better to have two locations to make left hand turns. Council President Michael David talked about the changes that ITD will be making and stressed the importance of this fitting into the plan. Michael David agrees with the River St access but would continue to examine the space for the delivery trucks. All Councilors agree with the River St. entrance.

Mayor Neil Bradshaw questioned the council on their preference on the encroachment proposal referencing page 86 and 87 of the packet. Mayor would like to keep the middle of the road as the middle of the right of way. He would not have the diagonal parking and adjust the rest accordingly. It will reduce the size of the plaza a little bit and makes the cross walk from Peg to the Limelight a little longer but is consistent. Mayor Bradshaw asked Kordel Brayley if he sees any issues with this. Kordel Brayley said there is not a difference regarding traffic issues. All councilors agreed.

Mayor Neil Bradshaw went on to talk about the waivers. He asked the Council about the height waivers, soul of town and the entrance way. Councilor Courtney Hamilton questioned the height. She talked about the waivers before them and public perspective. She talked about height and the need for a waiver. It would be good to come down to the 35'. She does not know if the 4' will change the view corridor.

Councilor Amanda Breen talked about the benefits of employee housing and said eliminating public housing would be eliminating the main public benefit. Councilor Courtney Hamilton suggested building affordable housing on another site in Ketchum. Amanda Breen said it is important to stress that we are not ignoring the zoning code. Council making these decisions is required in the Tourist Zone and they decide on the public benefit of the community. Councilor Jim Slanetz agrees with Amanda Breen but said this is a philosophical question on where the town is headed and went onto talk about FAR. Mayor Bradshaw said it appears like were fitting a square peg in a round hole. He would like to see the applicant conform to the 1.6 FAR. It may lead to employee housing onsite or maybe offsite. He is appreciative of the efforts he but does not want to give the FAR waiver. He said he thinks they are close on the set back but not there. Council President Michael David asked for clarification on the height. Director of Planning & Building John Gaeddert explained the height. Nick Blyden explained how they got to 1.6. Councilor Amanda Breen does not feel as strongly about the FAR. Councilor Jim Slanetz agrees with Amanda Breen and the current proposed FAR. Keeping employee housing is more important to him. Jim Slanetz is good with the setbacks but is unsure about the height.

Councilor Courtney Hamilton likes the setback from River Street. She is more comfortable with traffic flows. She would love to see the FAR meet the standard and thinks employee housing is crucial and it needs to be in Ketchum. If employee housing is pushed offsite, parking issues would be added to what we currently have. Courtney Hamilton thinks they are going to need a height waiver regardless. She does not think it has a huge impact. Based on the public comment anything they can do to reduce mass and density is what they need to do.

Council President Michael David would like to see them get to the FAR but not at the expense of the employee housing. He talked about the rooftop restaurant bar as an amenity for the guests as well as the Ketchum residents.

Mayor Neil Bradshaw asked about waivers on the west side and the neighbors. Councilor Amanda Breen said that it needs to be a more pleasant transition. She feels for the neighbors. She also believes that the public benefits and the economic contribution makes the height waiver acceptable as it is.

Councilor Courtney Hamilton talked about setbacks saying that anything you can do on the west side pushes it to the east. Pushing it closer to the highway affects more people than those on the west side. Mayor Neil Bradshaw asked about minimum lot size. Council President Michael David is fine with this waiver. This end of town has become very vibrant and thinks this is a good area for a hotel. Councilor Courtney Hamilton said if we ever wanted to do a PUD in the downtown corridor, we would need to grant a waiver. All Councilors agreed.

Mayor Neil Bradshaw asked the applicant if they wanted to give any clarification. Nick Blayden and Council clarified all the points that were made today. There was further conversation regarding the west side of the building. Councilor Amanda Breen said she does not think the council is asking for too much more, but we need to continue it. Attorney Bill Gigray advised that the applicant needs to get council approval prior to going back to the P & Z level. The public will need to have time to review revised plans prior to coming back to the meeting. Mayor asked the applicant to be prepared to release the plans on January 6, 2020.

Councilor Courtney Hamilton thanked the applicant for their work.

Motion to continue to January 21, 2020 at 4:00 p.m.

***Motion made by Councilor Hamilton, Seconded by Councilor Breen
Voting Yea: Council President David, Councilor Breen, Councilor Slanetz, Councilor Hamilton***

Mayor Neil Bradshaw called for a break at 6:05 and resumed the meeting at 6:12 p.m.

- 9. ACTION ITEM:** Recommendation to adopt for first reading of Ordinance #1205 prohibiting the use of handheld wireless devices while operating a vehicle upon a street or highway within the City of Ketchum—Police Chief Dave Kassner

Mayor Neil Bradshaw introduced Ordinance #1205. Police Chief Dave Kassner summarized the restriction and the history. Mayor Bradshaw asked about handheld devices on bicycles. Dave Kassner talked about the research he has done, advising that distracted bicycling statistics are very limited at this time.

Mayor Neil Bradshaw opened the meeting for public comment.

Bruce Smith spoke in support of the Ordinance and enforcing it.

Mickey Garcia voiced confusion on what the council is proposing and does not agree with enforcement.

Council President Michael David stressed that this is a safety issue and would like to waive the 3 readings. Councilor Amanda Breen agrees and talked about the enforcement in Hailey and supports the proposed ordinance and hopes it's the strongest language possible. Councilor Jim Slanetz agrees. Attorney Matt Johnson advised it is up to the council if they would like to waive the 2nd and 3rd readings. Councilor Courtney Hamilton voiced her support and requested the City get the word out.

Motion to adopt the 1st reading and read by title only and to waive the 2nd and 3rd reading.

Motion made by Councilor Breen, Seconded by Council President David

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

Councilor Courtney Hamilton read the title aloud

Motion to adopt Ordinance #1205 as written

Motion made by Council President David, Seconded by Councilor Hamilton

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

- 10. ACTION ITEM:** Recommendation to approve the Onyx at Leadville Residence: Phase I Final Plat— Director of Planning and Building John Gaeddert

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

Associate Planner Abby Rivin explained that one unit is being approved because of a sale.

Motion to approve the Onyx at Leadville Residence: Phase 1 Final Plat subject to the issuance of a Certificate of Occupancy for Unit 203.

Motion made by Councilor Breen, Seconded by Councilor Hamilton

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

- 11. ACTION ITEM:** Recommendation to approve the Beck Subdivision Lot Line Shift Plat-- Director of Planning & Building John Gaeddert

Councilor Courtney Hamilton recused due to a conflict of interest.

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

Director of Planning and Building John Gaeddert explained the 4 existing lots of record that have been combined into 3 and the improvements made.

Motion to approve the Beck Final Plat and authorize the Mayor to sign the findings of fact, conclusions of law and decision.

Motion made by Councilor Breen, Seconded by Councilor Slanetz

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

Recused: Councilor Hamilton

- 12. ACTION ITEM:** Recommendation to approve the Fisher Condominiums Unit 1A & 2A Final Plat-- Director of Planning & Building John Gaeddert

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

The location of the lot was questioned. It was clarified it was Washington Ave. The purpose re-designates a portion of common area to limited common area for the use of one unit.

Motion to approve the Fisher Condominiums: Units 1A &2A Readjustment of Lot Lines application

Motion made by Councilor Hamilton, Seconded by Councilor Breen

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

- 13. ACTION ITEM:** Recommendation to approve the Doughty Lot Line Shift Final Plat—Senior Planner Brittany Skelton

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

Motion to approve the Doughty Lot Line Shift Final Plat with conditions 1-8.

Motion made by Councilor Hamilton, Seconded by Councilor Breen

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

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

- 14. ACTION ITEM:** Recommendation to approve Contract #20431 between the City of Ketchum and Molly Snee – Assistant City Administrator Lisa Enourato

Mayor Neil Bradshaw asked for approval of Contract #20431 for graphic art explaining all the work Molly Snee has done and praised her talent. He explained that what we've spent in the past and what we're paying now. Councilor Courtney Hamilton believes the design work is very important to keep people interested and worth every penny stating this has become our city style. Councilor Jim Slanetz agrees with Courtney Hamilton stating he is pleased with the way in which it makes the city look and is creating engagement in the community. Councilor Amanda Breen appreciates Molly Snee's talent.

Motion to approve Contract #20431 with Molly Snee for Graphic Services.

Motion made by Councilor Hamilton, Seconded by Council President David

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

- 15. ACTION ITEM:** Recommendation to approve MOU# 20434 between the Ketchum Urban Renewal Agency and the City of Ketchum for a financial contribution towards the purchase of fire apparatus—City Administrator Suzanne Frick

City Administrator Suzanne Frick explained the motion made by the KURA in support of the purchase of the Fire Truck in the amount of \$60,000 in a one-time contribution. Councilor Courtney Hamilton asked

about the contribution in the general fund. Suzanne Frick explained that the council can decide at a later date how the saved money can be spent.

Motion to authorize the Mayor to enter into MOU #20434

Motion made by Councilor Breen, Seconded by Council President David

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

- ADJOURNMENT

Motion to adjourn at 6:48 pm

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

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

Neil Bradshaw, Mayor

Robin Crotty, City Clerk