



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING

Monday, February 01, 2021, 4:00 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.

If you would like to comment on a PUBLIC HEARING item, please submit your comment to 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: 957 3689 1689**

- **CALL TO ORDER: By Mayor Neil Bradshaw**

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

- **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 Attorney Bill Gigray (Teleconference)

City Administrator Jade Riley

Planning & Building Director Suzanne Frick

Director of Finance & Internal Services Grant Gager

Senior Planner Brittany Skelton

- **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Council President Hamilton commented that COVID rates are still extremely high in Blaine County and urged everyone to continue to be vigilant.

Councilor Slanetz commented that cars are driving way too fast and encouraged people to slow down and be safe.

Councilor Breen and Councilor David had no comments.

Mayor Bradshaw expressed his condolences to the family of Greg Plowman and issued a reminder that the avalanche danger is high and encouraged everyone to be safe.

● **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 January 19, 2021
2. Approval of Minutes: Special Meeting January 15, 2021
3. Approval of Minutes: Special Meeting January 11, 2021
4. Authorization and approval of the payroll register
5. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$746,266.54 as presented by the Treasurer.
6. Monthly Financial State of the City - Grant Gager, Director of Finance & Internal Services
7. Recommendation to approve the Townhouse Subdivision Final Plat submitted by Bruce Smith of Alpine Enterprises, on behalf of property owners Karoline Droege and Julia Sweeney, to convert an existing duplex containing two condominium units located at 128 and 130 Short Swing Lane (North Pass Condominiums No. 8: Units A & B) - Suzanne Frick, Director of Planning & Building

Council President Hamilton requested that items #2 and #5 be pulled from the consent agenda and considered separately.

Motion to approve consent agenda items #1, #3, #4, #6 and #7.

Motion made by Councilor Breen, Seconded by Councilor Slanetz.

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

For item #2, Council President Hamilton asked if we should update the minutes to reflect the request from Mr. Boyle.

Director of Finance & Internal Services Grant Gager noted that the additional comment referenced by Mr. Boyle was confirmed via the recording of the meeting and informed the City Council that it was their choice if they would like to have the minutes updated to include that comment.

Council President Hamilton indicated her preference to update the minutes as requested by Mr. Boyle.

Motion to approve item #2 with an update to Mr. Boyle's comment stating that he also objected to the city providing no formal notice to the property owners of historic structures.

Motion made by Councilor President Hamilton, Seconded by Councilor Slanetz.

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

For item #5, Council President Hamilton asked for clarification about the payment to Molly Snee for Recycling Art and if that should have been included in her monthly retainer fee.

City Administrator Jade Riley said that he did not have an answer, but that he would check with Public Affairs & Administrative Services Manager Lisa Enourato, who oversaw the project.

Motion to approve bills without the \$750 payment to Molly Snee for Recycling Art.

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

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

- PUBLIC HEARING

8. ACTION ITEM: Ketchum Boutique Hotel Re-Hearing: 260 E River Street Project Location: Includes three parcels (251 S. Main Street – Ketchum Townsite Lots 3, 21, FR 22 Blk 82 N 10' x 110' of alley S 20' x 230' of alley, 260 E. River Street – Ketchum Townsite Lot 2 Block 82 10' x 110' of alley, and 280 E. River Street – Ketchum Townsite Lot 1 Block 82). - Suzanne Frick, Director of Planning & Building

Joint Hearings Applications:

- Application for Floodplain Development Permit (File No. P19-062)
- Application for Lot Line Adjustment (File No. P19-064)
- Application for Planned Unit Development Conditional Use Permit (File No. P19-063)
- Application for Waiver (File No. P20-069)

Mayor Bradshaw introduced the process and turned it over to Suzanne Frick to provide an introduction to the Staff Report.

Suzanne commented that there was an addendum provided to Council with public comment that has come in since the Agenda Packet initially went out. She stated that those documents have been added to the record.

Motion to admit records of proceedings.

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

Mayor Bradshaw then turned it over to the applicant for a presentation.

Deborah Nelson, attorney representing the applicant, presented to the City Council, providing an overview of the proposed project and the requested waivers.

Justin Heppler, project architect, presented to the City Council providing an overview of the design of the project.

Mayor Bradshaw then opened the item up for public comment.

Perry Boyle called in to voice his opposition to the project, stating that the scale of the hotel did not fit with the size of the lot and the character of Ketchum. He referenced the thousands of signatures on the petition and the large number of public comments in opposition to the hotel and urged the City Council not to approve the project.

Ben Worst, attorney representing 220 East River Street LLC, called on behalf of his client to the west of the proposed project. He voiced his concern over the reduced side-yard setback and urged City Council to require the generator to be placed indoors. He also voiced his concern over laundry and garage venting, the proposed walkway along the setback and the loss of on street public parking.

Mayor Bradshaw closed public comment at 4:55pm.

Councilor Breen asked the applicant if the concerns brought up by Ben Worst would be addressed.

The applicant said they already addressed the generator by moving it within the building and that laundry venting issues could be mitigated with a system that they have used before.

Councilor Breen encouraged the applicant to continue to engage with Ben Worst and his client throughout the process.

Mayor Bradshaw indicated that the City Council would be moving on to deliberation.

1. Floodplain Development Permit (P19-062)

Council President Hamilton clarified that the project will be staying out of the riparian area.

Motion to approve of Floodplain Permit P19-062 subject to the findings and conditions approved by the Planning and Zoning Commission.

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

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

2. Lot Line Adjustment (P19-064)

Councilor Slanetz asked if this has to do with the minimum lot size. Mayor Bradshaw clarified that the minimum lot size is part of the PUD Conditional Use Permit (P19-063).

Motion to approve of Lot Line Adjustment P19-064 subject to the findings and conditions approved by the Planning and Zoning Commission

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

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

3. Planned Unit Development Conditional Use Permit (P19-063)

Councilor Breen asked City Attorney Bill Gigray to explain the City Council's waiver authority as it applies to this project. Bill provided a review of the prior legal discussion that the City Council had.

Councilor Slanetz stated that he sees overwhelming opposition in the community to this project. He stated that he thinks waivers should be used for a project that has more community support.

Bill clarified that if the City Council were to decide to deny the PUD, they should ensure that they are relying on conditions in the city's existing ordinances.

Council President Hamilton reviewed the waivers and stated that they all seemed reasonable to her.

Councilor David voiced his agreement with Council President Hamilton. He stated that he's heard from the community that they are okay with a hotel on the site, but not the proposed hotel. However, he feels that the project has been improved and will provide benefits to the community.

City Attorney Matt Johnson provided a further overview of the Planned Unit Development (PUD) Ordinance.

Councilor Breen voiced her support for approving the project.

Councilor Slanetz reminded everyone that he was a dissenting vote the first time the project was heard.

Motion to approve of Planned Unit Development Conditional Use Permit P19-063 subject to the findings and conditions approved by the Planning and Zoning Commission

Motion made by Councilor Breen, Seconded by Councilor David.

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

Motion to continue the hearing to the February 16, 2021 Regular City Council meeting for the purpose of review and approval of the Findings of Fact, Conclusions of Law, and Decisions on the applications.

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

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

9. ACTION ITEM: Second reading of Ordinance #1217 adopting the 2018 International Building Code, International Residential Code, International Energy Conservation Code, International Existing Building Code, International Property Maintenance Code, and the International Fire Code, including local amendments to said codes that reflect local concerns. Amendments affect Chapters 15.04, Building Codes, and 15.08, Fire Code - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and opened it up for public comment.

There was no public comment.

Mayor Bradshaw closed public comment.

Motion to approve the second reading of Ordinance #1217 and read by title only.

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

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

Council President Hamilton read by title only.

- NEW BUSINESS (no public comment required)
- 10. Update on franchise agreement and potential service enhancements with Clear Creek Disposal - Jade Riley, City Administrator

City Administrator Jade Riley introduced the item and gave a presentation. He provided optional service enhancements for the City Council to consider (1) move to co-mingled recycling (2) offer new organic/compost service (3) each item could be offered on every other week.

Jade commented that the next steps include a Joint Meeting with Blaine County on Thursday, February 4th. The plan would be to bring the item back to the City Council at the next Regular

City Council Meeting on February 16th. After community input, the item would then be brought back to the City Council for final approval in March.

Councilor Slanetz stated that there needs to be more education on what can be recycled and where. He also stated that composting can be done in the yard and encouraged an educational campaign on that as well, to save on the carbon footprint of transporting composable materials.

Council President Hamilton thanked Jade for bringing this conversation to the attention of the public and the City Council now before the franchise agreement is up in May. She stated that she is curious to see how the public responds to rate increases. She asked Jade what type of contamination the City of Boise saw with compost. He said that Boise did not offer commercial composting and that helped to keep contamination low. Councilor Hamilton then asked about the wildlife impacts of the proposed changes. Jade said that the city might pursue an opt-in program for bear proof containers due to the cost of the containers.

Councilor Breen said that she is encouraged to see this topic come forward.

Councilor David thanked Mike Goitiandia of Clear Creek for his partnership on this item.

- EXECUTIVE SESSION

11. ACTION ITEM: Enter into Executive Session to Communicate with Legal Counsel on litigation pursuant to 74-206(1)(f)

Motion to go into Executive Session pursuant to 74-206(1)(f).

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

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

- ADJOURNMENT

Motion to adjourn at 6:27pm.

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

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

Neil Bradshaw, Mayor

Katrin Sharp, Deputy City Clerk